Offer Guidelines For 6333 College Grove Way Unit #1101 (14)

- Seller name: Samuel Friedman
- APN: 478-160-36-14
- Owner Occupied property
- %EMD: Minimum of 1%, preferably more
- For NHD : Disclosure Source
- Escrow: Chartwell Escrow, Helen Lax
- Title: Lawyers Title, Ryan White
- Buyer's choice of home warranty
- HOA inquiries:
- ***The details provided below were given to us by the homeowner and pulled from the HUD & VA websites, and are not warrantied or guaranteed. Buyers to conduct their own investigation regarding all HOA and insurance matters. Buyers are advised to investigate all information fully prior to close of escrow.***

1. *What are the monthly dues?* ***$451.43/month***
2. *What do these dues cover?* ***Common area maintenance, trash pickup and water***
3. *Is the complex FHA and/or VA approved?* ***Yes for both***
4. *What is the minimum rental period for the complex?* ***30 days***
5. *What is the pet policy?* ***See CC&Rs included in documents section: No commercial use, may have domestic pets, but limitations on nuisance to neighbors.***
6. ***Parking - one parking spot for this unit, #161 to the left of the complex gate, a few spaces away, AND one parking permit for any of the spots marked "permit" in the community, which are first come, first served.***
7. ***Community laundry is on-site***

- Send RPA, POF and/or Preapproval letter preferably as ONE PDF file to kschmidt.realtor@gmail.com - We will confirm receipt.
- Listing Agent DRE#01781140
- Listing Broker DRE#01527365

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Please text Kimberly Schmidt with questions at 619-249-7016.
If we have confirmed receipt of your offer, please be patient and know that it is currently being processed.