

Preferred Terms - 4647 F St

- 1. Property to be sold "As is". Buyer to assume the lien.**
- 2. COE to be as quick as possible.**
- 3. EMD to be 3% of Purchase Price.**
- 4. Seller agrees to pay MAX 2% commission of final purchase price to Buyers broker. Obviously lower would be more competitive, or the purchase price needs to beat out the others enough to justify.**
- 5. All Cash or Hard Money Loan.**
- 6. Assignment to be Zero days.**
- 7. No Loan Contingency.**
- 8. No Appraisal Contingency.**
- 9. L(3) to be 2 days**
- 10. L(4)-L(8) to be 5 days after acceptance or 5 days after delivery.**
- 11. Q(5)-Q(6) to be Buyer.**
- 12. Earnest money deposit to be sent within 2 business days.**
- 13. Escrow to be with Forefront Escrow - Shelly Youngwirth.**
- 14. Title to be with WFG Title - Alex Morales**