Guidelines for Filling out Purchase Agreement for Probate

26002 Via del Norte, Mission Viejo

21 to 30 day escrow

Page 1: Paragraph 3: Terms

D(1): Deposit to be 3% of Purchase Price, Wired within 1 business day.

Page 2: H: Verifications--All should be default—Attached to the offer

Page 3: Q(1) Natural Hazards – Buyer to Pay

Q(5) and Q(6) Government Required Corrections/Inspections

Buyer Boxes to be checked

Q(7) Escrow Fees—Check Both and write: Each their own

Enter: Cardinal Escrow

Q(8) Owner's Title—Seller

Enter: Chicago Title

Q(10) County Transfer Tax: Enter Seller

Q(14) HOA Fee: Seller pays

Q(16) Write in: Home Inspection: Buyer to Pay

Q(17) Termite: None

Q(18) Estate is paying for a Home Warranty Plan, up to $900

R. Other Terms: Buyer understands that the property is being sold 'as-is' No repairs and no credits for repairs, including No termite work or Clearance.

Investor Cash Offers: **Do the inspection/due diligence prior to submitting the offer.** No days should be checked for contingencies in the offer. Include the CR-B and check the box: All Contingencies Removed. Not 1 day, 2 days, etc. Estate will not Accept any days for contingencies.

Page 4, Paragraph 4 A—Property Type Addenda: Probate Agreement Purchase Addendum (The PAPA includes the probate advisory)

Probate Agreement Purchase Addendum -- PA-PA CAR Form

Seller: Roger Lee Davis, Administrator

Determination for Type of Probate and Confirmation:

3 A (1) Court Confirmation Undetermined at time of Offer: Check the Firstbox, At Acceptance.

6. Other Terms: Buyer understands that the property is being sold 'as-is'No repairs and no credits for repairs, including no termite work or clearance.