



Offer Submission Instructions 18226 Avenida Apice, Rancho Santa Fe 92067

Thank you for your interest in my Listing! To respond in the most efficient and timely manner, we ask you to please follow the instructions when submitting an offer:

1. Please submit your offer along with POF and/or pre-approval letter and Property Address in the subject line to:

catherine@catherineblackluxury.com

Cc: catherineblackrealtor@gmail.com

2. Please submit offer document as separate PDF attachment; do not include links to ZipFiles, Google Drives, Dropbox, or other file sharing services/applications.

3. Please incorporate the following information when filling out the purchase contract:

a. **Seller's Broker:** eXp Realty of Southern California, Inc DRE# 02187306

b. **Listing Agent** Catherine Black - DRE #: 01939090 - 619.788.3056

10620 TREENA ST STE 230 SAN DIEGO, CA 92131

c. **Escrow:** Chartwell Escrow – Anthony Hall

Title: Chicago Title – Marc Angstead

d. **Seller:** The Ung Revocable Living Trust

- We do have a termite clearance in MLS doc – Inspection on 1/8/25

- Check Prelim and Plotted easements in MLS doc

- All furniture, most artwork and home decor are not included in the Asking Price but are available for sale outside of Escrow for \$200k (purchased in 2024 ~ \$500k) Gym equipment is not for sale. TV's do convey.

- BUYER TO VERIFY SQFT. SEE SQFT HISTORY IN THE MLS DOC. Prior seller measured 4481 sqft. Tax record shows 4,968 sqft.

- HOA approved building a traditional pool.

- Buyer to verify all information on MLS.

- Furniture in the MLS picture aren't for sale and are staged furniture from previous sale.

Gym equipment not for sale. TVs convey.

Pics of Seller's furniture will be available next week and are available for sale outside of Escrow for \$200K.

- Seller has document showing that HOA's approval to build a traditional pool on the lot.

Thank you and we look forward to working with you!

For any questions please call:

Catherine Black: 619.788.3056

Or Milan: 619.346.9306