



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

Mickey Rooney

Seller Email

mickey@rooney.org

Seller Phone

Buyer Brokerage

Buyer Brokerage DRE #

Buyer Agent

Buyer Agent License

Buyer Agent Phone

Buyer Agent Email

Listing Brokerage

Compass

Listing Agent

Adam Gavzer

Listing Agent License

1230961

Listing Agent Phone

4155050711

Listing Agent Email

Price & Deposits



Offer Price

\$4,000,000

Initial Deposit (EMD)

\$120,000

\$

3%

%

Initial Deposit Due Within

Deposit Method

Wire Transfer

Check

Cashier's Check

Escrow Holder

Escrow Contact

Initial Deposit Held By

Escrow Holder

Seller's Broker

Other

Increased Deposit

\$0

Increased Deposit Due Within

3

Funds Source

Cash

Loan

Gift

Sale of Property

Other

Proof of Funds Attached



No

Appraisal Minimum Type

Purchase Price

Fixed Amount

Seller Credit

\$70,000

\$

1.75%

%

Seller Credit Purpose

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



No

Insurance Contingency

Seller Documents Review

Title Report Review

HOA Disclosure Review

Leased Items Review

Informational Access Period

Contingency Waived at Offer



No

Verification of Cash

Verification of Down Payment

Final Verification of Funds

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



No

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

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



No

Exclusive Representation



No

BRBC Expiration Date

mm/dd/yyyy

BRBC Executed



No

BRBC Executed Date

mm/dd/yyyy

Buyer Brokerage DRE

Compensation Notes