

3576 Emerson Street San Diego, CA 92106

BEFORE WRITING AN OFFER

Attached you will find Seller Disclosures, some additional reports, Listing Agent AVID, Preliminary Title Report, NHD, Amended & Superceding Declaration of Restrictions and that will give your Buyers a strong understanding of this property. We urge you and your Buyers to review these documents prior to making an offer as the property will be sold "as is"; Seller is not inclined to do any repairs.

PREFERRED WRITTEN TERMS

- Highest and best price
- Inspection contingency removal: 12 days (or less) from offer acceptance date
- Loan and Appraisal contingency removals (if applicable): 12 days (or less or waived) from offer acceptance date
- Appraisal ordered within 1 business day of acceptance
- Escrow: 24 days "or sooner"; please articulate on Offer
- No termite on offer
- Preferred services:
 - Title: Ticor Title (Jose Melara)
 - Escrow: Finest City Escrow
 - RPA 7.B.i: Buyer responsible
 - RPA 14.E(iii): 1 day
 - All appliances convey

SELLER of RECORD

Nancy R Jones, Trustee

FINAL COMMENTS

- Buyers are asked to sign and return the provided C.A.R. Form FHDS (please use provided copy) with your offer; please mark this on offer to be part of the contract.
- A fully-underwritten and current Pre-Approval is highly preferred. This should be accompanied by Proof of Funds (current statement(s); no screenshots please), plus evidence of reserves to cover possible gap between Offer price and Appraisal.
- Buyers and Agents are encouraged to review the attached Preliminary Title Report and "Amended and Superceding Declaration of Restrictions" closely for verbiage regarding ADUs, height restrictions, and views. Seller has no knowledge of whether or not the CC&R restrictions allow this; Buyer to investigate.

OTHER

- There is no remote control for garage