

15048 Avenida Venusto #260, San Diego, CA 92128

APN: 313-021-13-46

Please include the following details in your offer

- **SELLER(S) of RECORD:** Beaumont Family Trust 08-18-89 - Names of Trustees - Michael Beaumont and Helen Beaumont
- Submit Offers to: lachance.jeannine@gmail.com
- Include a current Pre-Approval Letter and/or Proof of Funds (no screenshots) and double-check that all client account numbers are redacted.
- Populate offer with Broker – eXp Realty Southern CA - DRE# 02187306
- Populate offer with Listing agent - Jeannine LaChance - DRE# 01522123

PREFERRED WRITTEN TERMS

- Highest and best price
- If financing, loan rate to be current available rates and terms
- Initial deposit 3%
- Inspections - 10 days or less
- Appraisal - 12 days or less (if not waived)
- Loan - 14 days or less
- COE – 30 days or less ideally
- Leave RPA paragraph 3Q5 & 3Q6 unchecked.
- Items to convey; kitchen refrigerator, washer and dryer
- Items NOT to convey; n/a
- Send all contract documents in one pdf file and additional documents (pre-approval, proof of funds, etc.) separately.

PREFERRED SERVICES:

- Title: First American Title - Prelim already opened
- Escrow: West Coast Escrow - Audrey LaChance escrow officer and branch manager – Listing agent discloses relationship with escrow officer.
- NHD: First American NHD – report already ordered

OTHER:

- Please note that property IS NOT in a High Fire Severity Hazard Zone per the NHD Report.
- Property is a part of two HOA's – Carmel Trails Condominium HOA (\$347/mo) and Carmel Mountain Ranch Master HOA (\$55/mo).

Jeannine LaChance

858-442-3179

LaChance.Jeannine@gmail.com

DRE#01522123