

H O U S E & H A V E N

R E A L E S T A T E

Offer Instructions for **230 Starnberg Ct., St. Augustine, FL 32095**:

1. All offers should be sent to the listing agent: adrienne@stagedtoselljax.com. If you need to contact me via phone, please call: 904.569.6611. If you want to text, please text to the following two numbers (as a group text): 904.631.7978 and 904.569.6611. **Please do not just send a text to one of these numbers.**
2. All offers should be on a **FARBAR "As Is" Purchase Contract**
3. Sellers Name for the contract: **Adam Jenkins Trust**
4. A pre-approval letter or proof of funds must be included with all offers.
5. Information for Purchase Agreement:
 - Brokerage: House & Haven, 8785 Perimeter Park Blvd., Suite 300, Jacksonville, FL 32216
 - Listing Agent: Adrienne Lord, BK3331885
 - Listing Broker: William Sharp, Jr., BK3598713
6. The following document(s) have been uploaded to the documents tab in MLS and have already been completed and signed by seller. Your buyer needs to counter-sign them. They should be included with your purchase agreement.
 - **HOA Disclosure**
 - **CDD Disclosure**
 - **Flood Disclosure**
 - **Sellers' Property Disclosure**
7. The following documents have been uploaded to the documents tab in MLS for you/your buyer's review:
 - **Property Survey**
 - **5 HOA Documents (ARB, C&R, Design Guidelines, Governing Doc 1, Governing Doc 3)**
8. When sending an offer, please send documents in separate PDFs.
9. If your brokerage does not hold binder deposits, the binder may be held by the title company listed below, that should be reflected in the purchase agreement:

Golden Dog Title and Trust
14701 Philips Hwy, Unit 101
Orders@GoldenDogTitle.com (904) 503-5170

If you have any questions, please contact me, Adrienne Lord, adrienne@stagedtoselljax.com **before sending the offer.**

We look forward to working with you!

Adrienne

904.631.7978 (mobile)/904.569.6611 (virtual)
adrienne@stagedtoselljax.com