

MULTIPLE OFFER DISCLOSURE

DATE: _____

BUYER(S) NAME: _____

PROPERTY ADDRESS: 8374 Almond St, Rancho Cucamonga CA 91701

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 @ 5:00 PM**
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)



CALIFORNIA
ASSOCIATION
OF REALTORS®

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 8374 Almond Street, Rancho Cucamonga, CA 91701 ("Property"), between _____ ("Buyer") and The John Navarrete Revocable Trust dated 03/10/2021 ("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 Preliminary Title Report (Corinthian Title) ☒ Other CAR Form SWPI-C dated 10/16/2026

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 _____ ☐ AM/☐ PM on _____ (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: Melinda Vasquez The John Navarrete Revocable Trust dated 03/10/2021 Date 10/16/2026
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Seller: _____ 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 _____ (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 8374 Almond Street, Rancho Cucamonga, CA 91701

in which _____ ("Property"),
 and _____ is referred to as ("Buyer")
 and The John Navarrete Revocable Trust dated 03/10/2021 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. Earnest Money Deposit to be 3% of the final purchase price and deposited into escrow by wire transfer within 3 Business Days of Acceptance

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

5. Section G(1): Seller Credit to Buyer \$0 For Closing Costs.

6. Section G(3): Seller agrees to pay Buyer's Broker, out of transaction proceeds, 2.5% or _____ %, whichever is lower, of the final purchase price.

7. 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.

8. 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.

9. 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.

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

11. Sections L(5), L(6), L(7), L(8): 10 Days After Acceptance, or 3 Days after Delivery, whichever is later.

12. Section P(1): 10. The following items are included: refrigerator, microwave, stove, washer/dryer, bathroom mirrors, existing light fixtures, existing window treatments, security systems including cameras. Notwithstanding any other provision of the Agreement, Seller may, at Seller's sole discretion, leave any personal property remaining on the Property at Close of Escrow. Buyer agrees to accept such items in their then-existing condition, without warranty or representation by Seller. Any personal property left behind shall become Buyer's property at Close of Escrow, and Buyer shall be solely responsible for any removal, disposal, and related costs. Seller shall have no obligation to remove such items or provide Buyer with any credit or reimbursement for them. This provision does not authorize Seller to remove any fixtures or other items otherwise included in the sale under the Agreement.

13. Section P(2): The following items are not included in the sale: golf cart

14. Section Q(2): Seller will not provide Optional Wildfire Disclosure Report, any fire related inspections are to be responsibility of Buyer.

15. Sections Q(5) and Q(6): Paragraphs 10A and 10B(2) are hereby deleted from the Purchase Agreement. Seller is unaware of any (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 _____ Signed by: _____ Date _____

Seller Melinda Vasquez The John Navarrete Revocable Trust dated 03/10/2021 Date 10/16/2026
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Seller _____ Date _____

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CALIFORNIA
ASSOCIATION
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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 8374 Almond Street, Rancho Cucamonga, CA 91701
in which _____ ("Property"),
and _____ is referred to as ("Buyer")
and The John Navarrete Revocable Trust dated 03/10/2021 is referred to as ("Seller").

[SMCO] Seller Multiple Counter Offer – 1

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

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.

16. Section Q(7): Buyer and Seller to each pay their own escrow fees. Escrow to be Glen Oaks Escrow, Charlene Sung. Section Q(8): Seller to pay for Owner's Title Insurance Policy, provider to be Corinthian Title, Rick Karst. Section Q(1): Seller to pay for NHD Report, provider to be Property ID. Section Q(18): Seller will pay for Home Warranty not to exceed \$970, provider to be ORHP, Maria Howard and to include CRES coverage.

17. Seller will not provide a Wood Destroying Pest and Organism inspection report or any corrective work completion.

18. See attached CAR Form SWPI-C dated 10/16/2026. If SWPI-C was included in original offer, it is hereby replaced with the attached.

19. Buyer's original Purchase Agreement, whether or not expired, is hereby revived and remains valid solely for the purposes of this Counter Offer. All terms not changed by this 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 _____ Signed by: _____ Date _____
Seller Melinda Vasquez The John Navarrete Revocable Trust dated 03/10/2021 Date 10/16/2026
Seller _____ Date _____

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TEXT OVERFLOW ADDENDUM (TOA PAGE 1 OF 1)

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SEPTIC, WELL, PROPANE TANK, AND PROPERTY BOUNDARIES INSPECTION AND ALLOCATION OF COSTS ADDENDUM

(C.A.R. Form SWPI-C, 6/26)

The following terms and conditions are hereby incorporated in and made a part of the Purchase Agreement, OR ☒ Other CAR
Form SMC0 No. 1, dated 10/16/2026 ("Agreement"),
on property known as: 8374 Almond Street, Rancho Cucamonga, CA 91701 ("Property"),
between _____ ("Buyer")
and The John Navarrete Revocable Trust dated 03/10/2021 ("Seller").
Buyer and Seller are referred to as the "Parties."

Unless otherwise specified in this Addendum or Otherwise Agreed elsewhere, for items where Seller is selected, Seller shall: (i) within the time specified in **paragraph 3N(1)** of the Agreement, Deliver any report, test, disclosure, certification, or information in this Addendum; and (ii) complete any repairs or work agreed to in this Addendum prior to final verification of condition. If Buyer is paying, then Buyer shall act diligently and in good faith to facilitate the completion of any item selected.

