

Guidelines for Filling out Purchase Agreement for Probate—

25211 Avenida Tranquilina, Lake Forest

Submit Offer on RPA

Page 1: Paragraph 3: Terms

D(1): Deposit to be 3% of Purchase Price, Wired within 2 business days

Page 2: H: All should be default—Attached to the offer

Page 3: Q(1) Natural Hazards – Buyer to Pay

Q(5) and Q(6) Government Required Corrections/Inspections

Buyer Boxes to be checked

Q(7) Escrow Fees—Check Both and write: Each their own

Enter: Cardinal Escrow

Q(8) Owner's Title—Seller

Enter: Chicago Title

Q(10) County Transfer Tax: Enter Seller

Q(14) HOA Transfer Fees: Seller

Q(16) Write in: Home Inspection: Buyer to Pay

Q(17) Termite: None

Q(18) Home Warranty Plan. \$710 Fill in: Buyer to Select Coverage. Seller Pays.

R. Other Terms: Buyer understands that the property is being sold 'as-is'

No repairs and no credits for repairs, including termite.

All Contingencies to be removed in ___ days.

Page 4, Paragraph 4 A—Property Type Addenda: Probate Agreement Purchase Addendum

Paragraph 4 C –Probate Advisory—PA -- Check Box

Probate Agreement Purchase Addendum -- PA-PA CAR Form

Seller: Steve Hagins, Administrator or Executor

Determination for Type of Probate and Confirmation:

3 B (1) Court Confirmation Undetermined at time of Offer: Check the Firstbox, At Acceptance.

6. Other Terms: Buyer understands that the property is being sold 'as-is' No repairs and no credits for repairs, including termite.