

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 | 1111 | Date | 2022-10-28 00:00:00 | <input type="text"/> |
| Buyer | 1111 | Date | 2022-10-28 00:00:00 | |

@ 2022, Qonectin

Buyer's Binding Purchase Agreement Acknowledgement

Initials

NOVASTOR

Attachment A
Buyer's entered data (1 of 4)

| Menu Data Field | Buyer's Enter Data | CAR Reference | CAR Paragraph # | Qonectin Screen Item Number |
|-----------------|--------------------|---------------|-----------------|-----------------------------|
|-----------------|--------------------|---------------|-----------------|-----------------------------|

MY OFFER SCREEN

| | | | | |
|--|---------------------|-----|-----|----|
| Date offer submitted | 2022-10-28 00:00:00 | | 1 | 1 |
| Buyer(s) | 1111 | 1.A | 1.A | 2 |
| Legal entity | llc | | | 3 |
| Represented by Buyers agent | yes | | | 4 |
| Buyer's brokerage firm | bbfir | 1.B | 1.B | 5 |
| Buyer's brokerage license | 5555555 | 1.B | 1.B | 6 |
| Buyer's agent | buyeragent | 1.B | 1.B | 7 |
| Buyer's agent license | | 1.B | 1.B | 8 |
| Buyer's agent cell phone | 8888888888 | | | 9 |
| Seller's paid buyer's agent commission % | 0.75 | | | 10 |
| Seller paid buyer's agent commission \$ | 13333333.333333 | | | 11 |

TRANSACTION OVERVIEW

| | | | | |
|--------------------------------------|---------------------|--------------|-------------|----|
| Offered Price | 100003 | 3.A | 5, 5B(Cash) | 12 |
| Seller's credit, if any, to buyer | yes | 3.G(1) | 5E | 13 |
| Seller's credit, if any, to buyer | yes | 3.G(1) | 5E | 14 |
| Net price after commission & credits | 99002.97 | | | 15 |
| Days to close of escrow | | 3.B | | 16 |
| Expiration of offer | 2022-10-28 21:00:00 | 3.c | 32A | 17 |
| Occupancy | | 3.E(3) | 7A | 18 |
| Possession | close_escrow | 3.M(1)(2)(3) | 7C | 19 |
| Final verification of condition | 2 | 3J | 16 | 20 |
| Assignment request | 13 | 3.K | 23 | 21 |

Note: columns in this illustration show:

1. Menu data field are the different menu item options of the "Offer Terms Management" Screens.
2. Buyer's entered data are the unique buyer's offer terms entered
3. CAR Reference is the corresponding CAR purchase agreement section
4. CAR paragraph number is the corresponding CAR purchase agreement paragraph
5. Qonectin Screen item number is the unique number assigned to the Menu Data Field

Attachment A
Buyer's entered data (2 of 4)

| Menu Data Field | Buyer's Enter Data | CAR Reference | CAR Paragraph # | Qonectin Screen Item Number |
|-----------------|--------------------|---------------|-----------------|-----------------------------|
|-----------------|--------------------|---------------|-----------------|-----------------------------|

ACQUISITION STRATEGY

| | | | | |
|----------------------------------|--------------------|--------|-------|----|
| Estimated closing costs | 1.25 | | | 22 |
| Initial deposit amount | 1111 | 3D(1) | 5A(1) | 23 |
| Within days | 3 | 3D(1) | 5A(1) | 24 |
| Deposit increase | 111 | 3D(2) | 5A(2) | 25 |
| Days to deposit increase | inspection_removal | 3D(2) | 5A(2) | 26 |
| Balance of down payment | 83779 | | | 27 |
| 1 st Mortgage loan amount | 10000 | 3.E(1) | 5C(1) | 28 |
| 1 st Mortgage loan interest rate | 1.25 | 3.E(1) | 5C(1) | 29 |
| Mortgage loan points | 1 | 3.E(1) | 5C(1) | 30 |
| Direct lender's name | dl1 | | | 31 |
| Type of financing | conventional | 3.E(1) | 5C(1) | 32 |
| Additional financing terms | fdgh | 3.E(1) | 5C(2) | 33 |
| 2nd Mortgage loan amount | 5000 | 3.E(2) | 5C(2) | 34 |
| Mortgage loan interest rate | 1.25 | 3.E(2) | 5C(2) | 35 |
| Mortgage loan points | 2 | 3.E(2) | 5C(2) | 36 |
| Direct lender's name | dl2 | | | 37 |
| Type of financing | conventionale | 3.E(2) | 5C(2) | 38 |
| Additional financing terms | sffx | 3.E(2) | 5C(2) | 39 |
| Combined Loan to Value (CLTV) | 15000 | | | 40 |




