



VANGUARD REALTY

Offer Instructions

On behalf of our Sellers, thank you for showing our listing at 1000 Cooks Lane (estimated Postal Address) or 0 Cooks Lane (PID 38-06-26-016564-001-00. We appreciate your consideration of this property.

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
 - Co-Listing Agent: Nancy Hammond
 - Email: nancyhammond@cbvfl.com
 - Phone: 816-820-6103
 - License: SL3385318
- (5) Sellers names to appear on the contract as follows:
 - **Roof It Right, LLC**
Brian Cameron, MGR
- (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!