

# 229 W. Brookdale Pl. Purchase Offer Guide Sheet

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

## **RPA Section:**

**1-B, Property Address:** 229 W. Brookdale Pl, Fullerton, CA 92832

**1-B, APN:** 032-201-05

**List Price:** \$1,349,000

**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:** 2 Days or less

**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-M-1, Possession:** COE + 3 days

**3-P-1, Included Items:** Kitchen Refrigerator

**3-P-2, Excluded Items:** Patio Sink Vanity, Patio Armoire, Personal Property & Staging Items

**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 THE THOMAS AND JULIE WALSH 2022 REVOCABLE TRUST

**Supporting Documents:** Proof of Funds current within 60 days

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

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