



### **OFFER INSTRUCTIONS & TERMS**

- Sold As-Is, Where-Is
- Use Seller provided As-Is Contract under Attachments. Do NOT make changes.
- Please provide Proof of Funds within 30 days. Credit or Hard Equity Letters NOT acceptable.
- MUST use Sellers Escrow & Closing Agent :  
Stewart Title Guaranty Company  
7676 Hazard Center Dr, Suite 1400  
San Diego, CA 92108  
(619) 398-8074  
[commercialsandiego@stewart.com](mailto:commercialsandiego@stewart.com)  
Seller shall, at Seller's expense, provide buyers with owners policy free and clear of any lien permit and code enforcement matters on this property prior to closing
- Seller has the right to unilaterally extend the closing date for up to 10 days. No additional costs will apply to either side for extension, and no addendum shall be required.
- Buyer may NOT assign Contract
- NO Seller disclosure will be provided.
- If this is a Condo, Seller will not provide association docs. The Buyer will be responsible for acquiring any necessary docs from the association.

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