Guidelines for Filling out Purchase Agreement for Trust Estate

18324 Brookhurst St, Fountain Valley

21 to 30 day escrow

Submit Offer on RPA

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

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

Q(4) Q(5) and Q(6) Government Required Corrections/Inspections
Buyer Boxes to be checked

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

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: None

Q(18) Estate is paying for a Home Warranty Plan.

Up to: $650.00 and Buyer to Select Coverage. Seller Pays.

R. Other Terms: Buyer understands that the property is being sold 'as-is'
No repairs and no credits for repairs, including No termite work.

Page 4, Paragraph 4—Property Type Addenda and Advisory :
Sub Paragraph C: Buyer & Seller Advisories: Check: Trust Advisory

Seller: Peggy Schlottman, Successor Trustee

Cash Offers: Do the inspection/due diligence prior to submitting the offer.
No days should be checked for contingencies in the offer. Include the CR-B and check the box: All Contingencies Removed.