



## **VANGUARD REALTY**

### **Offer Instructions**

On behalf of our Sellers, thank you for showing our listing at **5722 Dunn Ave, JACKSONVILLE, FL 32218**. 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 COMMERCIAL CONTRACT (ONLY). 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](mailto:thammond@cbvfl.com)
  - Phone: 904-806-1218
  - License: SL3336763
- 5) Sellers names to appear on the contract as follows:  
  
**Macks Construction Company, LLC**  
**Chase Mack, MMBR**
- 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](mailto:ruth.mcdonald@pvttitle.com)

Please email offers to: [thammond@cbvfl.com](mailto:thammond@cbvfl.com). Please copy [bhammond@cbvfl.com](mailto:bhammond@cbvfl.com) and [nancyhammond@cbvfl.com](mailto: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!