

## **Offer Guidelines for 456 Via Colinas Thousand Oaks 91362**

**Seller: The Heidi J. Netzley Revocable Trust**

Seller Priorities: 30 or Fewer Days to Close; 14 or Fewer Days for Contingencies; Escrow with Fidelity National, Tiffany Chavez; Title with Tanner Behrens Old Republic Title

Offer Timeline: Presented as they come in with a deadline of all offers submitted by Wednesday April 22nd, 2026 at 5pm PDT. Email offers to Nate and Conner at [Natebsuncoastvta@gmail.com](mailto:Natebsuncoastvta@gmail.com) and [carmstrongrealestate@gmail.com](mailto:carmstrongrealestate@gmail.com)

Required Documents: Pre-approval letter from reputable Lender, Proof of Funds, Buyer Signed Receipt of Reports (Form RR) for Seller Questionnaire, Transfer Disclosure, Exclusions List