

Offer Instructions – 815 Mandalay Beach Rd.

To facilitate the offer process, please follow these offer instructions.

- Property Address: 815 Mandalay Beach Road, Oxnard, CA 93035
- Seller: Mark Bianchi (legally authorized signer for Paxton Management and Investment, LLC)
- Seller is offering the home fully furnished, as appointed, with personal items removed. The sale includes only the furniture and furnishings as intended for staging or general use. Specifically excluded from the sale are all personal effects, clothing, family heirlooms, personal electronics, and any items designated on a "Seller Exclusion List" to be provided within 3 days of acceptance. All such excluded items shall be removed from the property prior to the Close of Escrow.

Include the following with your offer:

- RPA and its CAR associated docs
- POF, Proof of Funds
- Approval letter (if applicable)
- Preferred, but optional: Pre-Approval with cross-qualification obtained, at no cost or obligation to the Buyer from: Lynda Bernal - Prosperity Home Mortgage - 805-701-0199 - lynda.bernal@phmloans.com
- At the request of the seller, buyer letters will NOT be presented to Seller.

Specify the following in your RPA:

- Seller's Brokerage: Berkshire Hathaway HomeServices California Properties, DRE# 01317331
789 S. Victoria Avenue Ste 100, Ventura, CA 93003
- Seller's Agent: Roylin Downs, DRE# 01065591
Phone/Text: 805-850-5443
Email: roylindowns@bhhsca.com (Email your offer here)
- NHD to be provided by First American NHD, Carolyn Braun
- Escrow Holder shall be: Fidelity National Title, Tiffany Chavez
- Title company shall be: Fidelity National Title, Tania Brantley

Updated 7/17/2026