

Guidelines for Filling out Purchase Agreement

19861 Keswick Lane, HB
21 day Escrow is preferred

Submit Offer:

Page 1: Paragraph 3: Terms

D(1): Deposit to be 3% of Purchase Price, Wired within 1 business day.

Page 2: H: Verifications--All should be default—Attached to the offer

L (1) Loan Contingency Removal: 14 days

L(2) Appraisal Contingency Removal 12 days.

L (3) Investigation of property to be 7 days.

(All contingencies to be removed in 14 days)

Appraisal to be ordered within 3 days of acceptance.

Page 3: Q(1) Natural Hazards – Buyer to Pay

Q(7) Escrow Fees—Check Both and write: Each their own

Enter: First American Escrow—Nancy Perez

Q(8) Owner's Title—Seller

Enter: Chicago Title

Q(10) County Transfer Tax: Enter Seller

Q(14) HOA Fee: Seller pays

Q(16) Write in: Home Inspection: Buyer to Pay

Q(17) Termite: No Termite Provided. HOA responsibility

Q(18) Estate is paying for a Home Warranty Plan up to \$900

Your choice of the home warranty company

R. Buyer(s) acknowledge(s) that seller has never occupied the property.

Seller makes no representations or warranties regarding the condition of the property or any matter affecting the property. Property to be sold "AS IS".

Seller: DB Residential, LLC