



EMERSON
— GROUP —
REAL ESTATE WEALTH ADVISORS

Offer Guidelines

5988 Trojan Ave, San Diego 92115

- **Please fill out all information on the RPA, including:**

Agent name, Company, Address, Broker BRE#, Agent BRE#, Phone # and email address.

- **Listing Agent Information:**

Nick Emerson

Keller Williams Realty La Jolla

7979 Ivanhoe Ave #305, La Jolla, CA 92037

CalBRE# Nick: 01897169,

Keller Williams Realty La Jolla – 01932411

Mobile 858-692-1805

Nick@Emersongroupsd.com | Ruth@Emersongroupsd.com | Team@Emersongroupsd.com

- **Seller Name (Seller name must be on all documents)**

Gregory J Milicic

- **Seller shall select Services:**

Escrow: Cal Coast Escrow – Kim Lyle

Title: Lawyers Title – Beth Sando

NHD Report - MyNHD

- **Contingency Removals:**

Shortened Physical (10 days or less)

Appraisal (14 days or less)

Loan Contingencies (17 days or less)

- **Please include the buyer(s) updated pre-approval letter and proof of funds with the submission of your offer.**

Preferred offer terms and conditions: highest net price, 30 day escrow or less, short contingency timelines

We appreciate your offer & thank you for showing!

Emerson Group - Keller Williams Realty La Jolla

The Emerson Group is hiring! We're looking for driven, motivated, and capable professionals who thrive in a collaborative, high-energy environment. Join us and take your real estate career to the next level!