



INSTRUCTIONS to Submit a Short Sale Offer

Please Provide All of the Following:

- (1) Agency Disclosure
- (2) Residential Purchase Agreement & Buyers Advisory

Fill in the property Street Address, City, State, & Zip

Original Signatures Only -- NO DocuSign

Add Seller(s) name(s) from our ADDENDUM ONE

Fill out Page 8 of RPA with our Listing Agent Information:

Real Estate Broker (Listing Firm)				DRE Lic. #	01905924
By	Donald Whittaker	DRE Lic. #	01899332	Date	
Address	4420 Rainier Avenue #307	City	San Diego	State	CA Zip 92120
Telephone	(760) 694-8052	Fax	(760) 733-3202	E-mail	Offers@SoCalHomeRealty.Com

- (3) Short Sale Addendum (SSA)
- (4) Addendum ONE (attached)
- (5) Proof of Funds (POF)
- (6) PreQualification Letter
- (7) Earnest Money Deposit (EMD)

EMAIL to Offers@SoCalHomeRealty.Com

or

FAX to (760) 733-3202



ADDENDUM
(C.A.R. Form ADM, Revised 11/11)

No. ONE

The following terms and conditions are hereby incorporated in and made a part of the: ☒ Residential Purchase Agreement, ☐ Manufactured Home Purchase Agreement, ☐ Business Purchase Agreement, ☐ Residential Lease or Month-to-Month Rental Agreement, ☐ Vacant Land Purchase Agreement, ☐ Residential Income Property Purchase Agreement, ☐ Commercial Property Purchase Agreement, ☐ Residential Listing Agreement, ☐ Buyer Representation Agreement, ☐ Other _____

dated _____, on property known as 14561 Baylor Avenue
Chino, CA 91710-6981

in which _____ is referred to as ("Buyer/Tenant/Broker")
and Jason W Tosha, Shawn A Tosha is referred to as ("Seller/Landlord/Broker").

- 1) Sales Price to be subject to payoff lender(s) approval.
- 2) If property is owner occupied, possession to be 4 days after closing.
- 3) All Buyer Contingencies to be removed within 17 days of short sale lender(s) approval.
- 4) Seller paid closing cost CREDIT requested from short sale lender in the amount of \$ ____.
- 5) Real Estate commissions to be paid per Multiple Listing System disclosed percentage of sales price.
- 6) Home Warranty allowed by Lender in the amount of: ZERO. Buyer may purchase their own policy at their expense.
- 7) Termite inspection fee requested from Lender in the amount of: \$115.00.
- 8) Termite repairs requested from Lender in the amount of (maximum): \$ TBD.
- 9) The following Seller personal property do not convey with sale: washer, dryer, and refrigerator.
- 10) Seller will not pay any costs not approved by Short Sale Lender. Seller to bring no cash to closing.
- 11) Property is sold as-is. Seller will not pay for any repairs or termite repairs not approved by payoff Lender(s).
- 12) Title to be Stewart Title. Escrow to be Grossmont Escrow 7870 El Cajon Boulevard, La Mesa, CA 91941 TEL (619) 469 2181, Jamie Hobbs.
- 13) Buyer provide necessary documentation to get back-up loan approval with Kaiser Financial Services, Inc. upon short sale acceptance in case buyer's lender cannot accommodate short sale closing date.
- 14) Buyer agrees to pay any HOA Document Fee, if applicable, from Buyer's earnest money deposit. Buyer agrees to pay HOA document and transfer fees if not paid by Short Sale Lender.

The foregoing terms and conditions are hereby agreed to, and the undersigned acknowledge receipt of a copy of this document.

Date _____

Date _____

Buyer/Tenant _____

Seller/Landlord Jason W Tosha

Buyer/Tenant _____

Seller/Landlord Shawn A Tosha

Broker _____

Broker SoCal Home Realty, Inc.

By _____

By Donald Whittaker

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ADM REVISED 11/11 (PAGE 1 OF 1)

Reviewed by _____ Date _____



ADDENDUM (ADM PAGE 1 OF 1)

Agent: **Donald Whittaker**

Phone: (760) 694-8052

Fax: (760) 733-3202

Prepared using zipForm® software

Broker: **SoCal Home Realty 4420 Rainier Avenue #307, San Diego, CA 92120**