SHOWING INSTRUCTIONS & OFFER GUIDELINES
1865 Monte Vista Dr | Vista, CA 92084

SHOWINGS INSTRUCTIONS

- The property will ONLY be shown on Friday 11/20/26 from 11am-1pm, and 11/21/26 from 11am-1pm.
- Due to the nature of the sale, there are only TWO viewing opportunities.
- The buyer, buyer's contractor, or buyer's agent must view the property on 11/20/26 or 11/21/26 from 11am-1pm and sign in with the listing agent. A signed waiver will be required to walk the property.
- Blind offers will be presented but not considered.

IMPORTANT INFORMATION AND OFFER GUIDELINES

- Please use the standard RPA. This is NOT a probate sale.
- Sale is subject to court approval and potential overbid.
- The seller is Richardson Griswold Esq., Partition Referee, and not the owner of record. The seller is court-appointed and holds a valid CA real estate license.
- The buyer will receive fee simple title to the property free of any liens or encumbrances. Escrow shall be provided by Seright Escrow.
- Title shall be provided by California Title. Buyer and Seller shall each pay their own fees. Seller shall pay for owner's policy only.
- Escrow Holder shall request an "ALTA Homeowner's Policy of Title Insurance" from the Title Insurer. If this policy is not offered, Buyer shall receive a "CLTA Standard Coverage" policy.
- Seller shall not provide/pay for an environmental report, termite report, termite clearance, or home warranty.
- Bed, bath, and square footage information is derived from the assessor's record and may differ from the actual property. Buyer to verify.
- Seller shall seek court approval upon receipt of the buyer's full contingency removal.

- Close of escrow to be 14 days following Escrow's receipt of the signed and certified court approval and confirmation that all title items will be cleared for Buyer to receive free and clear title.
- The seller and listing agent have limited knowledge of the property's current condition and may be exempt from certain disclosures.
- The home is in distressed condition and will not qualify for traditional financing. Water service is available to the property; however, water is not currently operational inside the home. The condition and functionality of the existing septic system are unknown, and the system may not be operational. Buyer to conduct their own inspections and investigations to determine the condition of both systems.
- Buyer may not assign or wholesale this agreement. The party signing as Buyer must be the same party taking title at closing. Any attempt to transfer or substitute another buyer without Seller's written consent will be considered a default, and the Seller may cancel the agreement.
- Buyer shall not market, advertise, or offer the property for sale, assignment, or transfer prior to closing.
- In the event Buyer elects to utilize a hard money loan for all or part of the purchase funds, Buyer acknowledges and agrees that no loan or appraisal contingency shall apply, and Buyer's use of such financing shall not cause any delay to the closing date or impose any additional requirements or obligations upon Seller. Buyer may exercise their option to use a hard money loan only upon receiving Seller's prior written approval for the change in financing, and with full acknowledgment that closing shall occur on or before the agreed-upon closing date, regardless of any lender or funding delays.

Please kindly include the listing agent's information on page 10 of the RPA:

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