



SUGGESTED OFFER TERMS

7480 Baltic St, San Diego, CA 92111

OFFER TERMS

- **Buyer to submit highest and best price. Seller is prioritizing highest net.**
- Quick close of escrow or remove contingency
- Shorten contingencies or remove contingency
- Address any appraisal shortage or remove contingency
- Escrow New Venture Escrow Tessa Flecsenhaar
- Ticor Title Ryan Lipsey
- Home Warranty of America
- NHD Property ID Max
- Do not mark RPA Q 5,6 as seller's responsibility.

OFFER SUBMISSION TERMS

- Submit all offers to: <https://app.glide.com/pp/3JQcOXa2iwetu2PfvAgGLG?source=offer>
- Submit all offers by: ASAP
- Include Pre-Approval Letter and POF
- Offers to be reviewed Monday/Tuesday evening based on seller's schedule
- Counter offers cannot be guaranteed
- Select buyers may be requested to cross-qualify with a lender of seller's choice

OFFER INSTRUCTIONS:

- SUBMIT FULL OFFER PACKAGE TO GLIDE LINK
<HTTPS://APP.GLIDE.COM/PP/3JQCOXA2IWETU2PFVAGGLG?SOURCE=OFFER>
- **THEN EMAIL DAVID@LISTEDBYDAVID.COM**
- Preferred services: New Venture Escrow – Tessa F.; Ticor Title – Ryan Lipsey; Property ID – Max for NHD; and Home Warranty of America.
- Buyers to cross-qualify with Megan Sawamura at megan@gemhometeam.com.
- PLEASE INCLUDE: a complete and signed RPA, pre-approval letter, proof of funds, buyer's lender/contact information, and all applicable addenda or supporting documents.

BROKER AND SELLER INFO:

Broker: Daoud Hussain, DRE 02008317, Real Brokerage Technologies DRE 02022092 39899 Balentine Dr. #200, Newark, CA 94560

Seller: Mara Kasa Living Trust Kasanos Bette Jean

ListedByDavid

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