

# Showing and Offer Submission Instructions for 15464 Nawa Ct, 92129

## Answers to Common Questions:

1. Seller is not aware of an easement on the slope, however, there is a culvert on the other side of the upper chain-link fence. Sellers put fence there to keep their dogs more or less in the backyard.
2. Roof was replaced just before current owner bought in 2004.
3. The fireplace has been used extensively over the years. Can burn wood or gas. Owners had fireplace inspected/serviced every 2-3 years.
4. 30 day escrow is preferred ... may need to remain in possession for up to 7 days after COE.
5. Sellers are moving to be closer to family.

## Showing Instructions:

1. Please allow 2 hour notice when scheduling. Sellers are living in the home and have 2 dogs to remove.
2. Please request showing using ShowingTime link on MLS. Seller will confirm your request - must have confirmed appointment to show.
3. Sentrilock is on hose bib as you walk up to front door.
4. Please be sure to put the key back in the box and lock even if there is another agent waiting - do not just hand the key to the agent. Key must be put back in the box and the next agent will access via the Sentrilock.
5. Please leave a business card as a courtesy to the seller that you kept your appointment.
6. Be sure to lock all doors, leave lights on.

## Offer Questions and Submission Instructions

1. Both Dan and Meghna will be out of town starting Saturday, February 21, both returning Wednesday, February 25. If you need to speak to one of us, call/text **Dan** at 858-705-2431 or email [dan@christensenrealtygroup.com](mailto:dan@christensenrealtygroup.com). Please be patient as it may take several hours to respond.
2. We expect multiple offers and for this home to go above list price. We do expect to be sending a Seller Multiple Counter, however, we cannot promise that. Please encourage your clients to put their best foot forward from the beginning.
3. We will be hosting open houses both Saturday and Sunday, February 21 & 22 from 1:00 - 4:00.
4. Earliest opportunity to review with sellers will be Monday afternoon.
5. If your client is interested in submitting an offer, it will be extremely helpful to have that offer by 2PM on Monday, if you will be writing but unable to submit by that time, please let me know.
6. To submit and offer, please email [support@christensenrealtygroup.com](mailto:support@christensenrealtygroup.com) AND please complete our [Offer Submission Form](#). Please include recent pre-approval and proof of funds. We will confirm receipt as soon as we can.
7. I hope to have a response back by Monday evening, however, it may be Tuesday.

Thank you for your work and patience and thank your client for their interest in this wonderful home!