



VANGUARD REALTY

Offer Instructions

On behalf of our Sellers, thank you for showing our listing at 3319, 3325, 3337 & 3427 Golden Gem Rd, Apopka, FL 32712. (4 - Parcels (4 Sellers) - PID's 24-20-27-0000-00-081 (Gary) & 24-20-27-0000-00-087 (Avila) & 24-20-27-0000-00-080 (Troutt) & 24-20-27-0000-00-088 (Pitti)).

We appreciate your consideration of these properties.

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

- (1) Submit all offers on the Florida Realtors approved VACANT LAND Purchase and Sale Agreement Include Buyer's signature(s) as needed. **This will be as AS-IS purchase.**
- (2) Submit "Proof of Funds" letter or Lender's Pre-Approval Letter with the offer.
- (3) Download documents and disclosures, if applicable, found in the "Documents" tab of MLS.
- (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: Thomas Hammond, Jr.
 - Email: thammond@cbvfl.com, Phone: 904-806-1218
 - License: SL3336763
- (5) Sellers names to appear on the contract as follows:

There are 4 parcels and 4 owners so there will need to be 4 contracts as follows;

 - A) 3319 Golden Gem Rd, Apopka, FL 32712 (PID 24-20-27-0000-00-081)
Bonnie S. Gary
 - B) 3325 Golden Gem Rd, Apopka, FL 32712 (PID 24-20-27-0000-00-087)
LaDonna Christie Avila
 - C) 3337 Golden Gem Rd, Apopka, FL 32712 (PID 24-20-27-0000-00-080)
Ruth C Troutt Life Estate, REM: Cassandra L Hamilton
 - D) 3427 Golden Gem Rd, Apopka, FL 32712 (PID 24-20-27-0000-00-088)
Dennis Patrick Pitti Life Estate, Tracy Ann Pitti Life Estate, et al
- (6) Title Company to hold Binder and should be included on the appropriate page of the PASA.
(If your company does not hold Binder Deposits)

TITLE & CLOSING WILL BE AT: (UNLESS BUYER PAYS FOR TITLE POLICY)

- 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 AND nancyhammond@cbvfl.com

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