

Instructions/Suggestions For Making Offer On 1792 Corte Vista St. Brentwood

1. Showings on Thursday 3/7/2024 by appointment. Please call 1 hour in advance.
2. There are NO SHOWINGS until 4:30pm or later on Friday 3/8/2024
3. Open House on both Saturday 3/9/2024 & Sunday 3/10/2024 from 1pm to 4pm. **(Please try and view property at these times if possible)**
4. There are no showings on Monday 3/11/2024
5. All offers if any will be due by 12pm and reviewed on Tuesday 3/12/2024
6. The seller would prefer to have a rent back for up to 60 days if possible. If that is not possible, the seller can make things work but would prefer some rent back. Any days that the buyer can offer for free is great but the seller is aware that they may need to pay the buyer's PITI.
7. The solar on the home was purchased in 2020 with a loan of 20 years at an interest rate of 1.99%. There is currently around \$15,000 left to pay off the loan. The monthly payment is \$84.13. This has drastically reduced the monthly payment of PG&E. The average monthly PG&E payment is anywhere from \$60 to \$100/month. The latest tru-up payment for the year was \$200.33. There are 2 PG&E monthly statements and one monthly and tru-up bill included in the disclosure package for your review. The seller would like to have the buyer assume the loan for the solar. We have verified that the loan can be assumed to keep the 1.99% which is low compared to today's going rate of 10% or higher. The loan is through Technology Credit Union and to assume the loan the buyer will need to call 1-877-988-0471 to get the transfer process started. This process takes approximately 3 to 4 weeks to complete so **PLEASE CALL IMMEDIATELY** once we have an accepted offer.
8. There is a pre-escrow opened with Chicago Title in Brentwood due to the home being placed in a trust. We have vetted the trust documents with the title company to make sure we are ok to sell the house and everything has been cleared to sell the house. It is always the buyer's choice on which title company they want to use and they are not required to use Chicago Title but preferred if possible.
9. Below are photos of items that are attached to the walls and could be questionable if they stay with the property. The seller will be taking these items with them along with all of the other decorative items on the walls. Please have this form signed agreeing that these items are being removed by C.O.E.









Buyer Signature

Date

Buyer Signature

Date

Buyer Agent Signature

Date