

Offer Guidelines

94 La Cumbre Circle, Santa Barbara, CA 93105

SELLER: Mary P. Scopatz Revocable Trust

Seller will not review offers until March 14, 2023 at 6PM. Email offers in PDF format to jeff@villagesite.com

Escrow will be with Jacinta @ Fidelity Title Co.

Email Jeff at jeff@villagesite.com for complete HOA package prior to presenting.

Escrow period 30 days or less. Seller to retain possession for up to 7 days after the closing.

Include with all offers:

RPA package

Trust Advisory

SBSA

MCA

Village Addendums

Any of your company disclosures/addendums

Wildfire Advisory

Receipt for Reports in MLS

Signed NHD

Proof of Funds or Pre-Approval from a LOCAL lender no more than 10 days old

Refrigerator Included

Seller will provide a First American CRES warranty at sellers expense

This property will need a new roof soon, and the radiant heat in the living & dining room are not operable. Keep in mind when writing offers. This property is a trust sale and will be sold 'as is' with no repairs or credits performed by the seller. Seller wants a drama free transaction.