Offer Instructions: **3646 Copley Ave. San Diego, CA 92116**

Our clients appreciate your buyer's interest and make an offer on their home. We ask that you please review the information below to support you in writing the strongest offer for your buyers. We don't typically issue a multiple counter for all offers, but instead advise our clients to respond to the strongest offers. Please advise your buyers appropriately in submitting their highest and best offer up front. **Sellers preferred terms and conditions**

Agent Information- Compass DRE# 01527365, Agent- John Selby DRE# 01772626

Inspection Contingency- As short as possible, 7 days or less

Appraisal Contingency- As short as possible, 12 days or less, or waived. It is implied when waiving appraisal contingency that in the event the buyer's lender appraises the property for less than the agreed upon sales price the buyer is willing to bridge any gap in the appraised value.

Loan Contingency- As short as possible, 17 days or less

Escrow Period- 25 days or less

Rent Back- TBD with their replacement property

Escrow- Helen Lax Chartwell Escrow

Title- Brad Hobson Chicago Title

Home Warranty- Buyers choice seller pays up to $500. Buyers loan to be at prevailing rates. Please submit offers to this email

john@selbysellssandiego.com and my Assistant ryan@selbysellssandiego.com copying the lender and attach the current preapproval letter, and POF. Send a text to 619-251-0979 to confirm.