

FAQ for 7787 Britt Place, Santee CA 92071

- Seller name: Mark Asahara, Trustee of the Asahara Mark & Erin Family Trust 01-02-18
- Erin Asahara, Trustee of the Asahara Mark & Erin Family Trust 01-02-18
- APN: 386-700-03-00
- Owner Occupied property: Owner Occupied
- %EMD: Minimum of 1%, preferably more
- For NHD : Disclosure Source
- Escrow: Chartwell Escrow, Helen Lax
- Title: Lawyers Title, Ryan White
- Buyer's choice of home warranty
- HOA inquiries:
- ***The details provided below were given to us by HOA Professional HOA Consultants on June 23rd 2025 and are not warranted or guaranteed. Buyers to conduct their own investigation regarding all HOA and insurance matters.***
 - 1. What are the monthly dues? **\$180**
 - 2. What do these dues cover? **These are single family homes, so the dues cover common area maintenance only. No amenities or utilities are included.**
 - 3. Is there any pending litigation in the community? **No litigation**
 - 4. When was the last reserve study conducted? **There is a current reserve study on file that was completed at the end of last year (2024). It is 75% funded.**
 - 5. Are there any current or upcoming special assessments? **No**

Items staying with the house:

Kitchen: Refrigerator (built-in) and other built-in appliances

Window Treatments, to include all curtain rods, valances, curtains, blinds

Carport (separate car cover in driveway)

Rugs (dining room & family room) - covers the discoloring in hard flooring

Large Shed in backyard (Brown and Black color)

Three fountain vases in the front yard (decorative vases, fountains no longer work).

Suncast Deck Storage Box in backyard - light grey color (28" W x 54" L x 24" H)

Items open for negotiation:

1. Backyard:

- a. Rectangle Table with 9' umbrella and six chairs***
- b. Three bar chairs***
- c. Shed (medium size, Black and Grey color)***
- d. Portable square fire pit and four chairs***
- e. Tetherball pole and base***

2. Front yard:

- a. Circular Table with two chairs and two ottomans***
- b. Three Vase/Planters (blue color)***
- c. 11' Umbrella***

3. Primary Bedroom:

- a. Safe (in WIC closet)***

4. Laundry Room:

- b. Dryer (gas)***

- Send RPA, POF and/or Preapproval letter preferably as ONE PDF file to
kschmidt.realtor@gmail.com - We will confirm receipt.
- Listing Agent DRE#01781140
- Listing Broker DRE#01527365

Please text Kimberly Schmidt with questions at 619-249-7016.

If we have confirmed receipt of your offer, please be patient and know that it is currently being processed.

