



**COLDWELL
BANKER**

1952 Camargo Drive

San Jose, CA 95132



Lisa Blaylock

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Broker Associate

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Coldwell Banker

01908304

(408) 723-3300

Preferred Escrow

COMPANY NAME	ESCROW NUMBER	
CornerStone Title Co.	-	
ESCROW OFFICER	PHONE	EMAIL
Melissa Valera	(408) 266-9440	Melissa.Valera@cstitleco.com

Instructions

1. Please submit offers via HomeLight Listing Management. For more information, please view the following article: [How To Submit an Offer](#)
2. Please use most current CAR Contract (RPA)
3. The following items must be submitted with your offer:
 - a. Completed Disclosures IO Coverpage, signed stamped pages, and signed seller disclosures
 - b. Lender Pre-Approval letter. (Be sure to complete loan info on page 1, Paragraph D1 of the contract)
 - c. Proof of funds to close
 - d. COE date—would prefer a specific date rather than “# of days”
4. This property is sold “As Is”.
5. Deposit: Once accepted buyers must make the deposit within the contracted time by ABA wire transfer (ACH transfers will be returned by Cornerstone Title). No cashiers checks or personal checks.

We will acknowledge all emails received. If you have not heard from us within 4 hours of sending your offer please contact us.

If you have any questions please contact Lisa Blaylock

408-377-LISA(5472), lisa@lisablaylock.com

Thank you for your interest in this listing.

I look forward to working with you. Lisa Blaylock

Documents

1.	HomeGuard Inspection Items Resolved	1 page
2.	Fessenmeyer Builders Repair Statement	1 page
3.	Jeff Dean Construction Invoice	1 page
4.	Home Inspection Report - Homeguard 6.17.22	25 pages
5.	Roof Inspection Report - Homeguard 6.17.22	14 pages
6.	Termite Inspection - Homeguard 6.17.22	16 pages
7.	NorCal_Anderson_Dam_Seismic_Retrofit_Project_FAQ_January_2022	3 pages
8.	NorCal_Anderson_Dam_Seismic_Retrofit_Project_Update_May2020	4 pages
9.	ACK Earthquake Environmental Lead HERS Pamphlets	1 page
10.	Earthquake Environmental Lead HERS Pamphlets	122 pages
11.	Preliminary Title Report - CornerStone	16 pages
12.	Prelim Item 3 - Easements.Tract Map	2 pages
13.	Prelim Item 4 - Restrictions	4 pages
14.	Prelim Item 4 - Restrictions Mod 1	2 pages
15.	Prelim Item 4 - Restrictions Mod 2	3 pages
16.	Prelim Item 6 - HERO Assessment	8 pages
17.	1_Flood_Cert_1952 CAMARGO DR_3101831_JCP	2 pages
18.	5_Report_1952 CAMARGO DR_3101831_JCP	75 pages
19.	NHDS_1952 CAMARGO DR_3101831_JCP	1 page
20.	PropertyDetails_1952_Camargo_Dr_San_Jose	3 pages
21.	Advisory Regarding Completing Documents Electronically - 1118	1 page
22.	Agent Visual Inspection Disclosure #1 - 1221	3 pages
23.	Earthquake_Hazards_Report_-_720_ts95879	1 page

24.	Lead-Based Paint and Lead-Based Paint Hazards Disclosure #1 - 1221	2 pages
25.	Market Conditions Advisory - 1221	2 pages
26.	Possible Representation of More than One Buyer or Seller - Disclosure and Consent - 1221	1 page
27.	Real_Estate_Transfer_Disclosure_Statement_-_1221_ts94316	3 pages
28.	San Jose City Tree Disclosure	1 page
29.	San_Mateo-Santa_Clara_Counties_Advisory_12-21	18 pages
30.	Seller_Property_Questionnaire_-_622_ts95879	4 pages
31.	SPQ Addendum - 1952 Camargo Drive Property Description	4 pages
32.	Water Heater and Smoke Detector Statement of Compliance - 1110	1 page
33.	Wildfire Disaster Advisory - 622	2 pages

Signatures

The information presented herein has been provided by the Seller as well as other vendors. The agent has not nor will not be investigating this information. Buyer should do their own investigations. Buyers and Buyer Agents acknowledge receipt of all documents:

BUYER

DATE

BUYER

DATE

AGENT

DATE

AGENT

DATE
