



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

**Thank you for your interest in the San Luis Condo 10327 Termini San Luis Pass Unit #302.  
Kindly follow the following offer instructions:**

- (SELLER): **Gigant Christelle Family Trust**
- (EXCLUSIONS): Two mirror nightstands & Blue Chest in the primary bedroom
- (TITLE COMPANY): Alamo Title Company, Andie Aguirre, Escrow Officer, [andie.aguirre@alamotitle.com](mailto:andie.aguirre@alamotitle.com) | 6750 West Loop South, Suite 450 | 713.715.4400
- (EARNEST MONEY): 1%
- (RESALE CERTIFICATE) Not received, 10 days
- (OBJECTIONS): Residential & Short-term rental use within 3 days
- (MEMBERSHIP IN HOA): Is subject to mandatory membership
- (SELLERS DISCLOSURE NOTICE): Buyer has received the notice. Provided in MLS.
- (ACCEPTANCE OF PROPERTY CONDITION): Buyer accepts as-is
- (POSSESSION): Upon closing and funding
- (NOTICES): Include physical address, phone number, and e-mail address for buyer.
- (AGREEMENT OF PARTIES): Check applicable addenda and add as necessary
- (TERMINATION OPTION): 5-7 days
- (SPECIAL PROVISIONS) **BUYER(S) HAS BEEN MADE AWARE OF THE MONTHLY HOA CHARGES IN THE AMOUNT OF \$1,355 AND IS RESPONSIBLE FOR ANY UPFRONT DUES AND RESERVE CONTRIBUTIONS THAT ARE PAYABLE TO DIAMOND BEACH OWNERS ASSOCIATION BY NEW HOMEOWNERS.**
- Listing agent: Anastasia Gaido | TREC# 0699791 | [Anastasia.gaido@nanproperties.com](mailto:Anastasia.gaido@nanproperties.com)
- Licensed Supervisor: Nadia Jubran | TREC # 0452671 | [nadia.jubran@nanproperties.com](mailto:nadia.jubran@nanproperties.com)

THIRD PARTY FINANCING ADDENDUM: Not to exceed 21 days.

**Kindly submit the following with the offer:**

- Pre-approval letter or proof of funds
- Signed Seller's Disclosure
- Information about Special Flood Hazard Area
- Addendum for Coastal Area Property