



VANGUARD REALTY

Offer Instructions

On behalf of our Sellers, thank you for showing our listing at **2008 Nickerson Lane, JACKSONVILLE, FL 32207**. We appreciate your consideration of this property.

To facilitate your offer, please refer to the following instructions:

- (1) Submit all offers on the FAR-BAR OR FR AS-IS. Include Buyer's signature(s) as needed.
- (2) Submit "Proof of Funds" letter or Lender's Pre-Approval Letter with the offer.
- (3) Download documents and disclosures found in the "Documents" tab of MLS if applicable.
- (4) Listing Company details to be included are as follows:
 - Listing Broker: Coldwell Banker Vanguard Realty
 - Broker License: BK19454
 - Broker Phone: 904-285-5000
 - Broker Address: 240 Ponte Vedra Park Dr., #201, Ponte Vedra Beach, FL 32082
 - Listing Agent: Henry Thomas Hammond, Jr.
 - Email: thammond@cbvfl.com
 - Phone: 904-806-1218
 - License: SL3336763
- (5) Sellers names to appear on the contract as follows:

CRAIG JOINT REVOCABLE TRUST

- (6) Title/Closing Company is listed below and is to be included on Page 1 of the PASA, if Seller is to provide and pay for Owner's Title Policy.

(If your company does not hold Binder Deposits – binder deposit can be held by Title Company if buyer desires or by valid attorney or escrow agent of Buyer's choice.)

- Name: Ponte Vedra Title Co., LLC
- Address: 50 A1A N Suite 108, Ponte Vedra Beach, FL 32082
- Phone: 904-280-5540
- Email: ruth.mcdonald@pvttitle.com

Please email offers to: thammond@cbvfl.com. Please copy bhammond@cbvfl.com and nancyhammond@cbvfl.com. Nancy Hammond handles all of our admin milestone items and **MUST** be included in all correspondence.

Thank you for your offer. We look forward to working with you!