

Thank you for your interest in this property at 650 Columbia St #411

Attached to the MLS you'll find seller disclosures and available prelisting reports. We suggest buyers review 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 – 30 days or less – Small chance that **Seller May need short rentback**
- Title to Lawyers Title
- Escrow to be California Preferred Escrow
- NHD to be Disclosure Source
- Dishwasher, Oven, Cooktop, Microwave, Washer, Dryer, Fridge, shall convey
- 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 by the end of the weekend