

Thank you for considering our home. We have listed some of the vendors who have assisted with the pre-listing as a *recommendation, but not mandated.

3576 Del Sol Blvd #F San Diego, CA 92154

MLS # PTP2607467

Owners : Marco Sandoval Guzman Trust



1. Please Submit offers with full property address on the subject line. Offers received over the weekend/holidays, may be confirmed next business day.
2. All documents should be in ONE PDF attachment. Do not include Dropbox, Google Drive, DocuSign, ZipForms, or any other file sharing service. Files should be immediately accessible from the email in one PDF.
3. Include if possible : ____A. **Proof of Funds** ____ B. **Pre-Qualification Letter**. For Strongest Consideration, include D/U. ____ Send **XQ package**
4. Fidelity Title (Susan Carroll) / New Venture Escrow(Tess Ramirez) : . ____ Buyer and Seller to pay "each their own escrow fees" not 50/50. NHD Seller's Choice
5. Other Terms :
 1. ____ EMD to be minimum of 1 % Purchase Price
 2. ____ Warranty- Old Republic Warranty* Not To Exceed \$ 400
 3. ____ Write in R "Other Terms":
 - A. Buyer(s) to submit Inspection and Appraisal Report to seller within 24 hours of receipt.
 - B. Buyer(s) have reviewed docs uploaded in "D" or via Glide Link.
4. ____ Blind offers, please call listing agent prior submission. We recommend agent and client schedule time to physically view property for due diligence.
5. ____ Strongest Consideration for short contingency periods (7 Phy 10 App 12 Loan12)
6. Offers contingent upon proceeds from the sale of property should include a complete COP form with escrow instructions included.
7. Items to convey : Ceiling Fans/Remotes
Please write in : No Furniture or personal items to Convey, No Fridge, No Microwave, No Washer/Dryer

8. Complete : Brokerage DRE # 01308663 : The Home Company 619-500-7080

830 Kuhn Drive # 210065 Chula Vista, CA 91914

Listing Agent : Kara Peter DRE # 02044812 Email : kara@theHMCO.com Mobile / Office : 619-500-7080

Email is the preferred method of communication at kara@theHMCO.com. *Reports and Disclosures are uploaded under "D" on the MLS & Glide link, as we receive them. Please submit highest & best with the goal of acceptance. If the home is Active, we will present all **complete offers. Please include Pre-Approval, Proof of Funds (dated within 60 days), D/U.**

Seller will entertain offers in the range **\$425K (as-is) - \$ 475K (with rate buy down or concessions).**

Subject Property : 3576 Del Sol Blvd Unit F;

1020 SF 3 bedroom 1.5 Bathrooms

Note the comps : 3536 Del Sol Blvd Unit H \$ 399 K ACTIVE

800 SF ; upstairs unit 2 bed/ 1 ba

3586 Del Sol Blvd Unit D \$499 K PENDING 1020 SF Model Match

Let's Open Escrow ! This is the best price per square feet.

