

MULTIPLE OFFER DISCLOSURE

DATE: _____

BUYER(S) NAME: _____

PROPERTY ADDRESS: 14213 E Shaver St, La Puente CA 91746

IF YOU FAIL TO EXECUTE AND RETURN THIS DOCUMENT, WE WILL NOT CONSIDER YOUR OFFER.

Dear Buyer(s):

We are involved in a multiple offer situation on the above property.

The Seller will entertain and consider all offers in the following manner:

1. All offers must be in writing; verbal offers will not be accepted.
2. We must receive your written best and final offer no later than **Monday 10/19/26 @ 11:00 AM**
Delivery of such offer may be via facsimile or email.
3. The following terms and conditions shall be applicable to you and to any offer you wish to submit:
 - Seller shall have sole and absolute discretion to accept or reject any offer received. Seller is not required to accept any particular offer, regardless of terms. Seller has the absolute right and discretion to reject all offers.
 - Subsequent to the receipt of offers, Century 21 Masters / Mark and Al shall have the absolute right to deal directly with any broker and/or one or more offerors to further negotiate the terms and conditions of any offer. In so doing, Century 21 Masters / Mark and Al shall have no obligation to negotiate or communicate with each and every offeror, or with any of them.
 - In accepting an offer, Seller shall make the decision solely on such lawful factors and criteria as Seller, in Seller's sole judgment, deems appropriate under the circumstances. Price is but one factor to be considered.
 - Under no circumstances shall verbal communications between an offeror and Century 21 Masters / Mark and Al constitute or create an obligation on the part of Century 21 Masters / Mark and Al to sell a property to anyone under any terms.
 - The acceptance of an offer shall be conditioned upon the subsequent execution by Buyer and Seller of a written contract of sale setting forth terms satisfactory to the Seller, which will have no obligation to sell the property unless and until such written contract is fully executed.

Please sign below to acknowledge your understanding and acceptance of this process and return this form to Century 21 Masters / Mark and Al no later than the time designated above for the transmittal of offers. Failure to transmit such acceptance may prevent us, at our discretion, from considering any offer you wish to submit.

UNDERSTOOD AND AGREED:

X _____
Buyer(s)

X _____
Buyer(s)



SELLER MULTIPLE COUNTER OFFER No. 1
(C.A.R. Form SMCO, Revised 6/26)

Date 10/16/2026

This is a counter offer to the Purchase Agreement, OR ☐ Buyer Counter offer No. _____, ☐ Other _____ ("Offer"),
dated _____, on property known as 14213 E Shaver Street, La Puente, CA 91746 ("Property"),
between _____ ("Buyer")
and Alicia Villalobos, Belinda Ortiz ("Seller").
Buyer and Seller are referred to as the "Parties."

1. **TERMS:** The terms and conditions of the above referenced document are accepted subject to the following:
- A. **LIQUIDATED DAMAGES AND ARBITRATION OF DISPUTES:** To be binding, the Liquidated Damages and Arbitration of Disputes paragraphs in the Offer each require initials by all Parties. If either of those paragraphs is not initialed by all Parties, that paragraph is excluded from the final Agreement unless initialed by all Parties in the offer or in an addendum, such as the Liquidated Damages and Arbitration Agreement (C.A.R. Form LDAA).
☐ Liquidated Damages and Arbitration Agreement (C.A.R. Form LDAA) is attached. Unless specified otherwise, Liquidated Damages and Arbitration of Disputes paragraphs may be signed in counterparts.
- B. **DOWN PAYMENT; LOAN AMOUNT; DEPOSIT; CREDITS:** Unless Otherwise Agreed or altered in another Counter Offer, the down payment and loan amount(s) will be adjusted in the same proportion as in the original Offer, but the dollar amount of any initial and increased deposit and Seller credits shall remain unchanged from the original Offer.
- C. **APPRAISAL CONTINGENCY/GAP:** Unless Otherwise Agreed, if, in the original offer, the appraisal contingency amount is calculated using an Appraisal Gap, then the dollar amount of the Appraisal Gap shall be deducted from the final purchase price to determine the appraisal contingency amount.
- D. **PREVIOUS OFFERS:** Any previous unaccepted Seller Counter Offer is hereby withdrawn and revoked.
- E. **OTHER TERMS:** See overflow paragraph 1

