

OFFER SUBMISSION COVER SHEET

Property Address: **1350 Oak Way, Lake Arrowhead, CA 92352**

Buyer(s): _____

Offer Amount: \$ _____ Closing Credits: \$ _____ Down Payment: \$ _____

Loan Type: _____ Conventional _____ FHA _____ VA _____ Cash _____ Other: Explain _____

Termite: _____ YES - If your Buyer will be asking for termite repairs, please add to your offer

_____ NO - If your Buyer is not asking for termite report or repairs, any report or repairs will be at the Buyer's expense.

Concessions Requested: \$ _____ Purpose: _____

Buyer's Agent Info

Company: _____

Name: _____

Phone: _____

E-mail: _____

All offers must include the following, offers missing any of the items below may be rejected upon review:

_____ Completed Offer Submission Cover Sheet

_____ Offer: RPA-CA, 12/25 including AD, BIA, PRBS, FRR-PA, FHDA, BHIA, WFA, and CCPA (29 pages). Include other pertinent forms as needed. DO NOT INCLUDE ANY ADDITIONAL DISCLOSURES AS SELLER WILL PROVIDE STANDARD REQUIRED DISCLOSURES ONCE IN ESCROW. DO NOT INCLUDE IN RPA.

_____ Proof of Funds: Documentation should cover down payment, closing costs, and reserves.

Gift funds \$ _____ Savings \$ _____ Retirement: \$ _____

IF COP – Net proceeds from Sale \$ _____ (provide estimated closing statement or net sheet)

_____ DU or Pre-Approval Letter: Letter should include Company name, loan type, LO's name, phone, and e-mail address. FICO scores are not required for submission but may be asked for a later time. Be ready to provide.

SELLER'S PREFERRED TERMS AND INFO:

- Seller: JOHN RADER, FRITZIE RADER
- Close of Escrow – preferably less than 30 days
- Initial Deposit - 2% or higher
- Inspection Contingency – 10 days or less (Escrow for 25 days or less, Inspection Contingency - 7 days)
- Appraisal – 17 days or less
- Loan – 17 days or less
- Seller's choice of NHD. Seller provides NHD report only, please do not check "environmental box"
- Escrow – Mariposa Escrow, Cecilia Bibera. Each pay their own fees; WFG Title, Robert Guerrero. Seller pays for Owner's policy
- Home warranty – Buyer's choice, Seller will pay up to \$600
- Don't check boxes for appliances that are not presently installed, see MLS for appliance info.

LISTING AGENT INFORMATION:

- Seller's Brokerage – PowerClose Realty, license number 01982976
- Listing Agent– **Adelaida Endico**, license number 02193801
- Contact phone: **(562) 469-1803**, submit offer to: **tarahendico@gmail.com**