



**COLDWELL BANKER**

**PREMIER  
PROPERTIES**

**OFFER INSTRUCTIONS FOR  
641 DONALD ROSS WAY**

*Thank you for your interest in securing this listing for your Buyer. I am looking forward to working with you on this transaction.*

- Please use the FAR/BAR “AS IS” Contract
- Be sure to use the neighborhood-related documents, which are attached to the listing under the **Documents** tab

*Please include the following support and documentation with your Purchase and Sale Agreement:*

- Pre-Approval Letter from Loan Officer or Proof of Funds
- Seller’s Property Disclosure: signed by your Buyer(s)
- HOA Disclosure: signed by your Buyer(s)

*Title and Closing Firm:*

- Coast One Title  
630 East Twincourt Trail, Suite 108, St. Augustine, FL  
Office: 904-484-7070 Fax: 904-429-7956
- Wendy Boyer, Title Officer: [WendyBoyer@coastonetitle.com](mailto:WendyBoyer@coastonetitle.com)
- Jennifer Bradley, Title Agent: [jennifer@coastonetitle.com](mailto:jennifer@coastonetitle.com)
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*Brokerage Information:*

Listing Broker	Coldwell Banker Premier Properties
Broker’s State License	BO 2035759
Brokerage Phone	904-342-2345
Brokerage Address	630 East Twincourt Trail, Suite 107, Saint Augustine, FL 32095
Listing Agent	<b>Christine Stuhmuller</b> Email: christinescoastalhomes@gmail.com Phone: 631-375-1576 License: SL3505945