

4311 San Viscaya Cir Purchase Offer Guide Sheet

Please consider the following guide for the best chance of an accepted offer.

RPA Section:

1-B, Property Address: 4311 San Viscaya Cir, Corona, CA 92882

1-B, APN: 101-344-004

List Price: \$899,000

3-B, Close of Escrow: 30 days or less

3-D-1, Initial Deposit: To be at least 3% of Purchase Price and delivered to escrow within 2 business days after acceptance by wire transfer

3-K, Assignment Requests: 0 Days

3-L-1, Loan Contingency: 14 days or less

3-L-2, Appraisal Contingency: 14 days or less

3-L-3 to 3-L-8, Investigation Contingencies and Informational Access: 14 days or less

3-Q-1, NHD Company: Seller's Choice

3-Q-5 & 3-Q-6: To be Buyer Paid

Termite: *As Is*, no repairs or Termite Clearance (Please see the Termite Report in the supplements).

3-Q-7, Escrow Company: Seller Choice of Provider

3-Q-8, Title Company: Seller Choice of Provider

3-Q-18, A Home warranty may be considered

26 & 28, Liquidated Damages and Arbitration of Disputes: Seller will initial and expect buyer to initial

33-B, For Entity Buyers: Complete or send C.A.R. **RCSD-B** form with your offer

34-B, Seller of Record: Leave Blank or Peter and Sophia Slim 2004 Living Trust

Supporting Documents: Proof of Funds current within 60 days

Lender pre-approval letter with contact information (if applicable)

Important Information:

1. The prior owner passed away peacefully of natural causes on 12-1-2024 on the downstairs bedroom.
2. During the final cleaning for sale water leaked from the primary shower drain through the recessed light in the ceiling of the bonus room downstairs.
3. This home is in a Very High FHSZ in a local responsibility area. The buyer shall enter into a written agreement whereby the buyer agrees to obtain documentation of compliance from the Corona Fire Department the property is in compliance with defensible space requirements within one year of the date of close of escrow. (The inspection is a supplement to the listing)
<https://www.coronaca.gov/departments/fire/fire-prevention-and-planning/wildfire-ready/ab-38-property-sales>

Please include the property address and buyer name in the Subject Line of your Email.
Seller's Agent is Cristal Drake DRE #01272061
Email to: offer@drakerealestate.com