

Thank you for your interest in this property at 5285 Reservoir Dr

Attached to the MLS you'll find seller disclosures and available prelisting reports. We suggest buyer reviews prior to making an offer.

Below is a list of our suggested offer terms:

- Inspection period to be 10 days (or less) from offer acceptance
- Loan and Appraisal Contingencies (if any/applicable) to be removed ASAP (we suggest appraisal contingency being removed along with offer and no more than 14 days for the loan contingency)
- Escrow period – 21 days or less
- Title to be Ticor Title
- Escrow to be California Preferred Escrow
- NHD to be Disclosure Source
- Dishwasher, Range/Oven, Microwave, Fridge, Washer and Dryer shall all convey. All personal property is staging and will be removed upon full contingency removal.
- please make your offer as clean as possible.
- All Offers MUST BE ACCOMPANIED with pre Approval and/or Proof of Funds

Once completed – please submit to:

wolf@cbwhomes.com

NOTE – We will confirm receipt ASAP. We expect to review offers as they come in and have a response asap