



Offer Instructions

Address: 3041 Millar Ranch Rd, Spring Valley, CA 91978

APN: 596-212-04-00

The sellers greatly appreciate your client's interest in making an offer on their property. To assist you in writing a clean offer, please review the information and recommended terms below. Please be patient as seller may take a few days to respond.

Sellers of Record: Moreno Irene L Revocable Trust 07-01-09

Agency Info: Keller Williams San Diego Metro, DRE #01295699
Yvette Oldham, DRE #02165175

Preferred Written Terms:

Escrow Period: 21-25 Days is favorable
Initial Deposit: 3%
Inspections: As soon as is feasible is favorable
Appraisal: As soon as is feasible is favorable
Loan: As soon as is feasible is favorable
NHD: SnapNHD
RPA: Leave RPA Paragraph 3 Q5 & Q6 unchecked

Preferred Services:

Escrow: Escrow Partners – Christine Reed
Title: Ticor Title – Candy Church

Submit Offers To:

yoldham@kw.com

- ❖ Include a current pre-approval letter, and proof of funds statement(s), and redact any account numbers for your client's security.
- ❖ Our clients will review offers with the highest price and the most agreeable terms.

- ❖ All information is believed to be accurate. Buyer(s) to verify to their satisfaction before contingency removal.
- ❖ Buyer agrees to provide the seller with a complete and fully executed copy of a valid and enforceable written representation agreement. The buyer's obligation to provide a written representation agreement is a condition precedent to the seller's obligation to pay the buyer's broker's commission. The seller shall have no obligation to pay any portion of Buyer's Broker's compensation unless a valid and enforceable buyer representation agreement is provided along with this, or any other counteroffer.



Yvette Oldham | Keller Williams San Diego Metro

#02165175 | #01295699

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