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Supplemental Terms – Seller Requirements for All Offers To streamline the offer process and minimize the need for counteroffers, the following seller terms are provided for buyers and agents in advance. Adhering to these terms will help ensure a smoother, more efficient experience for all parties involved. Contract & Timeline Terms ● Close of Escrow: ○ 21 days or sooner for financed offers ○ 10 days or sooner for cash offers ● Earnest Money Deposit (EMD): 3% of the purchase price ● Investigation Period: 5 calendar days ● No Assignment: Seller will not accept any assignment of contract ● Items L (3–8): Must be reviewed and satisfied within 5 calendar days ● NHD Provider: Pure NHD ● Optional Wildfire Disclosure: Buyer responsibility Escrow & Title ● Escrow Company: West Shores Escrow Escrow Officer: Celeste Willingham ● Title Company: Fidelity National. Title Officer: Jim Carollo ● Escrow Fees (Item Q7): Each party to pay their own fees. Seller agrees to pay buyer broker 2% commissions.