1. SEPTIC INSPECTION AND ALLOCATION OF COST (CHECK ALL THAT APPLY): (Information about septic systems can be found at <https://water.ca.gov/Programs/Groundwater-Management/Wells/Well-Standards>)

	Item Description	Who Pays (if Both is checked, cost to be split equally unless Otherwise Agreed)	Additional Terms
A	☒ Inspection and Report	☐ Buyer ☒ Seller ☐ Both _____	Prepared by a qualified septic professional
B	☒ Location	☐ Buyer ☒ Seller ☐ Both _____	Locating and identifying the septic system or ☐ tank only
C	☐ Excavation: within 17 (or _____) Days after Acceptance	☐ Buyer ☐ Seller ☐ Both _____	
D	☒ Access: within 17 (or _____) Days after Acceptance	☐ Buyer ☒ Seller ☐ Both _____	Costs other than excavating to be able to gain access to the septic system or tank.
E	☒ Pumping	☐ Buyer ☒ Seller ☐ Both _____	Costs to pump and dump the contents of the septic system
F	☒ Certification/Clearance to be prepared by a qualified licensed septic professional: within 17 (or _____) Days after Acceptance*	☐ Buyer ☒ Seller ☐ Both _____	NOTE: Not all cities or counties require certification. Cities and counties that require certification may not have the same requirements as others. Some may require submission of required forms or reports or may require nothing at all.
G	☐ Other _____	☐ Buyer ☐ Seller ☐ Both _____	

*If, in order to obtain the certification/clearance, additional costs are needed to repair the septic tank or system or to otherwise bring it into compliance with applicable law, further written agreement regarding costs and liability is required. If the parties do not reach an agreement prior to removing the Buyer investigation contingency or ☐ removing the loan contingency or ☐ other _____, then either party may cancel the Agreement. If further agreement is reached, unless Otherwise Agreed, certification/clearance shall be Delivered prior to final verification of condition.

2. WELL INSPECTION AND ALLOCATION OF COST (CHECK ALL THAT APPLY): (Information about Well Standards, Well Completion Reports, and Well Basics can be found at <http://water.ca.gov/groundwater/wells/>.)

	Item Description	Who Pays (if Both is checked, cost to be split equally unless Otherwise Agreed)	Additional Terms
A	☐ Water Productivity Testing	☐ Buyer ☐ Seller ☐ Both _____	Provided by _____
B	☐ Bacterial Testing	☐ Buyer ☐ Seller ☐ Both _____	Provided by _____
C	☐ Chemical/Radiological Testing ☐ For _____	☐ Buyer ☐ Seller ☐ Both _____	Provided by _____

Property Address: 8374 Almond Street, Rancho Cucamonga, CA 91701

Date: _____

	Item Description	Who Pays (if Both is checked, cost to be split equally unless Otherwise Agreed)	Additional Terms
D	☐ Government Report	Seller	Seller shall provide (if in Seller's possession) the State of California Well Completion Report Issued by _____ (local government agency). If necessary, Seller authorizes the local government to release any available report(s) to Buyer.
E	☐ Other _____	☐ Buyer ☐ Seller ☐ Both _____	Provided by _____

If additional costs are needed to repair the well or otherwise bring it into compliance with applicable law, further written agreement regarding costs and liability is required. If the parties do not reach an agreement within the time for removing the Buyer investigation contingency or ☐ the loan contingency or ☐ other _____, then either party may cancel the Agreement.

3. PROPANE TANK INSPECTION AND ALLOCATION OF COST (CHECK ALL THAT APPLY):

	Item Description	Who Pays (if Both is checked, cost to be split equally unless Otherwise Agreed)	Additional Terms
A	☐ Measuring the Remaining Propane	☐ Buyer ☐ Seller ☐ Both _____	To be measured no earlier than 5 Days prior to Close Of Escrow
B	Any propane remaining in the tank shall convey as personal property to Buyer at no cost OR ☐ Buyer shall reimburse Seller for the cost of remaining propane (see paragraph 3A for cost of measuring propane)		
C	☐ Other _____	☐ Buyer ☐ Seller ☐ Both _____	_____

4. PROPERTY MONUMENT, CORNERS AND BOUNDARIES (CHECK ALL THAT APPLY): Parties acknowledge that only a licensed surveyor can legally mark property monuments, corners and boundaries.

	Item Description	Who Pays (if Both is checked, cost to be split equally unless Otherwise Agreed)	Additional Terms
A	☐ Locate and Identify Property Monuments	☐ Buyer ☐ Seller ☐ Both _____	By a licensed land surveyor
B	☐ Locate and Identify Property Corners	☐ Buyer ☐ Seller ☐ Both _____	By a licensed land surveyor
C	☐ Locate and Identify Property Boundaries	☐ Buyer ☐ Seller ☐ Both _____	By a licensed land surveyor
D	☐ Other surveyor services: _____	☐ Buyer ☐ Seller ☐ Both _____	By a licensed land surveyor
E	☐ Other _____	☐ Buyer ☐ Seller ☐ Both _____	_____

By signing below, the undersigned acknowledge that each has read, understands, received a copy, and agrees to the terms of this Septic, Well, Propane Tank, and Property Boundaries Inspection and Allocation of Costs Addendum.

Buyer _____ Date _____
 Buyer _____ Signed by: _____ Date _____
 Seller Melinda Vasquez The John Navarrete Revocable Trust dated 03/10/2021 Date 10/16/2026
 Seller A94F758590C8468... _____ Date _____

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SEPTIC, WELL, PROPANE TANK, AND PROPERTY BOUNDARIES INSPECTION AND ALLOCATION OF COSTS ADDENDUM
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