

10334 Woodstead Ave RPA Guide Sheet

Please consider the following guide when preparing an offer.

Property Address: 10334 Woodstead Ave, Whittier, CA 90603

APN: 8230-006-050

Seller of Record: The Bohnhoff Family Trust

List Price: \$849,000

Close of Escrow: 30 days or less

Initial Deposit: To be at least 3% of Purchase Price and delivered to escrow within 2 business days after acceptance by wire transfer

Assignment Requests RPA Sections 3-K: To be received within 0 days of acceptance

RPA Sections 3-Q-5 and 3-Q-6: To be Buyer Paid

Investigation Contingencies and Informational Access: 14 days or less

All other Contingencies: 14 days or less

Possession: COE

Included Items RPA Section 3-P-1: Kitchen Refrigerator, Washer, Dryer, Backyard Shed, Pneumatic Shop System in the garage and shed

Excluded Items RPA Section 3-P-2: Staging Items, Personal Property, Fuel Pump Landscape Feature in front of the home, Listing Cameras

NHD Company RPA Section 3-Q-1: Seller's Choice of Provider

Escrow Company RPA Section 3-Q-7: Seller Choice of Provider

Title Company RPA Section 3-Q-8: Seller Choice of Provider

Liquidated Damages and Arbitration of Disputes RPA Sections 26 & 28: Buyer and Seller will be expected to initial

Entity Buyers: Complete Section 33-B of the RPA or send C.A.R. **RCSD-B** form with your offer

Supporting Documents: Proof of Funds current within 60 days

Lender pre-approval letter with contact information (if applicable)

Please include the property address and buyer name in the Subject Line of your Email.

Seller's Agent is Cristal Drake DRE #01272061