

The GreenHouse Group, Inc. – Offer Guidelines & FAQ

Property Information

Property Address: 265 Loma Alta Dr, Unit D8, Oceanside, CA 92054

Seller Name(s): Seema Mohamedy & Ebrahim Mohamedy

APN: 149-030-43-32

Occupancy Status: Vacant

Offer Guidelines

% EMD: Minimum of 1%, preferably more

NHD Provider: SnapNHD

Escrow Company: Preferred Choice Escrow

Escrow Officer / Contact Info: Stefany Twamley 619-564-7133 stefany.twamley@pc-escrow.com

Title Company: Lawyers Title

Title Representative / Contact Info: Josh White tu31@ltic.com

Buyer's Choice of Home Warranty

***Seller may participate in a 1031 exchange at no cost to Buyer.**

HOA Information (if applicable)

Loma Alta Village HOA

760-436-1144

Carla Ponce x 101

carla@lindsaymgt.com

1 garage space 8D (key needed)

1 assigned space D8

Mailbox D8

community laundry, Community Pool (pool key works for laundry, pool and bathrooms)

Monthly Dues: \$550 Water and trash included

FHA/VA Approval: VA Accepted without conditions / FHA expired 07/31/2011

Pet Policy: _____

Offer Submission Instructions

Send RPA, POF, and/or Preapproval Letter (preferably as one PDF file) to:

Jesse@GreenMeansGrow.com

We will confirm receipt upon submission. Please allow reasonable time for review and response.

Notes / Disclaimers

All information provided is deemed reliable but not guaranteed. Buyers and agents are encouraged to verify all information to their satisfaction.

Listing Agent: Jesse Ibanez | DRE #01405643

Listing Broker: The GreenHouse Group, Inc. | DRE #01859042

Listing Broker address: 3594 Adams Ave, San Diego, CA 92116

Phone: 858-863-0261

Website: www.TheGreenHouseGroupInc.com