

SELLER OFFER TERMS & CONDITIONS

To avoid a counter when preparing your offer:

Address: 22232 S Vermont Ave Torrance CA 90502

INCLUDE: P.O.F, LENDER (DU preferred) Approval, FICO (Letters not necessary)

SELLERS NAMES: This is a “Standard TRUST Sale”

- 1) FREE KATHARINE B
- 2) KATHARINE B FREE TRUST

INCLUDE & MARK in RPA attached CAR FORM: Trust Advisory (TA)

- 1) Para 3A – Sales Price **\$\$ (Highest & Best Terms)**
- 2) Para 3B – COE: **30 days or sooner**
- 3) Para 3D1 – EMD: **No Less Than 3% of Final Sales Price**
- 4) Para 3L1 – Loan Contingency: **14 Days**
- 5) Para 3L2 – Appraisal Contingency: **10 Days**
- 6) Para 3L3 – Inspection Contingency: **10 days**
- 7) Para 3M1 – POSSESSION: **At Notice of Recording**
- 8) Para 3P1 – **Included: Kitchen Appliances Stove, Microwave, Refrigerator, Dishwasher**
- 9) Para 3P2 – **Exclude: Staged Furniture**
- 10) Para 3 Q1 - NHD: **Seller to Pay & Sellers choice**
- 11) Para 3 Q4 – Smoke & CO: **Seller**
- 12) Para 3 Q5 – Government Inspection: If required: **Seller**
- 13) Para 3 Q6 – Government Required **“Corrections”** IF REQUIRED: **Seller**
- 14) Para 3 Q7 – Escrow: **Westview Escrow – Paula Albert - Each to pay their own fees**
- 15) Para 3 Q8 – Title: **Fidelity National Title - Rep: Ronna Luna - Seller**
- 16) Para 3 Q10 – County Transfer Tax: **Seller to Pay**
- 17) Para 3 Q11 – City Transfer Tax: **Split 50/50 between buyer & seller**
- 18) Para 3 Q16 – **“HOA SPECIAL ASSESSMENT”** fees or cost Select “SELLER”
- 19) Para 3 Q18 – Home Warranty: **Seller to pay nte: \$500 Fidelity National Suzy Pelshaw**
- 20) Para 4C – Mark: **TRUST ADVISORY (CAR form TA) Seller 1: FREE KATHARINE B
Seller 2: KATHARINE B FREE TRUST**
- 21) **Listing Agent/Broker: Alice Rodriguez arod@kw.com 310/738-2511 #01362049
Keller Williams LA Harbor Realty #01501084
28901 S Western Ave #139 Rancho Palos Verdes 90275 310-519-1080**