



In accordance with the terms and conditions of the: [ ] Residential Purchase Agreement (C.A.R. Form RPA-CA), [ ] Request For Repair (C.A.R. Form RR), [ ] Response And Reply To Request For Repair (C.A.R. Form RRRR) or [X] Other Probate Purchase Agreement & Joint Escrow Instructions ("Agreement"), dated \_\_\_\_\_, on property known as 32759 Seagate Dr #301-A, Rancho Palos Verdes, CA 90275-5872 ("Property"), between \_\_\_\_\_ ("Buyer") and Alan James McNeil (Administrator) ("Seller").

I. BUYER REMOVAL OF BUYER CONTINGENCIES:

1. With respect to any contingency and cancellation right that Buyer removes, unless otherwise specified in a separate written agreement between Buyer and Seller, Buyer shall conclusively be deemed to have: (i) completed all Buyer Investigations and review of reports and other applicable information and disclosures; (ii) elected to proceed with the transaction; and (iii) assumed all liability, responsibility and, expense, if any, for Repairs, corrections, or for the inability to obtain financing. Waiver of statutory disclosures is prohibited by law.

2. Buyer removes those contingencies specified below.

A. ONLY the following individually checked Buyer contingencies are removed:

- 1. [ ] Loan (Paragraph 3J)
2. [ ] Appraisal (Paragraph 3I)
3. [ ] Buyer's Physical Inspection (Paragraph 12)
4. [ ] All Buyer Investigations other than a physical inspection (Paragraph 12)
5. [ ] Condominium/Planned Development (HOA or OA) Disclosures (Paragraph 10F)
6. [ ] Reports/Disclosures (Paragraphs 7 and 10)
7. [ ] Title: Preliminary Report (Paragraph 13)
8. [ ] Sale of Buyer's Property (Paragraph 4B)
9. [ ] Review of documentation for leased or liened items (Paragraph 8B(5))
10. [ ] Other:
11. [ ] Other:

OR B. [ ] ALL Buyer contingencies are removed, EXCEPT: [ ] Loan Contingency (Paragraph 3J); [ ] Appraisal Contingency (Paragraph 3I); [ ] Contingency for the Sale of Buyer's Property (Paragraph 4B); [ ] Condominium/Planned Development (HOA) Disclosures (Paragraph 10F); [ ] Other

OR C. [X] BUYER HEREBY REMOVES ANY AND ALL BUYER CONTINGENCIES.

3. Once all contingencies are removed, whether or not Buyer has satisfied him/herself regarding all contingencies or received any information relating to those contingencies, Buyer may not be entitled to a return of Buyer's deposit if Buyer does not close escrow. This could happen even if, for example, Buyer does not approve of some aspect of the Property or lender does not approve Buyer's loan.

NOTE: Paragraph numbers refer to the California Residential Purchase Agreement (C.A.R. Form RPA-CA). Applicable paragraph numbers for each contingency or contractual action in other C.A.R. contracts are found in Contract Paragraph Matrix (C.A.R. Form CPM).

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_

II. SELLER REMOVAL OF SELLER CONTINGENCIES: Seller hereby removes the following Seller contingencies:

- [ ] Finding of replacement property (C.A.R. Form SPRP); [ ] Closing on replacement property (C.A.R. Form SPRP)
[ ] Other

Seller Alan James McNeil (Administrator) Date \_\_\_\_\_

Seller \_\_\_\_\_ Date \_\_\_\_\_

( / ) (Initials) CONFIRMATION OF RECEIPT: A copy of this signed Contingency Removal was personally received by [ ] Buyer [ ] Seller or authorized agent on \_\_\_\_\_ (date), at \_\_\_\_\_ AM / PM.

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Reviewed by \_\_\_\_\_ Date \_\_\_\_\_

