

Tim Hodge  
RE/MAX Specialists PV



**OFFER INSTRUCTIONS – 1424 Tintern Lane**

1. Please submit ALL offers using the Florida Realtors' "AS IS" Residential Contract for Sale and Purchase (FAR/BAR-ASIS-7, Rev 12/24).
2. Please enter the sellers' name(s) on line 1 as: "**Holli Rachelle Wadsworth**"
3. Section 2 of the contract (Lines 27 - 42) must be completed in full.  
Escrow Agent Name: "**HomeGuard Title and Trust**"  
Address: "**12646 San Jose Blvd, Jacksonville, FL 32223**" Phone: "**904 880 6505**"  
Email: "[sralston@homeguardtitle.com](mailto:sralston@homeguardtitle.com)"
4. All offers must be accompanied by a lender pre-approval letter or proof of funds.
5. The Details and Documents section of the MLS contains all the disclosures. All disclosures in the documents section must be signed and added to the offer package submission.
6. Should paragraph 9(c)(i) be selected, closing will be held at HomeGuard Title & Trust. Sandra "Sandy" Ralston is the title attorney. Please use the following information on the contract:  
**HomeGuard Title and Trust**  
**12646 San Jose Blvd, Jacksonville, FL 32223**  
**Phone: "904 880 6505"**  
**Email: "[sralston@homeguardtitle.com](mailto:sralston@homeguardtitle.com)"**  
(see [Real Estate Closing Attorney - Homeguard Title and Trust](#)).
7. Please enter the following information on page 13 of the contract for Listing Broker:  
Listing Sales Associate: Tim Hodge  
Listing Agent Email: [thodge@agentlink.net](mailto:thodge@agentlink.net)  
Listing Agent Phone: 817.475.3588  
NO CO-AGENT on contract or MLS to be listed  
Listing Broker: "**RE/MAX Specialists PV**"  
Listing Broker Phone: 904.270.0747  
Listing Broker Address: 250 A1a N Ste 500, Ponte Vedra Beach, FL 32082
8. Please complete all of the Cooperating Sales Associate information (your information) and Cooperating Broker on page 13 as well.
9. Email the offer as to [thodge@agentlink.net](mailto:thodge@agentlink.net)  
Allow at least 24 hours for seller(s) to consider and respond to the offer

**THANK YOU FOR YOUR OFFER!**