



Offer Guidelines

General Information:

- Offer is to be submitted on a **Residential Purchase Agreement** (C.A.R Form RPA)
- Offer to include **Buyer Representation and Broker Compensation Agreement** (C.A.R Form BRBC)
- If obtaining a loan, pre-approval letter and proof of funds showing sufficient funds to cover downpayment
- If ALL Cash, proof of funds totaling the purchase price to be included with offer
- Offers are to be submitted via email to both LA1 and LA2
- Buyer acknowledges that an authorized agent of Seller or an affiliated entity of Seller is a licensed real estate broker in California.
- Solar is installed to the required minimum standard. Solar costs are 100% a buyer's responsibility and are separate from the home's asking price. Payment is due at COE. Once in escrow, the seller will put the buyer in contact with the solar provider for a consultation.

Residential Purchase Agreement:

- Seller: LA23L, LLC
- Dino Longi, Authorized Signer
- Close of escrow to be 30 days or sooner
- Initial deposit to be 3% of the lot purchase price
- Natural Hazard Zone Disclosure Report provided by MyNHD
- Escrow Holder: Fidelity National Title – Nancy Shenouda
- Title Company: Fidelity National Title – Karen Cervantes
- Seller will not provide a traditional third-party home warranty, as builder's limited warranty is included