- F. **ADDENDA; ATTACHMENTS:** The following attached documents are incorporated into this Seller Multiple Counter Offer when Signed and Delivered by both Parties (and if both Parties do not Sign and Deliver all attached addenda then any acceptance of this Seller Counter Offer is not valid):
☐ Addendum No. _____ (C.A.R. Form ADM)
☐ Back Up Offer Addendum (C.A.R. Form BUO)
☐ Seller License to Remain in Possession Addendum (C.A.R. Form SIP) (occupancy up to 29 days)
☐ Seller Purchase of Replacement Property (C.A.R. Form SPRP)
☐ Tenant Occupied Property Addendum (C.A.R. Form TOPA)
☐ Residential Lease After Sale (C.A.R. Form RLAS) (occupancy for 30 or more days)
☐ Seller Intent to Exchange Addendum (C.A.R. Form SXA)
☒ Other Affiliated business arrangements ☐ Other _____
2. **BINDING EFFECT:** Seller is making Multiple Counter Offers to other prospective Buyers on terms that may or may not be the same as the terms in this Multiple Counter Offer. This Multiple Counter Offer does not bind Seller and Buyer unless all of the following occur in the times specified below: Seller Signs in **paragraph 5**, Buyer Signs in **paragraph 7**, Seller Signs in **paragraph 8**, and Buyer receives a Copy of the Multiple Counter Offer with all of the signatures. (Note: Prior to the completion of all of the foregoing, Buyer and Seller shall have no duties or obligations for the purchase or sale of the Property.)
3. **EXPIRATION OF SELLER MULTIPLE COUNTER OFFER:** This Multiple Counter Offer shall be deemed revoked and the deposits shall be returned to Buyer unless by 5:00 PM on the third Day after the date Seller Signed in **paragraph 5** (if more than one Seller, then the last date) (or by 11:00 ☒ AM/☐ PM on 10/19/2026 (date)), (i) this Seller Multiple Counter Offer is Signed in **paragraph 7** by Buyer, and (ii) a Copy of the Multiple Counter Offer Signed by Buyer is personally received by Seller or Seller's Authorized Agent.
4. **MARKETING TO OTHER BUYERS:** Seller has the right to continue to offer the Property for sale. Seller has the right to accept any other offer received, prior to Seller's selection of this Multiple Counter Offer.
5. **OFFER: SELLER MAKES THIS MULTIPLE COUNTER OFFER ON THE TERMS ABOVE AND ACKNOWLEDGES RECEIPT OF A COPY. BY MAKING THIS COUNTER OFFER, ANY PREVIOUS OFFER OR COUNTER OFFER CAN NO LONGER BE ACCEPTED. THIS COUNTER OFFER IS VALID REGARDLESS OF WHETHER ANY PREVIOUS OFFER OR COUNTER OFFER EXPIRED BY ITS TERMS.** The terms and conditions of those documents are incorporated into this Seller Multiple Counter Offer unless Otherwise Agreed.

Seller: _____ Alicia Villalobos Date _____
Seller: _____ Belinda Ortiz Date _____



6. **ACCEPTANCE OF SELLER MULTIPLE COUNTER OFFER:** Buyer's acceptance of this Seller Multiple Counter Offer shall be deemed revoked and the deposit, if any, shall be returned to Buyer unless by 5:00 PM on the fourth Day after the date Seller Signs in **paragraph 5** (if more than one Seller, then the last date) (or by ☐ AM/☐ PM on 10/19/2026 (date) (i) it is Signed in **paragraph 8** by Seller, and (ii) a copy of this Seller Multiple Counter Offer signed in **paragraph 8** by Seller is personally received by Buyer or Buyer's Agent who is authorized to receive it.

7. **ACCEPTANCE:** Buyer accepts the above Multiple Counter Offer (If checked ☐ **SUBJECT TO THE ATTACHED COUNTER OFFER No. _____**) and acknowledges receipt of a Copy.

Buyer: _____ Date _____

Buyer: _____ Date _____

8. **SELECTION OF ACCEPTED MULTIPLE COUNTER OFFER:** By signing below, Seller accepts this Seller Multiple Counter Offer, and, if applicable, agrees to extend the expiration date for Buyer's acceptance to the date that Buyer has signed in **paragraph 7**. NOTE TO SELLER: Do NOT Sign in this box until after Buyer Signs in **paragraph 7**. DO NOT Sign in this box if this Seller Multiple Counter Offer is subject to an attached Counter Offer.

A. Seller accepts this Seller Multiple Counter Offer.

Seller: _____ Date _____

Seller: _____ Date _____

OR B. ☐ Seller accepts this Seller Multiple Counter Offer in **Back-Up position No. _____**. Back-Up Offer Addendum (C.A.R. Form BUO), dated _____, is attached.

Seller: _____ Date _____

Seller: _____ Date _____

This Seller Multiple Counter Offer in Back-Up position shall be deemed revoked and the deposits shall be returned to Buyer unless by 5:00 PM on the third Day after the date Seller Signed in **paragraph 8B** (if more than one Seller, then the last date)(or ☐ by ☐ AM/☐ PM on _____ (date)), this Seller Multiple Counter Offer in Back-Up position is (i) Signed by Buyer below and the attached BUO is Signed by Buyer, and (ii) copies of both are personally received by Seller or Seller's Authorized Agent.

