

OFFER SUBMISSION COVER SHEET

Property Address _____
Buyer _____
Offer Amount: _____ Closing Credits: _____ Down Payment: _____
Loan Type: ___ Conventional ___ FHA ___ VA ___ 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.

Buyer's Agent Info Company: _____
Name: _____
Phone: _____
Email: _____

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, 7/24 including AD, FHDA, PRBS, WFA, BHIA, BIA, CCPA (27 pages). DO NOT INCLUDE ANY ADDITIONAL DISCLOSURES, SELLER WILL PROVIDE STANDARD REQUIRED DISCLOSURES ONCE IN ESCROW. SELLER WILL ONLY SIGN CAR DISCLOSURES. SELLER WILL NOT SIGN OUTSIDE AGENT DISCLOSURES. DO NOT INCLUDE IN RPA.
- ___ Proof of Funds: Proof of funds 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)
- ___ Pre Qualification Letter: Letter should include Company name, loan type, LO's name, phone, and email address. DU and Fico scores are not required for submission, but may be asked for at a later time. Provide if available.

SELLER'S PREFERRED TERMS AND INFO:

- Seller: Yosemite Property Fund, LLC
- Close of Escrow – less than 30 days or less
- Initial Deposit - 2% or higher
- Inspection/Investigation 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
- Insurance - 10 days or less
- Seller's choice of NHD. Seller provides NHD report only, please do not check "environmental box"
- Seller's choice of Termite company (if applicable), only provide section 1 on main structure, Section 2 is at Buyer's expense
- Escrow - Seller's choice, each pay their own, Title company - Seller's choice, seller pays for Owner's policy
- Home warranty – Buyer's choice, Seller will pay up to \$550
- Don't check boxes for appliances that are not presently installed, see MLS for appliance info.
- Expiration of Offer date, being Seller normally doesn't work weekends, the expiration date should allow time for the Seller to respond.

AGENT INFO:

- Seller's Brokerage – Beach City Brokers – License Number: 01311124
- Selling Agent – Omar Elminoufi, License Number: 01462824
- Contact – 200 S. PCH, Redondo Beach, CA 90277, phone: 310-993-8836