



Revision Date:   
Info Revised:

Broker Demand To Be Updated?☒Yes☐No

ESCROW INFORMATION	
<b>Property Address:</b> 4929 Nerrads Place(905-Lot 2 North Ave & Lots 3,4,5,6,7,8 Nerrads Place)	
<b>Sale Date:</b> 01/18/2025	<b>Est. COE:</b> 03/19/2025
<b>List Price:</b> \$ 495,000	<b>Sales Price:</b> \$ 425,000
<b>Commission:</b> 4.75	<b>List:</b> 2.25 <b>Sale:</b> 2.5
<b>Agent Bonus:</b>	<b>List:</b> <b>Sale:</b>
<b>Agent Personal Transaction:</b> No	<b>In MLS:</b> Yes <b>If yes, MLS #:</b> 225004429
	<b>Contingent Sale:</b> No <b>Year Built:</b>
TRANSACTION COORDINATOR INFORMATION	
<b>TC # &amp; Name:</b> 500 Margy Dumont	<b>TC Fee:</b> \$ 600
<b>TC Phone:</b> 530-391-7024	<b>Deduct from</b> Steve 's commission.
<b>TC Represents:</b> Both	
CLIENT & AGENT INFORMATION	
<b>SELLER(s):</b> 2023 Dbyhbrown Family Trust	<b>BUYER(s):</b> Golden State Homes, LLC
<b>Forwarding Address:</b> 3960 Kingsbarns Drive	<b>Current Address:</b>
<b>City, State, Zip:</b> Roseville, CA 95747	<b>City, State, Zip:</b>
<b>Phone:</b> 916-300-7962 <b>Phone:</b>	<b>Phone:</b> 408-829-6959 <b>Phone:</b>
<b>Email:</b> darrenbbrown@comcast.net <b>Email:</b>	<b>Email:</b> brett.gsh@gmail.com <b>Email:</b>
<b>Source:</b>	<b>Source:</b>
<b>LISTING BROKER:</b> Windermere Real Estate	<b>SELLING BROKER:</b> Windermere Real Estate
<b>Listing Agent:</b> Steve Carpenter	<b>Selling Agent:</b> Steve Carpenter
<b>Address:</b> 851 Pleasant Grove Blvd Suite 150	<b>Address:</b> 851 Pleasant Grove Blvd Suite 150
<b>City, State, Zip:</b> Roseville, CA 95678	<b>City, State, Zip:</b> Roseville, CA 95678
<b>Phone:</b> 530-368-0984	<b>Phone:</b> 530-368-0984
<b>Email:</b> scarpenter@windermereca.com	<b>Email:</b> scarpenter@windermereca.com
TITLE INFORMATION	
<b>Title Company:</b> Orange Coast Title Company of Northern California	<b>Escrow #:</b> 24202104
<b>Address:</b> 11249 Gold Country Blvd #180	<b>City, State, Zip:</b> , Gold River, CA 95670
<b>Escrow Officer:</b> Fallon Vallejo	<b>Email:</b> teamvallejo@octitle.com
<b>Phone:</b> 916-965-6490	
TERMS	
<b>Comments:</b>	
<b>Other Credits/Debits:</b>	
INSPECTIONS & REPORTS	
<b>Termite Y/N:</b>	<b>Company:</b>
<b>Report Paid By:</b>	<b>Section 1 Paid By:</b> <b>Section 2 Paid By:</b>
<b>Home Inspection:</b>	<b>Well Report Paid By:</b> <b>Septic Report Paid By:</b>
<b>Home Warranty Y/N:</b>	<b>Company:</b> <b>Paid By:</b> <b>Options:</b> <b>Cost:</b>
<b>NHD Company:</b>	<b>Paid By:</b> <b>Reference #:</b>
LENDING INFORMATION	
<b>Lending Company:</b>	<b>Financial Terms:</b> Cash Transaction
<b>Address:</b>	<b>City, State, Zip:</b>
<b>Loan Officer:</b>	<b>Email:</b>
<b>Phone:</b>	
INSURANCE INFORMATION	
<b>Homeowners Insurance Agent:</b>	<b>Phone:</b> <b>Insurance Call Y/N:</b> No
TEAM / MENTOR INFORMATION	
<b>Agent Name:</b>	<b>Agent Name:</b>
<b>Amount (% or \$):</b> <b>Team or Mentor:</b>	<b>Amount (% or \$):</b> <b>Team or Mentor:</b>
REFERRAL INFORMATION	
<b>Referral Source:</b>	<b>Referral Source:</b>
<b>Referral Amount (% or \$):</b> 0.00	<b>Referral Amount (% or \$):</b> 0.00%
<b>Referring Agent:</b>	<b>Referring Agent:</b>
<b>Referring Broker:</b>	<b>Referring Broker:</b>
<b>Address:</b>	<b>Address:</b>
<b>City, State, Zip:</b>	<b>City, State, Zip:</b>
<b>Phone:</b>	<b>Phone:</b>
AGENT SIGNATURE	
<b>Agent Signature:</b> <div>Signed by: Steve D. Carpenter</div>	<b>Date:</b> 1/21/2025   7:37 PM PST
<b>Agent Signature indicates the agent approves the above information, including the TC Fee noted above.</b>	
MANAGER APPROVAL	
<b>Manager Signature:</b> <div>DocuSigned by: Betty Cimino</div>	<b>Date:</b> 1/21/2025   11:02 AM PST
<b>Manager Comments:</b> <div>4C1F2D9991FF46A...</div>	