

6644 Thunder Bay Trail, Jurupa Valley, CA 92509

Relocation Offer Instructions

All Buyers and Buyers' Agents are requested to submit their highest and best offer. There will not be any counter offers issued.

Seller is: Capital Relocation Services, LLC.

Add to contract: *The attached relocation addenda are part of the purchase agreement.* Please complete the documents with dates completed.

The Purchase Agreement will be signed by CapRelo. Seller will negotiate the terms with Listing Agent and CapRelo.

Less than 60 day escrow.

The sales price must be a fixed dollar amount

No contingent offers accepted

No seller financing allowed.

Inspection/Investigation/Contingency and Appraisal Period to be 10 calendar days after acceptance.

Loan Contingency to be 21 days or less with no conditions except closing. The following verbiage must be written in the purchase agreement: *Buyer (s) represent that this loan is not contingency upon the lease or sale of any other real property and shall not be used as the basis for loan denial.*

CapRelo will not agree to mediation. Please strike through the purchase agreement verbiage and buyer (s) to initial.

CapRelo does not agree to option periods or collect any option period funds. Please strick through this verbiage and have buyer (s) sign/initial. For State required due diligence periods, the due diligence need to match the inspection period and be removed on the same date as the inspection contingency.

CapRelo services depicted as follows:

Corner Escrow, Inc. 18600 MacArthur Bl., #350 Irvine, CA 92612 Phone: (949) 800-8908 Fax: (949) 800-8904 Attention: DAVID OZUNA

Title: Old Republic Title Company: Order Number 2607201835-56, Customer Reference: AATC-328070. Al Mizrahi, Title02.la@ortc.com, P: 818.247.2917

Disclosures to be signed and sent with purchase agreement once verbally agreed upon with current occupant.

Offer Package to Include:

Buyer's executed agreement. CapRelo Addendum and buyer signed disclosures.
Copy of earnest money check. (Call me regarding this one)
CapRElo Addendum to Sales Contract and Rider to Purchase Agreement.
Lead Based Paint Risk Assessment, RAL Standard Mitigation Service Plan agreement, Radon Warranty, CapRelo Homeowner Disclosure Form, any State/Local Disclosures.
Lender Letter
Proof of Funds to Close
DU approval
FICO scores

Seller will verbally negotiate and CapRelo Representative will sign all documents.