

Offer Instructions for: 3036 Driscoll Dr, San Diego, CA 92117

Email Offer w PROOF OF FUNDS (real live green cash money please...if it's hard money or you plan an assignment in escrow we need to know...it's not a problem, we just want to know going in) AND Signed Receipt For Reports to LA: TeriJHill@gmail.com *The goal with us providing these reports is an AS IS sale so make your offer accordingly!*

CASH ONLY *AS IS* SALE! NO SELLER REPAIRS OR CREDITS! IF YOU ATTEMPT TO RENEGOTIATE IN ESCROW WE WILL SIMPLY CANCEL AND MOVE ON TO THE NEXT BUYER SO PLEASE DON'T WASTE ALL OF OUR TIME IF THAT'S YOUR PLAN! Sight unseen, poorly written, or incomplete offers will NOT BE RESPONDED TO so please get the details above/below correct!

******* PLEASE Incorporate ALL of the following into your offer: *******

Listing Agent: Teri Hill Lic # 00966227

Listing Broker: Hill & Hill Realty, Inc. Lic #01854152

Seller name: Rebecca Lynn Perry

Chicago Escrow (Maura Beland)

Fidelity National Title (John Wall)

NHD Disclosure Source

NO TERMITE CLEARANCE

RPA Page 3P....Included: Stove, Oven Dishwasher, Bathroom Mirrors, (Microwave doesn't work)

RPA 3Q (2+5+6) to be Buyer or blank

RPA 3Q (11+12+13+14) to be blank

Seller Pays Home Warranty (do not waive!)

PLEASE PROVIDE to Buyer & Acknowledge w/Receipt For Reports (CAR Form RFR)....

1) Seller Disclosure Forms TDS & SPQ

2) AVID w/photos– Listing Agent

3) Prelim/APN Map and Plotted Easement Map

4) HomeSite Inspection dated 9/20/20025

(Roof & Termite Inspection Reports to follow ~9/22/2025)