Offer Instructions & Property Disclosures

2427 La Costa Ave Unit A Carlsbad, CA 92009

OFFER TERMS

- Escrow New Venture Escrow Tessa Flecsenhaar
- Ticor Title Ryan Lipsey
- Home Warranty of America
- NHD Property ID Max
- Submit all offers to: David@listedbydavid.com
- Submit all offers by: ASAP
- Include Pre-Approval Letter and POF
- Counter offers cannot be guaranteed
- Buyers are requested to cross-qualify with Megan Sawamura at GEM Home Loans. Buyers may use their lender of choice.

PROPERTY INFORMATION

- Property is tenant-occupied through May 2027. $3,600/mo Tenant has expressed willingness to discuss early termination, subject to a mutually executed agreement.
- Condo project is currently considered non-warrantable based on available project eligibility information. Non-QM financing may be available.
- HOA dues: $648/month, increasing to $745/month effective January 1, 2027.
- The condominium project is currently considered non-warrantable due to unresolved HOA capital repair concerns involving slope erosion, drainage swale and retaining-wall work, water intrusion, and balconies. Additional roof, wood, and electrical repairs have also been discussed.
- The HOA's 2027 Annual Mailing confirms that monthly dues will increase from $648 to $745 effective January 1, 2027. The association also anticipates special assessments in 2027; however, the amount, timing, and payment terms have not been determined. Buyers should review all HOA disclosures and independently verify the status of planned repairs and assessments.
- Non-QM financing may be available through Megan Sawamura at GEM Home Loans, subject to borrower and property qualification.
- Megan Sawamura | 858-567-2233 | megan@gemhometeam.com | NMLS #972639

HOA disclosures, reserve study, board minutes, and additional property documents AVAILABLE HERE

FROM THE FANNIE PORTAL
FANNIE MAE PROJECT ELIGIBILITY REVIEW — JUNE 30, 2025

Jun 30, 2025 12:08:53 PM

Project has outstanding critical repairs related to slope, the swale and wall work, the water intrusion projects, and balcony work. To resolve, lender must provide rationale and documentation that supports the repairs related to the safety, soundness, structural integrity or habitability of the project's building(s) have been remediated as outlined in Fannie Mae Selling Guide B4-2.1-03.

ListedByDavid

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