

9320 Earl St #14 91942

Use this list of suggested/preferred terms to prepare an acceptable contract:

- Include buyer's proof of funds to close.
- Pre-Approval from buyer's lender of choice if buyer is financing.
- Submit the highest and best offer. *Inform the buyer(s) there **MAY NOT** be a counteroffer.*
- Sellers of Record: **Mary Current, Trustee**
- This is a sale of a property in a trust, be sure to include form TA (addendum).
- Earnest money deposit to be 3% of contract price.
- Inspection period to be a maximum of 10 days from acceptance.
- Loan contingency (if applicable) to be removed a MAXIMUM of 14 days from acceptance.
- Seller prefers the appraisal contingency **NOT** be a part of the contract.
- Seller to select on both title insurance and escrow services.
- Seller to select for NHD disclosures.

Submit contract pdf by email to: realestate@sandiegoproperties.us

Please send RPA-CA and SBSA. Include forms unique to the buyer necessary to form a contract. Do not submit a DocuSign link or other similar. Contracts with an attached/accompanied by a "buyer intro" letter (love letter) will BE REJECTED and open to re-submission without letter.

Broker: San Diego Properties	DRE# 02069792
2 nd listing agent: Chip Brent 619-840-2447	DRE# 00817374
1 st listing agent: Loren Brent 619-992-9121	DRE# 01966595

QUESTIONS? Please call.

We ENCOURAGE conversation and communication.