PROPERTY PURCHASE GUIDE, DISCLOSURES & ESCROW PROCESS

Thank you for your interest in this property. The information below is intended to help Buyers understand the purchase process, title certification requirements, and important due diligence considerations.

SECTION 1: WHAT HAPPENS AFTER THE SELLER ACCEPTS YOUR OFFER?

1. Submit Your Offer

Submit your offer through your agent or through the Listing Agent.

To prepare the purchase agreement, the Buyer will provide:

- Legal name(s)
- Vesting information
- Contact information
- Any information required by escrow

2. Seller Accepts the Offer

Once the Seller accepts the offer, a Purchase Agreement is executed and escrow is opened.

3. Open Escrow & Send Earnest Money Deposit (EMD)

The Buyer wires the **$2,500 Earnest Money Deposit (EMD)** to escrow pursuant to the terms of the Purchase Agreement.

4. Understand Buyer Costs

In addition to the purchase price:

- Auction.com Buyer's Premium: **$2,500**
- Buyer's share of escrow and title fees
- Buyer's 50% share of the Tax Sale Certification fee
- Any other customary closing costs

5. Buyer Due Diligence

During escrow, the Buyer should complete all investigations important to their purchase decision, including zoning, access, utilities, development potential, environmental conditions, and any other Buyer-specific concerns.

6. Tax Sale Certification Is Ordered

Because the property was acquired through a California tax-deed sale, escrow will order a **Tax Sale Certification** from an independent third-party provider.

Tax Sale Certification costs approximately **$1,950**, with an **additional $400 fee if expedited** processing is requested. Unless otherwise agreed, the **Buyer and Seller will each pay 50% of the certification cost.**

7. Certification & Title Review

The Tax Sale Certification provider reviews the property's tax-sale history and related records. Once completed, the certification is submitted to the title company for underwriting review.

This process generally takes approximately **30-40 days**.

8. Title Insurance Approval

After reviewing and approving the certification, the title company will be able to issue an Owner's Title Insurance Policy, subject to satisfaction of any remaining escrow and closing requirements.

9. Final Funds

Once all escrow conditions have been satisfied, the Buyer wires the remaining balance required to close.

10. Close of Escrow

After all funds have been received and the transaction records:

- Ownership transfers to the Buyer
- Escrow closes
- The Buyer receives title to the property
- The Buyer receives an Owner's Title Insurance Policy

SECTION 2: TAX SALE CERTIFICATION INFORMATION

- **Property History -** This property was acquired through a California tax-deed sale.
- **Why Certification Is Needed -** As is common with many California tax-deeded properties, the title company requires a Tax Sale Certification before issuing title insurance to a new purchaser.
- **What the Certification Does -** An independent third-party company reviews the property's tax-sale history and related records and submits its findings to the title company for underwriting review.
- **Benefit to the Buyer -** The purpose of the certification is to facilitate issuance of title insurance and help ensure the Buyer receives insurable title at closing.
- **Tax Sale Certification Cost** - Approximately **$1,950**. If expedited processing is requested, an additional **$400 rush fee** may apply. Unless otherwise agreed, the Buyer and Seller will each pay **50% of the certification cost**.
- **Impact on Escrow Timeline -** Because the certification must be completed and reviewed by the title company, Buyers should expect a longer escrow period than a typical cash land transaction. The process generally takes approximately 30-40 days.
- **Sale Status -** The property's tax-deed history does not prevent it from being sold. The additional review is simply part of the title company's underwriting process.

The Seller is fully cooperating with escrow, the certification provider, and the title company to facilitate a smooth and successful closing.

SECTION 3: PROPERTY INFORMATION & BUYER DUE DILIGENCE NOTICE

Prospective Buyers are encouraged to independently verify all information material to their purchase decision.

- **Survey / Boundary Markers** - Seller does not have a recent survey on file and cannot confirm whether property boundaries are physically marked.
- **Building Restrictions** - Buyers should verify zoning, permitted uses, setbacks, building requirements, and development restrictions directly with the applicable city planning and building department.

- **Legal Access** - Seller has not independently verified recorded legal access, frontage rights, or easements. Buyers should conduct their own title and access investigations.
- **Utilities** - Seller has not verified the availability of water, sewer, septic, electricity, gas, internet, or other utilities serving the property.
- **Perc Test / Septic** - Seller does not have a perc test or septic approval on file. Additional testing or approvals may be required for future development.
- **Soil / Flood / Environmental Conditions** - Seller has not obtained reports regarding soil conditions, drainage, flood hazards, environmental conditions, fire hazards, or other development-related matters.
- **Property Taxes** - Buyers should independently verify current property taxes. Future taxes may change due to reassessment, new construction, or other factors.
- **Buyer Due Diligence** - Buyer is responsible for verifying all information regarding access, utilities, zoning, development potential, permits, environmental conditions, and suitability of the property for Buyer's intended use.