Offer Submission Instructions 5510 Lipizzaner Cir, Oceanside 92057

We would like to share with you the following information and what our seller is looking for to help make your buyer's offer as clean and competitive as possible! :)

1. Please submit your offer along with POF and/or pre-approval letter and Property Address in the subject line to: catherineblackrealtor@gmail.com

2. Please submit offer documents as separate PDF attachment; do not include links to ZipFiles, Google Drives, Dropbox, or other file sharing services/applications.

3. Please incorporate the following information when filling out the purchase contract:

a. **Seller's Broker:** eXp Realty of Southern California, Inc
DRE# 02187306

b. **Listing Agent** Catherine Black - DRE #: 01939090 - 619.788.3056
10620 TREENA ST STE 230 SAN DIEGO, CA 92131

c. **Escrow:** Chartwell Escrow - Anthony Hall
858.988.3100 teamhall@chartwellescrow.com

d. **Title:** First American Title - Marc Angstead
858.877.1250 mangstead@firstam.com

e. **Sellers**: Terry E Douglass Revocable Trust 07-21-21

In order to be as transparent as possible, the seller has done a pre-home inspection.

Buyers to cross-qualify with cooper@mclaughlinmtg.com

Please contact our preferred Home Insurance Agent: Daniel Warren - 714-524-5436
dwarren5@farmersagent.com

Thank you and we look forward to working with you!

Catherine Black
619.788.3056