

SELLER'S PREFERRED TERMS AND CONDITIONS

3076 Madeira Avenue | Costa Mesa, CA 92626

BUYER DUE DILIGENCE — Buyer is encouraged to complete all desired due diligence prior to submitting an offer. Seller has limited knowledge regarding the property's current condition. Buyer is encouraged to obtain a complete independent home inspection and fully investigate the property to Buyer's satisfaction prior to submitting an offer.

NO CONTINGENCIES — All offers shall be submitted with NO CONTINGENCIES, including but not limited to loan, appraisal, investigation/inspection, review of disclosures, title, or other Buyer approval contingencies. Seller disclosures and the Preliminary Title Report are available in the MLS supplements and should be reviewed prior to submitting an offer.

DEPOSIT — Earnest money deposit shall equal three percent (3%) of the purchase price and shall be non-refundable upon acceptance.

AS-IS CONDITION / BUYER RESPONSIBILITY — Property is sold strictly "AS IS" in its present condition. Seller will make no repairs, provide no credits, and perform no termite or corrective work. Buyer shall be responsible for and pay for any smoke detectors, carbon monoxide detectors, water heater strapping, water-conserving plumbing fixtures, retrofitting, or other compliance work required prior to Close of Escrow.

DEPOSIT DELIVERY — Buyer's FULL deposit shall be delivered to Escrow by wire transfer or cashier's check within one (1) business day of acceptance. Failure to timely deliver the full deposit shall constitute a failure to perform, and Seller reserves all rights and remedies available under the Purchase Agreement, including cancellation.

NO ASSIGNMENTS — Section 3K shall be completed as 0 days. Buyer must identify the exact purchasing party and vesting in the offer. No assignment, substitution of Buyer, transfer of contractual rights, or change in purchasing entity or vesting shall be permitted without Seller's prior written consent. Any individual signing on behalf of an entity Buyer represents and warrants that such individual has full authority to bind the Buyer.

BUYER COSTS / RETROFIT ITEMS — Item 3.N.4 (ref. 10.B.1) and Items Q4, Q5 & Q6 (ref. 10.B inclusive) shall be Buyer's responsibility and expense. Buyer and Seller agree to waive any city report and/or city inspection, if applicable.

ESCROW PERIOD — Seller prefers the shortest reasonable escrow period.