

**Instructions for Submitting Offer – ALL CASH
LIMITED AUTHORITY**

Probate with Court Approval
707 N. Lucia, Redondo Beach

1. Submit Offer on **Probate Purchase Agreement AND Current Proof of Funds**—Financial/bank statements no phone screenshots that does not have buyer's name, address and date of funds.
2. No Blind offers accepted and No assignment of another buyer permitted.
3. Deposit to be 10% of Purchase Price—No Exceptions
4. Paragraph 3 Finance Terms: A. Write in: Initial deposit to be wired to escrow within 24 hours of acceptance. 3c ALL CASH OFFER I. Verification Attached. J. Appraisal Contingency & Removal is NOT contingent on an appraisal.

Paragraph 4 A Type of Probate: Inform buyer at time of Acceptance

4 B (2) Court Confirmation Required

Paragraph 7 B Addenda & Advisories: Paragraph B Probate Advisory
Buyer's Inspection Advisory

Paragraph 8 Other Terms: Buyer to be responsible for signing Redondo Beach Building Report and accepting and all responsibility, Including all city required retrofit compliances, IF applicable.

Buyers agree to purchase property in its current 'as-is/where is' condition.

Paragraph 9 A (1) Buyer shall pay for natural hazards disclosure

B—Government Requirements & Retrofit:

Check (1) Buyer pay for smoke alarm & CO

Check (2) (i) Buyer pay for cost of compliance . . .

Check (2) (ii) Buyer pay for compliance . . .

Paragraph 9 Continued:

C—Escrow and Title: (1) (a) Check both boxes
Each side pay own share
(b) Keller Williams Realty Escrow

D--Other Costs (1) Seller Shall pay for Owners Title
(2) Seller Shall pay for County Transfer Tax
(10) Buyer either waives purchase of home
warranty OR Buyer pays for it.

Paragraph 10 (3) Property is Sold as-is w/o representation or
warranties.

Paragraph 11: Closing & Possession: Fill out A & B

Paragraph 16: Vesting. Fill in how title is held. Buyer has 0 days

Paragraph 17: Time Periods/Removal of Contingencies

B (1) Buyer Has 0 days complete investigations
(3) Include CR Form 2 C checked -- ALL
Contingencies Removed.

Page 10: Seller Name: Jeannie R. Nicholson, Administrator
Court Appointed Rep of: Lillie Ruth Daniels

