

\* **INSTRUCTIONS FOR APPOINTMENT TO VIEW PROPERTY**

\* Should appointment be made to view property, since this is a FOR SALE BY OWNER LISTING, all visitors must be aware that sellers must accompany visitors through property.

**PLEASE READ ALL INSTRUCTIONS THOROUGHLY**

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**CONTACT PROPERTY OWNER AT :**

**[napavalleytour@sbcglobal.net](mailto:napavalleytour@sbcglobal.net)**

**INCLUDE YOUR NAME, ADDRESS, AND PHONE NUMBER  
NO REAL ESTATE AGENTS AT THIS TIME PLEASE**

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**IF BUYER LOAN IS REQUIRED**

**PRIOR TO RECEIVING AN APPOINTMENT TO VIEW PROPERTY, BUYER MUST HAVE A PRE "**APPROVAL**" LOAN VERIFICATION STATEMENT ( **NOT** A "PRE QUALIFIED LETTER" ) FROM A RECOGNIZED BANK OR MORTGAGE LENDING FIRM INDICATING LOAN AMOUNT "**APPROVED**" FOR.**

**UPON VIEWING PROPERTY, BUYER MUST SUPPLY SELLER WITH A COPY OF PRE "**APPROVAL**" LOAN STATEMENT. SHOULD "**APPROVED**" LOAN AMOUNT **NOT** COVER FINAL AGREED UPON COST OF PROPERTY, BUYER MUST INDICATE VIA E MAIL**

APPROXIMATE ADDITIONAL “**CASH**” TO BE ADDED TO LOAN AMOUNT TO COVER FULL COST OF PROPERTY AT FINAL AGREED UPON SALES PRICE. PLEASE INDICATE “APPROXIMATE” AMOUNT OF “CASH” TO BE ADDED.

IF BUYER LOAN "**NOT**" REQUIRED ( **CASH BUYER** ), CLOSING OF ESCROW CAN GENERALLY OCCUR QUICKLY FOR "**CASH**" BUYERS SINCE FINANCING AND LENDER APPROVAL WOULD NOT BE REQUIRED.

## CONTINGENT OFFERS & PROPERTY APPRAISAL

### 1. CONTINGENT OFFERS

OFFERS “CONTINGENT” UPON THE SALE OF ANOTHER PROPERTY **WILL NOT BE ACCEPTED** UNLESS SAID PROPERTY IS IN ESCROW AND COE IS IMMINENT. SUCH COE MUST BE VERIFIED.

### 2. PROPERTY APPRAISAL ( IF LOAN REQUIRED )

SHOULD BUYER NEED FULL OR PARTIAL LOAN TO SECURE PROPERTY, A PROPERTY APPRAISAL WILL GENERALLY BE REQUIRED BY LENDING INSTITUTION. IN THE EVENT APPRAISAL IS “**BELOW**” SELLERS ASKING PRICE, SELLER “**WILL NOT**” LOWER ASKING PRICE. IN THIS EVENT, “BUYER” WILL NEED TO MAKE UP THE DIFFERENCE. IN SELLERS ESTIMATION, PROPERTY IS FAIRLY PRICED BASED UPON THOSE FACTORS ALREADY HIGHLIGHTED: **RECENT SALES & LISTINGS IN COMPLEX, LARGEST LOT IN COMPLEX, ROOF TOP SOLAR, UNOBSTRUCTED RIVER VIEW.....OTHER NOTED FACTORS.**

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**SELLER RESERVES THE RIGHT TO SOLICIT OR NOT SOLICIT  
OFFERS FROM INTERESTED PARTIES AND ACCEPT OR REJECT ANY  
OFFERS MADE ON PROPERTY.**

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**CLICK ON LINK BELOW TO RETURN....**

**THEN SCROLL BACK DOWN TO VERDI PROPERTY DESCRIPTION**

**[http://www.napavalleytourmap.com/  
verdi nevada property photos description](http://www.napavalleytourmap.com/verdi_nevada_property_photos_description)**