

Dynasty Real Estate
9475 Haven Ave. Ste. 200 Rancho Cucamonga CA 91730
Phone: 909-996-4572 Fax: 1-866-594-5911

Required for all Listings

Fill out your purchase contract COMPLETELY please. I mean COMPLETELY. Leave NO blank spaces to be filled out by listing agent. Including but not limited to:

1) Item 1-D... *You must put days close of escrow shall occurred. (No less than 30 days, even if offer is all cash)*

2) Item 2-B... *Listing company name: Dynasty Real Estate*

3) Item 3-A...Initial Deposit: Mark what type of funds and **DO NOT** Send copy of Check. We don't need it.

4) Item 3-E...Additional financing terms: This is for buyers closing costs if you are requesting some closing costs to be paid by sellers.

5) Item 3-H...Verification of Down Payment & Closing Costs: Mark the box if you are sending buyers Proof of Funds.

6) Item 3-J-(4)...No loan Contingency: *Mark the box if all cash of no loan contingency or removal is needed.*

7) Items 5-A or B...Addenda & Advisories: *Mark any of those boxes if you are sending any of these additional documents.*

8) Item 6...Other terms: *input here any other terms such as buyers asking for new paint or carpet or any other request or disclosure (no closing costs should be put here)*

9) Item 7-A-(1-3)...Allocation of Costs: *Mark the appropriate boxes if you need sellers to pay for any inspections, reports or certificates: such as NHD, environmental or termite etc.*

10) Item 9-B...Possession of Property: *Possession shall occurred NO later than 3 days after close of escrow. (Unless your buyers don't agree with this terms. Your offer might be countered back or rejected)*

11) Item 21-A & B...Remedies for buyer's breach of Contract: Must be initialed. (Unless your buyers don't agree with this terms. If they don't agree, offer might be countered back or rejected)

12) Item 22-A & B...Dispute Resolution: Must be initialed (Unless your buyers don't agree with this terms. If they don't agree, offer might be countered back or rejected)

13) Item 31...Acceptance of offer: Below sellers signature you must print seller's names. To find sellers name and input them there, do the following: Go to MLS and click on APN (Assessor Parcel Number) Here you can see seller's names.

14) Item 31...Real Estate Brokers: Input all Listing Broker information; to do this faster. Go to win forms click on MLS Connect and download all listing agent and listing broker information. Or copy it from below.

Listing Broker Information.

Listing Broker: ***Dynasty Real Estate***

Listing Broker BRE #: **01308832**

Listing Broker Address: **19475 Haven Ave. Ste. 200 Rancho Cucamonga CA 91730**

Listing agents Information:

Listing agent's Name: **MARIO G BONOLA**

Listing agent's office phone number: **909-373-2505.**

Listing agent's E-fax number: **866-594-5911.**

Listing agent's BRE Number: **01236651**

Listing agent's Email Address: [**bonola101@gmail.com.**](mailto:bonola101@gmail.com)

Do not sign for listing agent as He will sign & date your offer when it gets presented.

Do not send any other CAR forms beside purchase contract package (whole) found on win forms. It is put together in there and in that order for a reason. Send only that package and in that order. Again, it is put together that way in that order for a reason.

Do not send any other disclosures as most disclosure will come from sellers to buyers not from buyers to sellers.

Your offer package should include the following: RPA-CA Package (in that order), Lenders approval letter and/or DU approval, & buyer's proof of funds (nothing else)

If you follow this simple step by step guidelines you offer will have a lot more chances of get it accepted. Question when making your offer call L/A at 909-996-4572