



## Seller's Preferred Terms

**Buyer should do all of their due diligence before submitting an offer.**

1. The offers are "as is" and not to contain any contingencies, i.e., financing, inspections, appraisal or any approvals.
2. The Seller will select all services.
3. The Buyer will be responsible for any repairs after the close of escrow.
4. The Buyer will be responsible and pay for any smoke detectors, water heater strapping or any retrofitting prior to the close of escrow;
5. Escrow to close within 30 days or by mutual agreement;
6. Buyer to pay NHD.
7. Buyer to pay Escrow fees.
8. Buyer to pay Owner's Title Policy.
9. Buyer to pay County Transfer Tax.
10. Buyer to pay HOA transfer fee.
11. **All Offers must be accompanied by verification of the 10% deposit;**
12. **Deposits** are to be **10% of the offer submitted within one (1) business day of acceptance** (Please see Addendum in pre-offer pack);
13. It is important that your offer reflect the exact vesting of your buyer (no assignees or "to be determined in escrow");
14. The Court Appointed Administrator has Limited Authority and may be subject to overbidding.
15. The name of the seller is "The Estate of Charles Erwin Wilcox".
16. To submit an offer go to [www.mlsoffers.com/makeoffer.php?id=365464](http://www.mlsoffers.com/makeoffer.php?id=365464) to submit your offer.

The Paradise Team  
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Seller:  William C Hayman

Date: 06/26/26