



OFFER INSTRUCTIONS 2811 Via Topacio, Carlsbad, CA 92010

Property sold as is. Forced air furnace is not currently operational- needs servicing and hasn't been used in years- seller is utilizing electric space heaters when needed which are included in the sale

EMAIL clean/clear offers in PDF format to darin@triolorealty.com and cc dd@triolorealty.com. Be sure to include pre-approval and proof of funds. We will reply to confirm receipt.

Cross Approval: Cross qualify prior to acceptance with:
John Heffron Gaylord Hansen Team at Cross Country Mortgage 858-757-4441
john.heffron@gaylordhansen.com

Seller name: James B. Hinkle

Financing: CASH, Conventional, VA, FHA

Escrow: Affinity Escrow Services, Jamie Zinggeler

Title: Fidelity National Title, Alix Kammeyer and Shawn Harris

NHD: First American

Included: Refrigerator, washer, dryer