



# Offer Submittal Instructions

**Thank you for your interest in 13906 Royal Dornoch Sq!**

**Please review and consider the following guidelines when submitting an offer:**

- Please Call Melissa Pascual at 805.433.2747 prior to submitting an offer.
- Please email offers to [melissa@melimarmonte.com](mailto:melissa@melimarmonte.com).
- Please submit documents as PDF attachments. Do not include links to file sharing software platforms (Transaction Desk, DotLoop, Google Drive, DocuSign, Dropbox, etc.).
- Please submit Proof of Funds with your client's offer, and should your client have a loan, please include your client's pre-approval letter. Proof of Funds should include the date and Buyer's name & address, with any sensitive information redacted. Please also include the Lender's contact information (if any) in the body of the email.
- The Seller is Daniel J. DiCarlo, Successor Trustee; please ensure this is reflected on the offer. The property is held in the DiCarlo Living Trust dated Feb 13 1996.
- Seller prefers Escrow to be Mickey Frenes with Foundation Escrow.
- Title is open with Fidelity National Title, Carol Zimmerman.
- Please complete all Agent/Broker information on the Residential Purchase Agreement.
  - Broker | Keller Williams Realty - Broker DRE# 01870514
  - Agent | Melissa Pascual, DRE# 02046311, [melissa@melimarmonte.com](mailto:melissa@melimarmonte.com), 805.433.2747
  - Address | 13400 Sabre Springs Pkwy #100 San Diego, CA 92128
- See Property Information Sheet for more information on the home.
- NHD Report, Preliminary Title Report, and Seller Primary Disclosures will be provided in advance of offer. Please review and take into consideration prior to offer submittal.
- A termite Inspection was conducted March, 18 2026 by Orkin, as a part of their regular service/annual inspection. Fumigation plus attic pest control insulation installed 01/2022, warranty until 2027 with annual termite inspection. Subterranean Termite Bait Ports installed 02/2025 (approx. \$4k), warranty until 2030, with inspections every 6 months. Seller currently has pest service at \$120/bimonthly and \$69/month for mosquito control.
- The Seller desires clean terms, shorter contingency timelines, simplicity, and as stress-free of a transaction as possible. The Seller desires the home to be sold AS-IS.
- Solar is owned and paid off. Roof lift and relay with double layer paper, November 2020.

