

Offer Instructions – 96 Kunkle Street

To facilitate the offer process, please follow these offer instructions.

- Property Address: 96 Kunkle Street, Oak View, CA 93022
- Sellers: Sharmin Naghi Manzarek, James Petrucci

Include the following with your offer:

- RPA and its CAR associated docs
- POF, Proof of Funds
- Approval letter (if applicable)
- Preferred, but optional: Pre-Approval with cross-qualification obtained, at no cost or obligation to the Buyer from: Lynda Bernal - Prosperity Home Mortgage - 805-701-0199 - lynda.bernal@phmloans.com
- At the request of the seller, buyer letters will NOT be presented to Seller.
- Sale is contingent on sellers finding replacement home of choice. They are actively shopping and writing offers.

Specify the following in your RPA:

- Seller's Brokerage: Berkshire Hathaway HomeServices California Properties, DRE# 01317331
789 S. Victoria Avenue Ste 100, Ventura, CA 93003
- Seller's Agent: Roylin Downs, DRE# 01065591
Phone/Text: 805-850-5443
Email: roylindowns@bhhsca.com (Email your offer here)
- NHD to be provided by First American NHD, Carolyn Braun
- Escrow Holder shall be: Fidelity National Title, DeAnna Cabansag
- Title company shall be: Fidelity National Title, Tania Brantley

Updated 8/1/2026