

## Property Information and Offer Instructions

- Please Submit Offers to: Greg@cpmrealty.us.
- Include Pre-Approval letter and Proof of Funds for Down Payment and Closing Costs
- Please ensure Buyer's name, date, and account balance is included if sending a screenshot as proof of funds.
- Buyer may be asked to cross qualify with Cross County Mortgage with Doug Fujikawa - 858-414-0990

### Property Info:

Address: 2347 Merwin Drive, Carlsbad, CA

APN: 208-161-61-00

### Sellers and agency information:

Seller: Guerre Family Trust 05-23-14

Listing Brokerage Firm: CPM Realty; DRE #01979211

Listing Agent: Greg Gorsuch; DRE# 01710272

Address: 2653 Roosevelt St, Suite B, Carlsbad, CA 92008

Phone: Greg; (760) 672-3678 Email: Greg@cpmrealty.us

### Additional Information & Seller Services:

Escrow: Corner Escrow - Brook Hickerson

Title – Chicago Title - Mark Simonsen

### Appliances Included:

Oven, Fridge, Microwave, Dishwasher, Washer and Dryer

**Special Notes:** Sellers will not review any Buyer Letters attached to any offers, so please do not attach or send any with offer.