



OFFER INSTRUCTIONS

2011 Rachelle Pl., Escondido, CA 92025

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

Cross Approval: During the counter offer process we will request a cross approval prior to any final acceptance with: John Allen, Cornerstone First Mortgage: Cell: 214-755-9046 Email: jallen@cfmtg.com

Seller: James Smith Revocable Trust 01-27-10

Financing: Cash, Conventional, FHA, FHA

Preferred Escrow: Affinity Escrow Services, Jamie Zinggeler

Preferred Title: Fidelity National Title, Alix Kammeyer and Shawn Harris

Preferred NHD: First American

Included Items: Refrigerator, Washer, Dryer, Owned Solar System

Additional Attached Documents in MLS:

1. Termite Report dated 07/21/26 by Pest Patrol Inc

We have had several Buyers on our listings offer to take care of the termite work at their own expense and scheduling after the close of escrow. So please be clear with your client's intention in their offer by either including a request for the work to be completed prior to the close of escrow, or omitting it from the contract and letting us know in the body of your email when you send the offer, that the Buyer omitted the work intentionally and they will take care of scheduling and expense of the work after the close of escrow.

We will email you to confirm receipt of your offer and notify you with any questions and updates on seller presentations.