

## BUYER,S BINDING PURCHASE AGREEMENT ACKNOWLEDGEMENT

In reference to the terms of a real estate offer submitted under Qonectin,s "Offer Terms Manager" system dated **September 15, 2022**, covering the real property commonly known as **123 EZ Street, San Francisco CA 94110**, hereinafter "Property" between **John D. Buyer** hereinafter buyer(s) and, **Peter Seller** hereinafter seller(s). Buyer hereby agree as follows:

### Buyer acknowledges:

- ☐ Qonectin is a real estate brokerage that leverages technology to simplify the property purchase and/or sale offering and negotiating process.
- ☐ Qonectin,s technology app gives the Buyer full control over their offer submission and negotiation process in a new, fair and transparent practice
- ☐ Qonectin™ incorporates the standard California Association of Realtors form RPA "California Residential Purchase Agreement and Joint Escrow Instructions" populated from buyer's self-entered offer data in the "Offer Terms Manager" system.
- ☐ Qonectin,s "Offer Manager System" is designed to facilitate the entrance of a buyer,s offer terms that will populate the standard "California Residential Purchase Agreement and Joint Escrow Instructions" form and the bundled forms mentioned below.

### The California Residential Purchase Agreement Bundle

The California Residential Purchase Agreement Bundle

- ☐ An offer to purchase real property;
- ☐ A completed contract when it is signed by the buyer and seller and communication of the acceptance is received;
- ☐ A receipt for the good faith earnest money deposit;
- ☐ Joint escrow instructions;
- ☐ A mediation and arbitration agreement;
- ☐ A confirmation of the agency relationships; and
- ☐ An irrevocable assignment of compensation to brokers.

A CAR purchase agreement package includes additional bundled forms and disclosures, a 26 pages document:

- ☐ Form AD: Disclosure Regarding Real Estate Agency Relationship.
- ☐ Form FHDA: Fair Housing & Discrimination Advisory.
- ☐ Form PRBS: Possible Representation of More than One Buyer or Seller.
- ☐ Form WFA: Wire Fraud and Electronic Funds Transfer Advisory.
- ☐ Form RPA - California Residential Purchase Agreement and Joint Escrow Instructions
- ☐ Form BIA: Buyer ,s Investigation Advisory
- ☐ Form FAAA: Fair Appraisal Act Addendum.
- ☐ Form CCPA: California Consumer Privacy Act Advisory, Disclosure and Notice.

### Buyer,s Intentions:

Buyer(s) has(have) entered his/her/their desired offer data in the Qonectin,s "Offer Manager System" corresponding to an offer to purchase the "property" using CAR RPA forms with terms and conditions to their satisfaction, hereby included as Attachment "A"

### Binding Purchase Agreement:

Buyer represents that the data entered by buyer in the "Offer Terms Management" (attached herewith as attachment A) is of buyer,s own choosing and not suggested by anyone, to populate the CAR purchase agreement package (sample attach herewith as "Attachment B").

By signing this document buyer agrees that the CAR purchase agreement package has the same validity and enforceability as if the attached CAR purchase agreement package has been populated with his/her offer data and personally signed.

By signing this document buyer(s) hereby consider the CAR purchase agreement package as completed and enforceable.

Upon Buyer,s receipt of Sellers, acceptance of Buyer,s offer and to facilitate compliance with buyer,s lender underwriting and other due diligence conditions, Buyer has the option at his/her sole discretion to request seller's cooperation in ratifying a hard copy CAR package, populated with the exact negotiated and accepted buyer's and seller terms and conditions.

Buyer is advised to consult with a real estate professional and/or real estate attorney as to the impact of this agreement.

**THE HEREIN AGREEMENT IS HEREWITH MADE AN INTEGRAL PART OF THE AFOREMENTIONED CAR PURCHASE AGREEMENT PACKAGE.**

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_



## Buyer's entered data (1 of 4)

Menu Data Field	Buyer's Enter Data	CAR Reference	CAR Paragraph #	Qonectin Screen Item Number
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## ALLOCATION OF COSTS

Natural Hazard Zone Disclosure Report, including	Seller	3.Q(1)	10A, 11A	67
Includes environmental	No	3.Q(1)	10A, 11A	68
Provided by	Soli Report	3.Q(1)	10A, 11A	69
Other	Describe ID	3.Q(1)	10A, 11A	70
Other report(s) - Enter report Name	Describe ID	3.Q(2)	10A, 11A	71
Other report(s) - Paid by	Seller	3.Q(3)	10A, 11A	72
Smoke alarms, CO detectors, water heater bracing	Seller	3.Q(4)	10B(1)	73
Government Required Point of Sale inspections, repo	Seller	3.Q(5)	10A, 10B(2)	74
Government Required Point of Sale corrective/remed	Seller	3.Q(6)	10(2)(A)	75
Escrow fees	Buyer	3.Q(7)	19B	76
Escrow Holder	Stewart Title	3.Q(7)	19B	77
Owner's title insurance policy	Buyer	3.Q(8)	13	78
Title Company (if different from Escrow Holder):	Old Republic	3.Q(8)	13	79
Buyer's Lender Title insurance policy	Buyer	3.Q(9)		80
County transfer tax, fees	Seller	3.Q(10)		81
City transfer tax, fees	Seller	3.Q(11)		82
Home warranty plan	Seller	3.Q(18)	10C	83
Issued by	Home Protection	3.Q(18)	10C	84
Cost not to exceed	\$350	3.Q(18)	10C	85
HOA fee for preparing disclosures	Seller	3.Q(12)	11K(2)	86
HOA certification fee	Buyer	3.Q(13)		87
HOA transfer fees	Seller	3.Q(14)		88
Private transfer fees	Seller	3.Q(15)		89
Buyer Seller Seller	Seller	3.Q(16)		90
BOther Items	Enter if applicable	3.R		91

## SUMMARY AND APPROVAL

BUYER'S ADVISORY: Real estate contracts are complicated and deal with important legal matters including but not limited to purchase price, condition of the property, financing and closing day. You are advised and encouraged to consult with a real estate agent, legal and tax counsel before entering into a purchase contract agreement. If you elect to move forward without the assistance of a Realtor® we can suggest you talk to a preferred experienced Realtor® advisor.

I have read the Buyers Advisory

