



Offer Submission Instructions 13416 Landfair Rd

We would like to share with you the following information and what our seller is looking for to help make your buyer's offer as clean and competitive as possible! :)

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

2. Please submit offer documents 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:** Five Star Escrow - Charli Medellin
858.386.4811 ext 618 team7@fivestarescrow.com

d. **Title:** First American Title - Marc Angstead
858.877.1250 mangstead@firstam.com

e. **Sellers:** Wisdom Holdings LLC

f. **Buyers to cross-qualify with Seller's preferred lender Cooper McLaughlin**
Cooper@McLaughlinmtg.com (619) 889-4836

In order to be as transparent as possible, the seller has done a pre-home inspection.

Please ask for the List of improvements.

Please contact our preferred Home Insurance Agent: Daniel Warren - 714-524-5436
dwarren5@farmersagent.com

Thank you and we look forward to working with you!

Catherine Black
619.788.3056

Other Preferred Terms

- COE to be 21 days
- Appraisal contingency to be removed by day 10 of contract. Appraisal to be ordered within 3 days of fully executed contract. The seller may have a representative present at appraisal.
- Inspection contingencies, including items L(3) - L(8), to be removed by day 10 of contract. The seller may have a representative present at all inspections. Buyer to provide 48 hours notice for inspections.
- Full Contingency removal by day 17 of contract.
- NHD to be provided by First American NHD (Industry Standard). No CLUE report provided, as the Seller is LLC.
- Buyer and Seller each pay their own fees. Seller to pay owner's title fees.
- HW to be provided by First American, Michelle Adcock.
- If the home is located in a high fire severity zone, the buyer is responsible for all compliance associated with the state fire defensible space law and any relevant local ordinances. See FHDS Disclosure and Addendum.
- Items 29 (Liquidated Damages) and 31 (Arbitration of Disputes) to be agreed to and signed in RPA.

Additional Remarks from the Seller

- All Repair Requests are to be submitted to the Seller by day 7 of the contract.
- Only appliances present at the property, at the time of acceptance, will convey despite what may be listed in the MLS remarks or marked on RPA.
- Seller to provide one \$25 Home Depot Gift Card for any and all missing keys or remotes.