

Thank you for your interest in this property at 1951-55 Oliver Avenue

Attached to the MLS you'll find seller disclosures, leases, 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 – 21 days or less
- Title to Fidelity National Title
- Escrow to be California Preferred Escrow
- NHD to be Disclosure Source
- 3xDishwasher, 3x Range/Oven, 1 Dryer, Fridge (x3), spa, security deposit credit shall transfer to buyer.
- please make your offer as clean as possible. Please make items from RPA sections 3.Q(2)-(6) all buyer responsibility; also, seller will not pay for termite inspection – buyer shall do so if buyer deems necessary.
- 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