Buyer: _____ Date _____

Buyer: _____ Date _____

9. **LATE ACCEPTANCE:** If the date of Seller's signature in **paragraph 8** is after the expiration specified in **paragraph 6**, Seller's acceptance is only binding if Buyer agrees to the late acceptance by signing below and Delivering a Copy by 5:00 PM on the third Day after the date this Seller Multiple Counter Offer is signed by Seller in **paragraph 8**. All time periods in the Agreement shall begin upon Buyer's Delivery of this Late Acceptance to Seller.

I/We (Buyer), ratify the acceptance and agree to all terms of this Seller Multiple Counter Offer.

Buyer: _____ Date _____

Buyer: _____ Date _____

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SELLER MULTIPLE COUNTER OFFER (SMCO PAGE 2 OF 2)

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TEXT OVERFLOW ADDENDUM No. 1
(C.A.R. Form TOA, Revised 6/23)

This addendum is given in connection with the property known as 14213 E Shaver Street, La Puente, CA 91746

_____ ("Property"),
in which _____ is referred to as ("Buyer")
and Alicia Villalobos, Belinda Ortiz is referred to as ("Seller").

[SMCO] Seller Multiple Counter Offer – 1

1) 1. D. Other Terms:

1. Purchase Price to be \$ _____ (insert best/final).

2. Escrow to Close within 30 Days of Acceptance.

3. Seller will pay up to \$800 for a CRES Advantage home warranty policy issued by a reputable company of buyer's choice (First American Home Warranty, Fidelity National Home Warranty, Old Republic Home Protection).

4. Earnest Money Deposit to be 3% of the final purchase price and deposited into escrow by wire transfer within 3 Business Days of Acceptance

5. Buyer's inability to obtain financing at a specific interest rate or points shall not constitute a valid basis for cancellation of this Agreement.

6. Seller will not pay any of buyers closing costs.

7. Section G(3): Seller agrees to pay Buyer's Broker, out of transaction proceeds not to exceed 2% of the sales price.

8. Section K is hereby deleted from the Purchase Agreement, No Assignment requests will be accepted.

9. Section L(1): Loan Contingency (if any) to be no longer than 12 days. If Offer has already removed loan contingency, will remain as such.

10. Section L(2): Appraisal Contingency (if any) to be no longer than 10 days. If Offer has already removed appraisal contingency, will remain as such.

11. Section L(3): Inspection Contingency (if any) and informational access to be no longer than 7 days. If Offer has removed the entire inspection and investigation contingency, shall remain as such.

12. Section L(4): Insurance contingency to be no longer than 10 days.

13. Sections L(5), L(6), L(7), L(8): 5 Days After Acceptance, or 3 Days after Delivery, whichever is later.

14. Sections Q(5) and Q(6): Paragraphs 10A and 10B(2) are hereby deleted from the Purchase Agreement. Seller is unaware of any Government Required Point of Sale inspections or reports applicable to the subject property. In the event any such requirement is discovered during escrow, any corrective/remedial actions shall be subject to Seller's approval or disapproval, and either party shall have the right to cancel this Agreement if a mutual written agreement cannot be reached.

15. Sellers choice of services.

16. Buyers are to execute and initial Paragraph 29 and 31 of Purchase Agreement.

17. Seller will not provide a Wood Destroying Pest and Organism inspection report or any corrective work completion. Property is being sold in its present condition with no repairs and no credit.

(continued on overflow page 2)

The foregoing terms and conditions are hereby incorporated in and made a part of the paragraph(s) referred to in the document to which this TOA is attached. The undersigned acknowledge receipt of a copy of this TOA.

Buyer _____ Date _____

Buyer _____ Date _____

Seller _____ Alicia Villalobos Date _____

Seller _____ Belinda Ortiz Date _____

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TEXT OVERFLOW ADDENDUM (TOA PAGE 1 OF 1)

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TEXT OVERFLOW ADDENDUM No. 2
(C.A.R. Form TOA, Revised 6/23)

This addendum is given in connection with the property known as 14213 E Shaver Street, La Puente, CA 91746

_____ ("Property"),
in which _____ is referred to as ("Buyer")
and Alicia Villalobos, Belinda Ortiz is referred to as ("Seller").

[SMCO] Seller Multiple Counter Offer – 1

1) 1. D. Other Terms (continued):

18. Buyer to Execute: C21 Masters Affiliated Business Arrangement Disclosure Notice, C21 Masters Key Disclosure Statement, Mold and Water Disclosure.

19. Buyer's original Purchase Agreement, whether or not expired, is hereby revived and remains valid solely for the purposes of this Multiple Counter Offer. All terms not changed by this multiple Counter Offer remain as originally written.

The foregoing terms and conditions are hereby incorporated in and made a part of the paragraph(s) referred to in the document to which this TOA is attached. The undersigned acknowledge receipt of a copy of this TOA.

Buyer _____ Date _____

Buyer _____ Date _____

Seller _____ Alicia Villalobos Date _____

Seller _____ Belinda Ortiz Date _____

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