

## Buyers

Buyer 1 Name

Sarah Gustafson

Buyer 1 Email

Sarah1234@gmail.com

Buyer 1 Phone

415-828-3204

Buyer 1 Entity Type

Individual

Married

Trust

LLC

Corporation

Partnership

Buyer 1 Address

83 Mount Tiburon Road, Belvedere Tiburon, California 94920

Buyer 2 Name

Charles Eddyman

Buyer 2 Email

Eddyman@CIA.gov

Buyer 2 Phone

917-818-5555

Buyer 2 Entity Type

Individual

Married

Trust

LLC

Corporation

Partnership

Buyer 2 Address

83 Mount Tiburon Road, Belvedere Tiburon, California 94920

Buyer 3 Name

Buyer 3 Email

Buyer 3 Phone

Buyer 3 Entity Type

Individual

Married

Trust

LLC

Corporation

Partnership

Buyer 3 Address

Buyer 4 Name

Buyer 4 Email

Buyer 4 Phone

Buyer 4 Entity Type

Individual

Married

Trust

LLC

Corporation

Partnership

Buyer 4 Address

## Sellers & Agents



Seller Name

Seller Email

Seller Phone

Buyer Brokerage

Buyer Brokerage DRE #

Buyer Agent

Buyer Agent License

Buyer Agent Phone

Buyer Agent Email

Listing Brokerage

Listing Agent

Listing Agent License

Listing Agent Phone

Listing Agent Email

## Price &amp; Deposits



## Offer Price

## Initial Deposit (EMD)

\$4,000,000

\$120,000

\$

%

## Initial Deposit Due Within

## Deposit Method

Wire Transfer

Check

Cashier's Check

## Escrow Holder

## Escrow Contact

## Initial Deposit Held By

## Increased Deposit

Escrow Holder

Seller's Broker

Other

\$0

## Increased Deposit Due Within

## Funds Source

3

Cash

Loan

Gift

Sale of Property

Other

## Proof of Funds Attached

## Appraisal Minimum Type



Purchase Price

Fixed Amount

## Seller Credit

## Seller Credit Purpose

\$70,000

\$

1.75%

%

To drain the in-ground pool for skatebc

## Seller Credit Notes



## Financing

### Financing Type

Cash  Conventional  FHA  VA  
 USDA  Seller Financing  Other

### Cash Offer

No

### Down Payment

\$800,000  \$ 20%  %

### Loan Amount

\$3,200,000

### Interest Rate (%)

0

### Interest Rate Type

Fixed  Adjustable

### Loan Points

### Pre-approval Attached

No

### Pre-qualification Status

Pre-qualified  Pre-approved  
 Fully Underwritten

## Closing & Possession

### Close of Escrow

25

### Acceptance Date

mm/dd/yyyy

### Possession Timing

At Close of Escrow  After Close  
 To Be Determined

### Possession at Close

No

### Rent Back Requested

No

### Seller Post-Possession Days

### Post-Possession Daily Rate

## Contingencies

### Loan Contingency Period

17

### Appraisal Contingency Period

17

### Investigation Period

17

### Inspection Types

Comma-separated values

### Sale of Property Contingency



### Insurance Contingency

### Seller Documents Review

### Title Report Review

### HOA Disclosure Review

### Leased Items Review

### Informational Access Period

### Contingency Waived at Offer



### Verification of Cash

### Verification of Down Payment

### Final Verification of Funds

## Additional Terms

City

Tiburon

State

California

ZIP Code

94920

County

APN

Intended Use

Primary Residence

Vacation Home

Investment Property

Included Items

Excluded Items

Personal Property Included

HOA Name

HOA Dues

\$0

HOA Dues Frequency

TOPA Applies

Monthly

Quarterly

Annually

No

HOA Name

HOA Dues

\$0

HOA Dues Frequency

Monthly    Quarterly    Annually

TOPA Applies

Yes

Buyer Intent

Primary Residence    Secondary Home  
 Investment Property    Other

Tenant Status

Vacant    Occupied - Vacating at Close  
 Occupied - Remaining After Close    Seller Occupied

Home Warranty Waived

No

Home Warranty Paid By

Buyer    Seller    Split    Other

Home Warranty Cost

Home Warranty Company

Title Company

Vesting

Title Cost Split

Buyer Pays    Seller Pays    50/50 Split

Preliminary Title Report Reviewed

No

Title Insurance Paid By

Buyer    Seller    Split    Other

Escrow Fees Paid By

Buyer    Seller    Split    Other

NHD Paid By

Buyer    Seller    Split    Other

Home Inspection Paid By

Buyer    Seller    Split    Other

Termite Inspection Paid By

Buyer    Seller    Split    Other

Wildfire Disclosure Paid By

Buyer    Seller    Split    Other

Safety Device Compliance Paid By

Buyer    Seller    Split    Other

Govt Inspections Paid By

Buyer    Seller    Split    Other

Govt Corrections Paid By

Buyer    Seller    Split    Other

Lender Title Policy Paid By

Buyer    Seller    Split    Other

County Transfer Tax Paid By

Buyer    Seller    Split    Other

City Transfer Tax Paid By

Buyer    Seller    Split    Other

Other Fee 1 Description

Other Fee 1 Paid By

Buyer    Seller    Split    Other

Other Fee 2 Description

Other Fee 2 Paid By

Buyer    Seller    Split    Other

Liquidated Damages

Yes

Arbitration Clause

Yes

All Inclusions Stay With Property

Yes

Buyer Right to Inspect

Yes

Compliance With Local Ordinances

Yes

Time Is of Essence

Yes

Additional Terms

(Large empty box for additional terms)

## Compensation Type

 % of Purchase Price Flat Fee Seller Paid Hourly Other

## Compensation

\$0

\$

0%

%

## Compensation Payer

 Seller Buyer Other

## Retainer Amount

## Retainer Credited at Close

## Exclusive Representation

 No No

## BRBC Expiration Date

## BRBC Executed

mm/dd/yyyy

 No

## BRBC Executed Date

## Buyer Brokerage DRE #

mm/dd/yyyy

## Compensation Notes