

OFFER INSTRUCTIONS for

8595 Summerdale Rd. Unit 170 | San Diego, CA 92126

1) Please review the documents within the MLS Documents tab with your clients PRIOR TO SUBMITTING an offer. The following documents are included therein:

--- Offer Instructions (this document)

01- ☐ Disclosure Package (user-friendly link at <https://app.disclosures.io/link/8595-Summerdale-Road-170-6pyo8lm4>)

****INCLUDE BUYER-SIGNED Receipts for Disclosures and Reports with your offer****

2) Please ensure the following is complete in your offer: (please ensure unit # is included)

- ADDRESS: 8595 Summerdale Rd. Unit 170, San Diego, CA 92126
- APN: 311-200-43-02
- Owner: Linda Wong Trust dated 09-13-2005

Agent Info & Licenses

- Matt O'Brien's license # 01298403
- Broker license # 02253302
- Agent info: Matt O'Brien - cell: 619-302-3010 - email: Matt@HomeCrave.com
- Address: 10601 Tierrasanta Blvd Ste G #3900 San Diego, CA 92124

Service Providers:

- Escrow: Carolyn Church – Ticor Title Company - *Buyer & Seller to each pay their own*
- Title: WFG National Title Company
- NHD: Disclosure Source

3) BE SURE TO SUBMIT THE FOLLOWING WITH YOUR OFFER:

a) Pre-Approval Letter

b) Proof of Funds to cover down payment and closing costs

*PLEASE be sure the statements and/or screenshots show **ALL of the following:**

- ☐ your client's full name(s)
- ☐ current date (if bank statement within the last 30 days)
- ☐ current balance
- ☐ banking institution name

4) **NO Buyer Letters:** Seller instructs Broker not to present Buyer Letters, whether submitted with an offer or separately at a different time.