

1593 Avenida Guillermo Oceanside CA 92056

APN: 161-624-58-00

Please include the following details in your offer:

Seller(s) of Record: Sarah Diatta, Adama Diatta

Submit Offers to: aaronabrams@porchlightsocal.com

Include a current Pre-Approval Letter and/or Proof of Funds. No screenshots. Double-check that all client account numbers are redacted.

Populate offer with:

Broker: eXp Realty Southern CA | DRE# 02187306

Listing Agent: Aaron Abrams | DRE# 02074758

Preferred Written Terms

- If financing, loan rate to be current available rates and terms.
- Initial deposit: 3%
- Inspections: 10 days or less
- Appraisal: 12 days or less, if not waived
- Loan: 14 days or less
- Close of Escrow: 21 days or less ideally
- Leave RPA paragraph 3Q5 and 3Q6 unchecked.
- Items to convey: kitchen refrigerator, washer, and dryer
- Items not to convey: N/A
- Send all contract documents in one PDF file and additional documents, including pre-approval, proof of funds, etc., separately.

Preferred Services

Title: First American Title- Crystal Bonetto
Prelim already opened

Escrow: Pacific Marine Escrow- Andrea Coffey
Escrow already opened

NHD: Seller to Choose
Report already ordered

Aaron Abrams
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