TERMS OF SALE 42100 EL CAMPO ROAD, ANZA 92539

Seller is offering this property on the following terms which will be incorporated into all offers/purchase contracts submitted by Buyer/s:

1) Buyer/s understand this property is being sold AS-IS in its present condition with no exceptions.
2) Buyer/s to complete their due diligence and inspection periods as agreed with **limited utility services**.
3) Buyer/s to satisfy themselves with all conditions discovered in their inspections as an accommodation and waived inspections preferred.
4) Seller will not accept absentee offers where the Buyer/s named on the purchase agreement have not visited the property in person.
5) Assignments of title or substitutions prior closing will be disqualified from purchase. All assignments, substitutions or transfers of title to be completed after closing with no exceptions.
6) **Seller is accepting ALL CASH offers only.**
7) Buyers must show proof of funds to close in the form of bank statements, savings accounts, or retirement accounts with **no less than 3% of purchase price** deposited as earnest money in escrow upon acceptance of any offer. All proof of funds must be current and dated within 30 days of the offers presented.
8) Buyers are aware there are code enforcement compliance violations on this property and in order to pass title to close ALL Buyers must be approved through County of Riverside Code Enforcement committee to be eligible for a Notice of Violation Agreement in order to purchase this property. After offer is accepted Buyer must cooperate to provide information to Code Enforcement to be reviewed by committee which can take up to 10 business days. Once buyer/s are approved we can proceed to close purchase.