THE CREM GROUP

Probate & Trust Real Estate

INSTRUCTIONS FOR OFFER SUBMISSION & ADDITIONAL TERMS
FULL AUTHORITY

1. All offers to be submitted on CAR's CA Residential Purchase Agreement & Joint Escrow Instructions ("RPA") with Probate Advisory (Form "PA") & Probate Agreement Purchase Addendum (Form "PA-PA") attached.
2. The property is being sold "as is" with no representations or warranties implied or expressed by Seller or Seller's agents and/or representatives.
3. Seller to select all services.
4. Buyer will be responsible for repairs (if any).
5. Buyer will be responsible for the pest control report and/or repairs (if any).
6. Seller to be responsible for smoke detectors, carbon monoxide detectors and water heater strapping prior to the close of escrow. Buyer to be responsible for any other retrofitting costs and/or completion of work after the close of escrow.
7. Buyer will be responsible for cost/coverage of home warranty (if Buyer so elects).
8. Escrow shall close in 30 days or less.
9. All offers must be accompanied by verification of down payment.
10. Buyer deposit to be 3% of purchase price and is to be submitted within one (1) business day of acceptance.
11. Offer shall provide exact vesting of Buyer; may not stipulate "assignees" or "to be determined" in Escrow.
12. County and city transfer taxes and fees shall be paid one-half by Buyer and one-half by Seller.
13. If the offer will be submitted by an entity, please provide appropriate documentation.

    a. If LLC:
        i. Operating Agreement, Articles of Organization, and Tax ID #.
    b. If Trust:
        i. A notarized trust certification.
    c. If Partnership:

   i. Partnership Agreement and Tax ID #
d. If Corporation:
   i. Articles of Incorporation, Bylaws, certificate of good standing, and Tax ID#