

Offer Instructions
ALTA LOMA 8
Updated: Nov 20, 2025

Please submit offer on CAR Form NCPA: New Construction Purchase Agreement
via e-mail to Listing Agent Janet Meier: jmeier1984ic@icloud.com

Text Janet Meier (LA) at (805) 701-1978 when offer has been submitted to confirm receipt

Seller: Alta Loma 8 LLC

Title: Chicago Title

Escrow: Alliance Escrow

Deposit: \$100K to Seller via escrow, Seller will give credits towards standard options and upgrades for larger deposits. Please note on offer: Deposits to be wired into escrow and released to Seller.

\$25,000 of Initial Deposit becomes non-refundable once Building Permits issued ~Mar 2026

COE: Dec 2026 or sooner, within 10 days of receipt of COO (Certificate of Occupancy)

Attach POF

Attach Preapproval from lender unless cash offer. Preferred Lender: Dylan Newman at US BANK at (760) 535-4349. Pre-Qual with him is not required but there are perks if use them for your loan.

Attach relevant Floor Plan and Key Features for Lot & Model being purchased

Seller will consider concession to pay some or all of Buyer Agent commission requested in conjunction with other terms and offers presented

No Public Report Required

No HOA

Tract No. 14644

NHD: First American New Construction NHD

Disclosure timelines begin after Developer issues notification that house is substantially complete.

Attach copy of CAR Document SB800 (Para. 39C)

Agent for Notice: (Para 39 E) Alta Loma 8 LLC, Tyler Miller, 10722 Arrow Route #304, Rancho Cucamonga, CA 91730

Buyer and Seller agree to Liquidated Damages terms except that:

50% deposit is due when standard options & upgrades are ordered to be refundable as long as work has not been performed and / or ordered items can be returned to vendor.