

Offer Guidelines

3905-9 National Ave, San Diego, CA 92113

● Please fill out all information on the RPA, including:

Agent name, Company, Address, Broker BRE#, Agent BRE#, Phone # and email address.

● **Listing Agent Information:**

Nick Emerson

Keller Williams Realty La Jolla

7979 Ivanhoe Ave #305, La Jolla, CA 92037

CalBRE# Nick: 01897169,

Keller Williams Realty La Jolla – 01932411

Mobile 858-692-1805

Nick@Emersongroupsd.com

● Seller Name (Seller name must be on all documents)

**Justin Ruthenbeck**

● Seller shall select Services:

**Escrow: Cal Coast Escrow – Kim Lyle**

**Title: Lawyers Title – Beth Sando**

**NHD Report - MyNHD**

● **Contingency Removals:**

* Shortened Physical (10 days or less)
* Appraisal (14 days or less)
* Loan Contingencies (17 days or less)

● **Please include the buyer(s) updated pre-approval letter and proof of funds with the submission of your offer.**

Reason for selling: fund an upcoming development project

Preferred offer terms and conditions**:** highest net price, 30 days escrow or shorters, short contingency timelines

***We appreciate your offer & thank you for showing!***

Emerson Group – Keller Williams Realty La Jolla