OFFER SUBMISSION COVER SHEET

Property Address _____

Buyer _____

Offer Amount: _____ Closing Credits: _____ Down Payment: _____

Loan Type: ___ Conventional ___ FHA ___ VA ___ OTHER, explain _____

Termite: ___ YES - If your Buyer will be asking for termite repairs, Please add to your offer

___ NO - If your Buyer is not asking for termite report or repairs, any report or repairs will be at the Buyer's expense.

Buyer's Agent Info Company: _____

Name: _____

Phone: _____

Email: _____

All offers must include the following, offers missing any of the items below may be rejected upon review:

___ Completed Offer Submission Cover Sheet

___ Offer: Current RPA-CA, including all attached disclosures. DO NOT INCLUDE ANY ADDTIONAL DISCLOSURES, SELLER WILL PROVIDE STANDARD REQUIRED DISCLOSURES ONCE IN ESCROW. SELLER WILL ONLY SIGN CAR DISCLOSURES. SELLER WILL NOT SIGN OUTSIDE AGENT DISCLOSURES. DO NOT INCLUDE IN RPA.

___ Proof of Funds: Proof of funds should cover down payment, closing costs and reserves.
Gift Funds $_____ Savings $_____ Retirement$_____
IF COP - Net proceeds from Sale $_____ (provide estimated closing statement or net sheet)

___ Pre Qualification Letter: Letter should include Company name, loan type, LO's name, phone, and email address. DU and Fico scores are not required for submission, but may be asked for at a later time. Provide if available.

SELLER'S PREFERRED TERMS AND INFO:

- Seller: Morgan Properties Four, LLC
- Close of Escrow – less than 35 days
- Initial Deposit - 3% or higher
- Inspection Contingency – 10 days **OR LESS**(Escrow for 25 days or less, Inspection Contingency - 7 days)
- Appraisal – 17 days **OR LESS**
- Loan – 17 days **OR LESS**
- Seller's choice of NHD. Seller provides NHD report only,
- If Buyer is going to request termite repairs please add to contract **OTHERWISE SELLER WILL NOT AGREE TO REPAIRS**. Seller's choice of Termite company, only provide section 1 on main structure, Section 2 is at Buyer's expense
- Escrow - Seller's choice, each pay their own, Title company - Seller's choice, seller pays for Owner's policy
- Home warranty – Buyer's choice, Seller will pay up to $550
- Don't check boxes for appliances that are not presently installed, see MLS for appliance info.
- Expiration of Offer date, being Seller is a company we may or may not get a response on weekends, the expiration date should allow time for the Seller to respond. Date for upcoming Tuesday is best.

AGENT INFO:

- Seller's Brokerage – First Team Real Estate – Torrance, license number 01008773
- Selling Agent – Judi Reimer, license number 01218767
- Contact 1820 W Carson Street #202-285, Torrance 90501, phone: 310-266-1649