

Thank you for considering our home. We have listed some of the vendors who have assisted with the pre-listing as a \*recommendation, but not mandated.

**39210 Stallion Dr Palmdale, CA 93551 MLS # PTP 2605406**

**Owners : James Wilson & Heather Wilson**



1. Please Submit offers with full property address on the subject line. Offers received over the weekend/holidays, may be confirmed next business day.
2. All documents should be in ONE PDF attachment. Do not include Dropbox, Google Drive, DocuSign, ZipForms, or any other file sharing service. Files should be immediately accessible from the email in one PDF.
3. Include if possible : \_\_\_\_ A. **Proof of Funds** \_\_\_\_ B. **Pre-Qualification Letter**. For Strongest Consideration, include D/U. \_\_\_\_ Send **XQ package**
4. Fidelity Title (Susan Carroll) / New Venture Escrow(Tess Ramirez) : . \_\_\_\_ Buyer and Seller to pay "each their own escrow fees" not 50/50. NHD Seller's Choice
5. Other Terms :
  1. \_\_\_\_ EMD to be minimum of 1 % Purchase Price
  2. \_\_\_\_ Warranty- Old Republic Warranty\* Not To Exceed \$ 610
  3. \_\_\_\_ Write in R "Other Terms":
    - A. Buyer(s) to submit Inspection and Appraisal Report to seller within 24 hours of receipt.
    - B. Buyer(s) have reviewed docs uploaded in "D" or via Glide Link.
4. \_\_\_\_ Blind offers, please call listing agent prior submission. We recommend agent and client schedule time to physically view property for due diligence.
5. \_\_\_\_ Strongest Consideration for short contingency periods (7 Phy 10 App 12 Loan12)
6. Offers contingent upon proceeds from the sale of property should include a complete COP form with escrow instructions included.
7. Items to convey : Washer/Dryer, Kitchen Fridge, Shutters  
Please write in : No Furniture or personal items to convey

8. Complete : Brokerage DRE # 01308663 : The Home Company 619-500-7080

830 Kuhn Drive # 210065 Chula Vista, CA 91914

Listing Agent : Kara Peter DRE # 02044812 Email : kara@theHMCO.com Mobile / Office : 619-500-7080

Email is the preferred method of communication at kara@theHMCO.com. \*Reports and Disclosures are uploaded under "D" on the MLS & Glide link, as we receive them. Please submit highest & best with the goal of acceptance. If the home is Active, we will present all **complete offers. Please include Pre-Approval, Proof of Funds (dated within 60 days), D/U.**

Seller will entertain offers in the range **\$1,080,000 - \$ 1,200,000 (with rate buy down/concessions )**.

|                                     |                      |                       |                                |
|-------------------------------------|----------------------|-----------------------|--------------------------------|
| Subject Property :39210 Stallion Dr | Landscaping Complete | 5,279 SF              | <b><u>Lot is 70,978 SF</u></b> |
| Note the comps : 40908 Rise Ct      | \$ 1,275,000         | SOLD                  | 3/20/26 5,036 SF               |
| 39625 Yianni Ct                     | \$1,100,000          | SOLD                  | 10/31/25 4,428 SF              |
| 3981 Eliopulous                     | \$1,100,000          | ACTIVE no landscaping | 5,279 SF                       |
| 3872 Eliopulous                     | \$1,150,000          | PENDING               | 4,428 SF                       |

Let's Open Escrow !

