

OFFER GUIDELINES MEMO

28200Nield Court, Santa Clarita CA 9350 APN: 2812-116-023

SELLER NAME

- ❖ Seller: Matthew T Hall and Laurin G Hall

CLOSING & POSSESSION

- ❖ Open to quick escrow or even contingent offers; home is vacant

PURCHASE TERMS

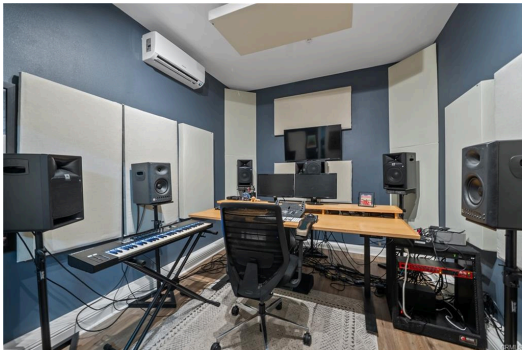
- ❖ Buyer shall wire 3% deposit to escrow Holder within 3 business days after acceptance

INSPECTION TERMS

- ❖ Recommended: Buyer shall have 10 days after acceptance of offer to complete any and all inspections & investigations.
- ❖ Seller's agent shall be readily available during Buyer's due diligence period to accommodate any desired inspections & investigations

DISCLOSURES

- ❖ Pool and rear yard hardscape was completed in 2021-2022
- ❖ The third car garage bay was enclosed in 2021 to accommodate an office (see mls photo 44). There is a separate mini split for this room. Room could easily be returned to a third car bay if need.



- ❖ Solar was placed on the home in the 2021 (see solar loan agreement). Total monthly payment is about \$215 a month. Agreement is transferable to buyer (see page 7 of 21 of agreement)
- ❖ The property was rented between July 2025-July 2026 for one year for the sellers have moved out of state and now they have elected to sell the home.