

# OFFER INSTRUCTIONS

2420 DEHESA RD. | EL CAJON, CA 92019

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**PLEASE MAKE SURE THE FOLLOWING ARE EMAILED WITH OFFER:**

- RPA
  - CURRENT BANK STATEMENTS SHOWING OWNERSHIP OF ACCTS.
  - CURRENT PRE-APPROVAL LETTER
  - *PLEASE DO NOT EMAIL OFFER WITHOUT ALL THREE ITEMS*
  - *DO NOT SEND LINK TO DOWNLOAD OFFER*
  - *DO NOT SEND BUYER LETTERS*
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Thank you for your interest in submitting an offer on our listing. Please read below carefully. If you have any questions, be sure to let me know.

**SEND ALL OFFERS TO: [Jen.Rierson@compass.com](mailto:Jen.Rierson@compass.com) in PDF format.  
Do not send a link to download offer.**

SELLER NAMES TO BE LISTED AS: DAVID D. DILLEHAY AND NINA J. DILLEHAY

PROOF OF FUNDS: MUST SHOW BUYER'S NAME. DO NOT SEND SCREENSHOT OF ACCOUNTS. INCLUDE PROOF OF FUNDS FOR ANY/ALL FUNDS THAT WILL BE DUE AT CLOSING. THIS INCLUDES DOWN PAYMENT, CLOSING COSTS, INSPECTIONS, ETC.

Cross-Qualification: Anyone receiving a counter offer will be required to cross-qualify with my preferred lender. I do not provide lender info until we have narrowed down to the top offers to respect my lender's time.

VERBIAGE TO BE INCLUDED IN OFFER: Any special verbiage. Example...Buyer is related to Selling Agent

SOLAR: Buyer to assume power purchase agreement

INCLUSIONS: all appliances in home, hot tub, chickens (if buyer doesn't want them, let agent know), wooden rocking chairs, wooden adirondack chairs, Patio table/chairs on deck off living room

EXCLUSIONS: Wooden picnic table, plastic adirondack chairs

CLOSING DATE: Seller prefers....

If you have any additional questions the best way to reach me is by text message to 619.227.0801