

Probate Offer Instructions

2345 Caldero Lane, Montrose CA

1. Prepare your buyer's offer using ONLY the Offer Submission Package found at <https://www.2345Caldero.com>. The acceptable terms to the Seller are included on the Purchase Agreement in the offer submission package. It is recommended that only the highlighted fields of the contract be filled in by the Buyer.
2. Contact Listing Agent for any questions prior to writing or to obtain offer submission package.
3. Upon offer acceptance, submit minimum **10% earnest deposit by Wired Funds to Estate of Helena Marie Sunny Wise. Deposit will be held with Administrator of Estate outside of Escrow.**
4. Sale is subject to 15 day Notice of Proposed Action/Approval of Beneficiaries.
5. If there is no beneficiary objection to Notice of Proposed Action, deposit refundable only if Seller is unable to deliver Clear Title.
6. Property is being sold AS IS for land value. Due to property condition/hazards/liability, seller will only provide access to property with submitted offer.
7. Proof of funds required with all offers.
8. The offer may not contain any contingencies.
9. Seller selects all services and Buyer to pay for Home Warranty policy if desired.
10. Termite inspection/completion and all retrofit compliance is solely the responsibility of the Buyer.
11. Buyer responsible for removal of any remaining trash or personal property at Buyer's expense at close of Escrow.
12. Vesting information must be specified on Probate Agreement Purchase Addendum – Page 2.
13. If applicable, include Buyer Representation/Broker Compensation Agreement document.
14. Seller will consider compensation to Buyer's Broker.
15. Compensation payable only to Listing Broker and successful Selling Agent only upon close of Escrow.