

OFFER INSTRUCTIONS

2240 Eastridge Ave, Menlo Park

- Please advise the listing agent if you intend on writing an offer in order to have the latest updates regarding offer schedule, updated disclosures, and number of interested parties
- Offers Due: Tuesday, September 20 @ 10:00am
- Escrow has been opened with Chicago Title Company, Cupertino
 - Darren Sanchez
 - darren.sanchez@ctt.com
- Please include the following documents with your offer:
 - Pre-Approval Letter, with Loan Agent's cell phone number
 - Proof of Funds
 - AVID completed by Buyer's Agent
 - Signed disclosure package
- PRDS or CAR contract okay
 - Seller has completed disclosures using the PRDS forms. If using the CAR contract, please include the following verbiage in Other Terms and Conditions: "Buyer accepts Seller provided SSC in lieu of SPQ"
- Seller's Preferred Terms
 - Earnest money deposit within 1 business day
 - As-Is sale
- Included in sale
 - All kitchen appliances
 - Washer / Dryer
 - Google Nest Camera
 - Notion Security Sensors
- Agents, I do not represent Buyer's on my listing.

Thank you and I look forward to working with you.

Kevin Lu
Broker Associate, Sereno
License 0199867