

Supplemental Terms – Seller Requirements for All Offers

To streamline the offer process and minimize the need for counteroffers, the following seller terms are provided for buyers and agents in advance. Adhering to these terms will help ensure a smoother, more efficient experience for all parties involved.

Contract & Timeline Terms

- **Close of Escrow:**
 - **21 days or sooner** for financed offers
 - **10 days or sooner** for cash offers
- **Earnest Money Deposit (EMD): 3% of the purchase price**
- **Investigation Period: 5 calendar days**
- **No Assignment:** Seller will not accept any assignment of contract
- **Items L (3–8):** Must be reviewed and satisfied within 5 calendar days
- **NHD Provider: Pure NHD**
- **Optional Wildfire Disclosure: Buyer responsibility**

Escrow & Title

- **Escrow Company:** *West Shores Escrow*
Escrow Officer: Celeste Willingham
- **Title Company:** *Fidelity National Title*
Officer: Jim Carollo
- **Escrow Fees (Item Q7):** Each party to **pay their own fees**

Included Items

The following items **will remain with the property**:

- Stove
- Two refrigerators
- Washer and dryer

RPA Items – Required Buyer Actions

- **Page 14 – Items 26 and 28:** Buyer must **initial** these boxes
- **Item 34(B) – Entity Seller:** Must be checked
 - **#2 should read:** *Paula Hall Family Trust*
- **Item 34(D) – Legal Authorized Signers:**
 - **Austin Paul Deaton**
 - **Gregory Deaton**