

11495 Larmier Cir-Showing Instructions/ Offer Guidance

1. Must have a confirmed appointment (seller prefers day in advance showing requests). Please provide proof of ability to purchase. Home is occupied.
2. Please contact Chad Basinger at 858-997-3704 should you have any questions. Seller has requested that listing agent is present for all showings.
3. Sale of the home is contingent upon seller finding suitable replacement property (they are actively looking and this should not be a deterrent at all!)

Offer Guidance:

1. Please submit as clean of an offer as possible (and as short of contingency time frames as possible without overpromising and underdelivering) and include any preapproval letter/proof of funds statement.
2. Submitted offers will be passed along to the seller once I receive them.
3. Seller's preference is to have as short of contingency time frames as possible.
4. Seller choice for services: Escrow-Oakwood Escrow-Pam Reifeiss. Title-First American-Steve Hlavacek, NHD-First American.
5. eXp Realty of Southern California, Inc. broker dre lic #02187306, Chad Basinger DRE Lic #01817600
6. There is no assurance as to when the seller may accept an offer, nor is there any guarantee that you will receive a counter.

Thanks for reading this and showing the property!