

**Address: 275 Royal Glen Dr, Fallbrook, CA
92028**

Offer Suggestions & Details

Suggestions for few terms:

- Contingencies Inspection: 10 days or less Appraisal: 14 days or less Loan: 14 days or less Other offer details:
- The seller prefers a 30 day escrow with up to 14 day rent back.
 - RPA 3D1 - Initial deposit to be 3% of the purchase price preferred.
 - RPA 3Q5 & 3Q6 - Please do not mark as a seller responsibility.
 - Please note that the appraisal should be ordered within 3 business days of opening escrow.
- **Termite:** Report and clearance will be provided by Sellers choice ONLY, home does need to be fumigated and a few repairs needed. Fumigation to occur after closing, please do not include in RPA
- **Services:** Seller to select all services •
- **NHD:** Property ID •
- A few additional notes:
 - Title:** Ticor Title, Alonzo Castro & Michele Denys
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 - Escrow:** Power Escrow, Angela Harmon. And Rachel Wicks
- **Home Warranty:** Buyer's choice
 - **POF:** Please provide a bank statement within 30 days as proof of funds with all account numbers blacked out showing enough to cover down payment and closing costs. The statement should include the institution name/logo, the buyer's name, the statement date and the amount in the account prior to seller's approval.

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- Questions: Any additional questions please call Juliana (760) 420-0780 or Pina (760) 473-1227 THANK YOU