

239 Vista Royale Circle W • Offer Suggestions & Details

SUBMIT AN OFFER at <https://bit.ly/239VistaRoyalCircleWOffer>

Thank you for showing our listing. Here's some helpful info and suggestions when writing an offer:

- Contingencies (the sooner the better of course):
 - Inspection: 10 days or less
 - Appraisal: 14 days or less
 - Insurance: 15 days or less
 - Loan: 15 days or less
- The seller is open, but prefers a contingency to purchase a replacement property. They are actively looking and have a property in mind. Ideal terms for the SPRP include:
 - o 1A: 21-30 days
 - o 1C: Checked
 - o 2C: 30 Day
 - o 2A & 2B: Check boxes indicating timeframes start as specified in the agreement
- Sellers prefer to take their fridge, but are flexible. All other appliance can convey. Please note in your offer that "Appliances convey without warranty from the seller."
- Sellers are open to selling furniture with the home sale, which can be handled in a separate agreement outside of escrow. They have \$15,000 in mind, but are open to discussing.
- Services: Seller to select all services
 - NHD: MyNHD
 - Title: Ticor Title, Roxy Kelemen/Candy Church
 - Escrow: Escrow 321, Benjamin Mills
 - Home Warranty: Buyer's choice, but seller's contribution not to exceed \$500
- Termite: Please do not include termite clearance in the offer. It's possible to negotiate as part of the RR process.
- A few additional notes:
 - o Seller name: The seller should be listed as "**The Neal Hoss and Antoinette Hoss Living Trust, dated 8-22-2020**". Signers will be Neal R. Hoss, Co-Trustee and Antoinette C. Hoss, Co-Trustee.
 - o POF: Please provide a bank statement within 60 days as proof of funds with all account numbers blacked out showing enough to cover down payment and closing costs. The statement should include the institution name/logo, the buyer's name, the statement date and the amount in the account prior to seller's approval.
 - o Questions: Any additional questions can be directed to **Diane Kohnen at (760) 636-2724**.

Frequently Asked Questions

- Short-term rentals are currently allowed by the HOA! It's important to check with the HOA or property management for the most current rules regarding short-term rentals.
- There is a main gated entrance with 24/7 monitoring - **agents will be required to present a business card to gain access for them and their clients.**
- Find out more info about the golf course by visiting <https://www.desertfallsgolf.com/>
- The Desert Falls Country Club is a semi-private golf course, allowing non-residents to play golf by booking tee times. Membership options are also available for regular access.
- Desert Falls has various clubs and activities, including golf tournaments, fitness classes, book clubs and social events.
- Desert Falls is a pet-friendly community with walking paths and open spaces where residents can enjoy time with their pets. 2 per max. **2**