



OFFER GUIDELINES

356 Greenspot Blvd, Big Bear CA 92314

San Bernardino County | 0314-513-02-0000

Email offers to george@awc.realty and text (626) 485-4341 to confirm receipt.

Below are some offer guidelines for your consideration as you prepare your offer. **PLEASE include all docs: OFFER/ PRE-APPROVAL and/or DU, RECENT PROOF OF FUNDS in ONE file.** Should you have any questions, please call or text George Cordova at (626) 485-4341.

SELLER	Daniel R. & Sandra Garcia
LISTING BROKER + AGENT	eXp Realty of California, Inc (DRE 01878277) George Cordova (DRE 01886156) 2603 Camino Ramon Ste 200, San Ramon CA 94583 (626) 485-4341 george@awc.realty
PRICE	Make the strongest offer you can perform on. There is no guarantee you'll be countered, so please do your best.
CLOSE OF ESCROW	Submit. Negotiable
INITIAL DEPOSIT	Minimum 3% of the purchase price; 2 days or less after acceptance
PROOF OF FUNDS	Must be attached to the offer, dated within the last 30 days, show the Buyer's name, and be in US Dollars.
PREAPPROVAL	Financed Buyers may be requested to cross-qualify with Marc Chamberlain of Origin Point Mortgage at no cost or obligation to Buyer. Marc can be reached at (310) 382-7629 and marc.chamberlain@originpoint.com .
ASSIGNMENT	Not permitted.

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OFFER GUIDELINES (continued)

CONTINGENCY PERIODS (Loan, Appraisal, Investigations, etc.)	If Buyer requires contingencies, Seller prefers that they be as short as possible. If Buyer wishes to waive any / all contingencies with their offer, Buyer may do so at their discretion and should first consult their appropriate licensed advisors and fiduciaries. For waived contingencies, please include CAR Form CR-B specifying the contingencies removed.
INCLUSIONS / EXCLUSIONS	Negotiable
NHD	Property ID
ESCROW	Viva Escrow (Vanessa James).
TITLE	Provident Title Co. (Andrea Akitomo)
HOME WARRANTY	Negotiable.
OTHER	Termite Report and Section 1 clearance will be negotiable

BACKGROUND INFORMATION ABOUT THE SALE AND PROPERTY:

This is a regular sale. All appliances and existing furnishings will be included with the sale. No expressed or implied warranty.

Neither Seller nor Seller's agent or representatives make any warranties, expressed or implied, about the condition of the property. Buyer to perform their own due diligence to their satisfaction with the appropriate licensed professionals. The Seller wants a clean and smooth escrow with the Buyer who offers the best combination of price, terms, and certainty of closing.

Thank you for your interest!