

# **18347 Saticoy Street, #39 Reseda, CA 91335**

EMAIL OFFERS TO BOTH: [michaelmetzger@bhhsca.com](mailto:michaelmetzger@bhhsca.com) and [samitarrab@bhhsca.com](mailto:samitarrab@bhhsca.com)

The purpose of this information is to streamline the process and avoid lengthy counter offers. The seller has advised listing agents to NOT discuss any information regarding submitted offers with other agents including number of offers received, offer prices received, etc.

## **Residential Purchase Agreement Sections:**

**Section 1.B.** Property Address: 18347 Saticoy Street #39 Reseda, CA 91335

County: Los Angeles.

Assessor's Parcel No: 2119-001-171.

**Section 2.B.** Seller's Brokerage Firm: Berkshire Hathaway HomeServices California Properties - DRE#01317331

Seller's Agents: Michael F. Metzger, CalDRE# 02048826, 818-601-2169, [michaelmetzger@bhhsca.com](mailto:michaelmetzger@bhhsca.com)

**Section 3.B** Close of Escrow: 30 Days or less.

**Section 3.C** Expiration of Offer: Minimum of 5 calendar days.

**Section 3.D(1)** Initial Deposit Amount: 3% of purchase price within **2** business days after Acceptance by wire transfer.

**Section 3.H(1)** Verification of All Cash: If ALL CASH Offer - Submit with offer proof of sufficient funds to cover full purchase price plus closing costs. Proof of funds must be financial statement(s) that includes the buyer's full name and dated within the past 30 days.

**Section 3.H(2)** Verification of Down Payment and Closing Costs: If FINANCED Offer - Submit with offer proof of sufficient funds to cover down payment plus closing costs. Proof of funds must be financial statement(s) that includes the buyer's full name and dated within the past 30 days.

**Section 3.H(3)** Verification of Loan Application: If FINANCED Offer - Submit with offer a loan approval dated within the past 30 days that states purchase amount, financed amount/down payment, and interest rate. Loan approval must include Buyer's full name, lender's name, and lender's contact information. Desktop Underwritten (DU) approval is preferred but not required. Loan pre-qualifications will not be accepted.

**Section 3.J** Final Verification of Condition: 5 Days.

**Section 3.K** Assignment Request: 2 Days.

**Section 3.L(1)** Loan Contingency Removal: 14 Days, or shorter, or waived via Contingency Removal with offer.

**Section 3.L(2)** Appraisal Contingency Removal: 10 Days, or shorter, or waived via Contingency Removal with offer.

**Section 3.L(3)** Investigation of Property Contingency Removal: 7 Days, or shorter, or waived via Contingency Removal with offer.

**Section 3.L(3)** Informational Access to Property: 7 Days, or shorter, or waived.

**Section 3.L(4)** Insurance Contingency Removal: 10 Days or shorter.

**Section 3.L(5)** Review of Seller Documents Contingency Removal: 7 Days or shorter.

**Section 3.L(6)** Preliminary Title Report Contingency Removal: 7 Days or shorter.

**Section 3.L(7)** Common Interest Disclosures Contingency Removal: 10 Days or shorter.

**Section 3.L(8)** Review of Leased/Lien Items Contingency Removal: NONE - N/A.

**Section 3.M(1)** Time of Possession: Upon notice of recordation.

**Section 3.N(1)** Seller Delivery of Documents: 5 Days.

**Section 3.N(2)** Sign and return Escrow Holder Provisions and Instructions - 5 Days.

**Section 3.N(3)** Time to pay fees for ordering HOA Documents – 3 Days.

**Section 3.N(4)** Install smoke alarm(s), CO detector(s), water heater bracing - 5 Days.

**Section 3.P(1)** Items Included: Stove, Dishwasher, Microwave, Bathroom Mirrors.

**Section 3.P(2)** None.

**Section 3.Q(1)** NHD: Paid by Seller - Issued by MyNHD – No environmental.

**Section 3.Q(2)** Optional Wildfire Disclosure Report – NONE – N/A.

**Section 3.Q(4)** Smoke alarms, CO detectors, water heater bracing - Paid by Seller.

**Section 3.Q(5)** Government Required Point of Sale inspections, reports - Paid by Seller.

**Section 3.Q(6)** Government Required Point of Sale corrective/remedial actions - Paid by Seller.

**Section 3.Q(7)** Escrow Fee: Each to pay their own fees.

Escrow Holder: Pickford Escrow.

**Section 3.Q(8)** Owner's title insurance policy - Paid by Seller.

Title Company: California Title.

**Section 3.Q(10)** County transfer tax, fees: Negotiable.

**Section 3.Q(11)** City transfer tax, fees: Negotiable.

**Section 3.Q(14)** HOA transfer fees - Paid by Seller.

**Section 3.Q(15)** Private transfer fees – Paid by Seller.

**Section 3.Q(18)** Home Warranty – Paid by Seller.

Shield Plus - Issued by Home Shield – Cost not to exceed \$570.00.

**Section 4.C.** BUYER AND SELLER ADVISORIES: The following must be checked and provided:

Buyer's Investigation Advisory (C.A.R. BIA)

Fair Housing and Discrimination Advisory (C.A.R. Form FHDA)

Wire Fraud Advisory (C.A.R. Form WFA)

Cal. Consumer Privacy Act Advisory (C.A.R. Form CCPA)

Wildfire Disaster Advisory (C.A.R. Form WFDA)

Statewide Buyer and Seller Advisory (C.A.R. Form SBSA)

Trust Advisory (C.A.R. Form TA) – **Will be provided by Seller**

**Section 29.** LIQUIDATED DAMAGES: Have Buyer(s) initial.

**Section 31.** ARBITRATION OF DISPUTES: Have Buyer(s) initial.

**Section 33B.** ENTITY SELLERS: Check the box.

**Section 33B.(2)** Full entity name: Piaskowski Family Trust

**Section 33B.(4)(B)** The name of the Legally Authorized Signer(s) is: Aldona Piaskowski

**Section 33D.** Printed name of SELLER: Piaskowski Family Trust

Printed Name of Legally Authorized Signer: Aldona Piaskowski

Title: Trustee

#### **REAL ESTATE BROKERS SECTION**

**Section 4.A.** Please complete all fields of Buyer's Brokerage and Agent information completely.

**Section 4.B.** Seller's Brokerage Firm: Berkshire Hathaway HomeServices California Properties - DRE#01317331.

By Agent#1: Michael F. Metzger – DRE#02048826.

By Agent#2: Sami Tarrab – DRE#01945859.

Address: 23925 Park Sorrento Calabasas, CA 91302.

Email: [michaelmetzger@bhscal.com](mailto:michaelmetzger@bhscal.com) – Phone #: 818-601-2169.

**Check box:** More than one agent from the same firm represents Seller. We will provide Additional Agent Acknowledgement (C.A.R. Form AAA) with our Seller signed RPA, SCO, or SMCO.

#### **ADDITIONAL INSTRUCTIONS:**

Due to anticipated interest, agents are encouraged to submit their clients' strongest and most competitive terms upfront. Please include proof of funds and DU/LP approval. Seller prefers straightforward, non-escalation offers.

Prior to final acceptance of any offer, the buyer may be required to cross-qualify with David Duggan at Prosperity Mortgage. Cell: 310-625-1366/Email: [david.duggan@phmloans.com](mailto:david.duggan@phmloans.com)

Buyer pays for ALL investigations/inspections. Buyer is advised to independently investigate all aspects of the property and verify the accuracy of all information provided with appropriate professionals to Buyer's satisfaction.