Offer instructions for 1340 Heron Ave El Cajon, CA 92020

Seller : Connie J Hansen

APN# 482-042-11-00

Listing Agent Nicolle Mackey DRE 01919493

619-818-2913 nicolle.mackey@compass.com

Compass DRE 01527365

NO BLIND OFFERS will not be considered. Advise buyer(s) to consult Assessor’s office for supplemental tax bill during reassessment. Property is original owner. Offers due **by Friday 6/13 at 10am**.

Terms to include in offer:

1. Buyer(s) to submit highest and best cash offer.
2. Good faith funds to be a minimum of 3%.
3. Close of escrow to be 10 business days or less after acceptance.
4. Property is AS IS and seller will not entertain price reductions or credits.
5. Buyer(s) physical inspection contingency is 3 days after acceptance.
6. No loan or appraisal contingency.
7. Buyer(s) directs escrow to release non-refundable good faith funds to seller on day 6.
8. Escrow to be Chartwell Escrow, Helen Lax escrow officer.
9. Title to be First American Title, Crystal Bonetto title representative.
10. Other terms: All seller possessions remaining in property to be removed by buyer after close of escrow.
11. Refrigerator does not convey, disregard disclosures regarding those appliances.