

5700 Baltimore Drive #39  
La Mesa, CA 91942

**PLEASE SEE MLS ATTACHMENTS**  
**RULES/REGS Booklet, OFFER INSTRUCTIONS, INSPECTION REPORT and**  
**Receipt for Reports**

Email Offer w POF/PA Letter and Receipt for Reports to **LA#2 Dana**  
**Dana@DanaSellsSD.com**

**\*The goal with us providing these items is an AS IS sale so make your offer accordingly!\***

**PLEASE Incorporate ALL of the following into your offer:**

- Escrow period can be as short as desired/practical
- Seller: Eugenia A. Jaffe, Trustee
- Listing Agent: Teri Hill Lic. #00966227
- Listing Broker: Hill & Hill Realty, Inc. Lic. #01854152
- Chicago Escrow (Maura Beland)
- Fidelity Title (John Wall)
- NHD Disclosure Source
- Seller Pays Home Warranty \$585 (do not waive) Company is Buyer's choice
- **RPA Paragraph 3Q(2+3) Blank**
- **RPA Paragraph 3Q(4) Seller**
- **RPA Paragraph 3Q(5+6) Buyer or blank**
- DO NOT ask for a termite report or clearance on the RPA (unless VA)
- RPA Page 3...Included: Stove, dishwasher (does not work), microwave (does not work), bathroom mirrors
- RPA Page 3R...Other Terms (insert this): Buyer to apply for homeowners insurance within 3 Days After Acceptance

**PLEASE READ THIS!**

- Vehicle size restrictions (see MLS attachment)!
- 30 Days MIN Rental Restriction (NO Airbnb)!
- Pets are ok. 2 max. 30lbs max each.
- In Unit Laundry IS NOT Allowed
- Complex is VA and FHA approved
- 1 Reserved deeded parking space included #36, others are available to be rented (currently at \$60/mo.) on a 1<sup>st</sup> come 1<sup>st</sup> served basis from HOA (or can rent from other owners)