

**294 Brookview Court**  
**Santee, CA 92071**

Email Offer w POF/PA Letter to:

Dana@DanaSellsSD.com

**THIS IS CONDO OWNERSHIP! Make sure that works with your buyer's lender!**

**OWNER MAINTAINS HOUSE/STRUCTURE/ROOF/YARD/etc. JUST LIKE A Single Family Home. HOA Maintains Non-Exclusive Use Common Areas. HOA Dues ONLY Include Common Area Maintenance.**

**COMPLEX DOES NOT APPEAR ON THE FHA LIST AT ALL (VA IS OK)**

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

- Escrow period can be as short as desired/practical
- Seller: Eugenia Argila Jaffe, Co-trustee, Allen L. Jaffe, Co-trustee
- Listing Agent: Teri Hill Lic. #00966227
- Listing Broker: Hill & Hill Realty, Inc. Lic. #01854152
- Chicago Escrow (Maura Beland)
- Fidelity Title (John Wall)
- NHD Disclosure Source
- Seller Pays Home Warranty \$585 (do not waive) Company is Buyer's choice
- RPA Paragraph 3Q(2+3) Blank
- RPA Paragraph 3Q(4) Seller
- RPA Paragraph 3Q(5+6) Buyer
- RPA Page 3...Included: Stove, refrigerator, washer, dryer, dishwasher, microwave, video doorbell, security system, bathroom mirror
- RPA Page 3R...Other Terms (insert this): Buyer to apply for homeowners insurance within 3 Days After Acceptance

**PLEASE READ:**

- NO Airbnb
- Limit 2 Household Pets
- Owners must park in garage (see note in unit about exclusive use private driveway space)
- CC&R's and Condo Plan Attached in MLS