

11468 Escoba Pl, San Diego, CA 92127

APN: 678-141-17-00

Please include the following details in your offer

- **SELLER of RECORD:** Gerbracht Family Trust 06-30-05
- Submit Offers to: lachance.jeannine@gmail.com
- Include current Pre-Approval Letter and Proof of Funds (no screenshots) and double-check that all client account numbers are redacted.
- Populate offer with Broker - Windermere Homes & Estates - DRE# 01935781
- Populate offer with Listing agent - Jeannine LaChance - DRE# 01522123

PREFERRED WRITTEN TERMS

- Highest and best price
- If financing, loan rate to be current available rate and terms
- Initial deposit 3%
- Inspections - 10 days
- Appraisal - 12 days or less (if not waived)
- Loan - 14 days or less
- COE - 30 days or sooner is preferable
- Buyer's Agent Designated Electronic delivery address, RPA pg 16 must be completed.
- Items to convey; washer, dryer, kitchen refrigerator, garage freezer, & outdoor shed.
- RPA Q(5) & Q(6) to be unchecked or checked as Buyer

PREFERRED SERVICES:

- Title: Chicago Title - Rueben George - Prelim already opened
- Escrow: West Coast Escrow - Audrey LaChance
- NHD: First American NHD - already ordered

OTHER:

- Please be sure to send your offer (all contract documents) as a single PDF. It's fine if the pre-approval or proof of funds aren't incorporated in that pdf.
- Solar is owned.

Jeannine LaChance

858-442-3179

LaChance.Jeannine@gmail.com

DRE#01522123