CONTRACT TIMELINE

| | | | | |
|--|---------|--------|-----------|----|
| Loan contingency removal | 9 Days | 3.L(1) | 8A | 41 |
| Appraisal contingency | 17 Days | 3.L(2) | 8B | 42 |
| Investigation of property | 17 Days | 3.L(3) | 8C, 12 | 43 |
| Right to access the property | 17 Days | 3.L(3) | 8C, 12 | 44 |
| Review of seller's documents | 17 Days | 3.L(4) | 8D, 14A | 45 |
| Preliminary (Title) report | 17 Days | 3.L(5) | 8E, 13A | 46 |
| Review of leased or liened items | 17 Days | 3.L(7) | 8G, 9B(6) | 47 |
| Common interest disclosures | 17 Days | 3.L(6) | 8F, 11K | 48 |
| Sale of buyer's property | 17 Days | 3.L(8) | 8J | 49 |
| property Seller Delivery of Document | 7 Days | 3.N(1) | 14A | 50 |
| property Seller Delivery of Document | | 3.N(1) | 14A | 50 |
| Sign and return escrow holder provisions and instruction | 5 Days | 3.N(2) | 19B | 51 |
| Install smoke alarm(s), CO detector(s), water heater | 7 Days | 3.N(4) | 10B(1) | 52 |
| Evidence of representative authority | 1 Days | 3.N(5) | 28 | 53 |
| Time to pay fees for ordering HOD Documents | 1 Days | 3.N(3) | 11k(2) | 54 |

Attachment A
Buyer's entered data (3 of 4)

| Menu Data Field | Buyer's Enter Data | CAR Reference | CAR Paragraph # | Qonectin Screen Item Number |
|-----------------|--------------------|---------------|-----------------|-----------------------------|
|-----------------|--------------------|---------------|-----------------|-----------------------------|

DOCS VERIFICATION AND UPLOAD

| | | | | |
|--|---|--------|--------|--------|
| Verification of All Cash (sufficient funds) | 0 | 3.H(1) | 3.H(1) | 3.H(1) |
| Upload verification of all cash offer | 50000 | 3.H(1) | 5B | 56 |
| Verification of down payment and closing costs | 85863.99 | 3.H(2) | 6A | 57 |
| Upload verification of down payment |  | 3.H(2) | 6A | 58 |
| Verification of loan application and preapproval | pre_approval | 3.H(3) | 6B | 59 |
| Loan application amount | \$10000 - \$5000 | | | 60 |
| Loan application interest rate | 1.25% - 1.25% | | | 61 |
| Direct lender's name | | | | 62 |
| Upload verification of loan application |  | 3.H(3) | 6B | 63 |
| Upload Other document(s) describe | type | | | 64 |
| Upload other documents |  | | | 65 |

ITEMS INCLUDED AND EXCLUDED

| | | | | |
|---|-------------------------------------|--------|---|-----|
| Stove(s), oven(s), stove/oven combo | <input checked="" type="checkbox"/> | 3.P(1) | 9 | 120 |
| Refrigerator(s) | <input checked="" type="checkbox"/> | 3.P(1) | 9 | 121 |
| Wine Refrigerator(s) | <input type="checkbox"/> | 3.P(1) | 9 | 122 |
| Washer(s) | <input checked="" type="checkbox"/> | 3.P(1) | 9 | 123 |
| Dryer(s) | <input type="checkbox"/> | 3.P(1) | 9 | 12 |
| Dishwasher(s) | <input type="checkbox"/> | 3.P(1) | 9 | 125 |
| Microwave(s) | <input checked="" type="checkbox"/> | 3.P(1) | 9 | 126 |
| Video doorbell(s) | <input checked="" type="checkbox"/> | 3.P(1) | 9 | 127 |
| Security camera equipment | <input checked="" type="checkbox"/> | 3.P(1) | 9 | 128 |
| Security system(s)/alarm(s), other than separate video doorbell | <input checked="" type="checkbox"/> | 3.P(1) | 9 | 129 |
| Security system(s)/alarm(s), other than separate video doorbell | <input checked="" type="checkbox"/> | 3.P(1) | 9 | 130 |
| Wall mounted brackets for video or audio equipment | <input checked="" type="checkbox"/> | 3.P(1) | 9 | 131 |
| Above-ground pool(s) spa(s) | <input checked="" type="checkbox"/> | 3.P(1) | 9 | 132 |
| Bathroom mirrors, unless excluded below | <input checked="" type="checkbox"/> | 3.P(1) | 9 | 133 |
| Electric car charging systems and stations: | <input checked="" type="checkbox"/> | 3.P(1) | 9 | 134 |
| Potted trees/shrubs: | <input checked="" type="checkbox"/> | 3.P(1) | 9 | 135 |
| Additional Items Included | 8n | 3.P(1) | 9 | 136 |
| Excluded Items | ex | 3.P(2) | 9 | 136 |

Attachment A
Buyer's entered data (4 of 4)

| Menu Data Field | Buyer's Enter Data | CAR Reference | CAR Paragraph # | Qonectin Screen Item Number |
|-----------------|--------------------|---------------|-----------------|-----------------------------|
|-----------------|--------------------|---------------|-----------------|-----------------------------|

ALLOCATION OF COSTS

| | | | | |
|---|---------------------|---------|-------------|----|
| Natural Hazard Zone Disclosure Report, including | buyer | 3.Q(1) | 10A, 11A | 67 |
| Includes environmental | yes | 3.Q(1) | 10A, 11A | 68 |
| Provided by | provided by | 3.Q(1) | 10A, 11A | 69 |
| Other | 6g6g6v6v | 3.Q(1) | 10A, 11A | 70 |
| Other report(s) - Enter report Name | repnam3 | 3.Q(2) | 10A, 11A | 71 |
| Other report(s) - Paid by | buyer | 3.Q(3) | 10A, 11A | 72 |
| Smoke alarms, CO detectors, water heater bracing | buyer | 3.Q(4) | 10B(1) | 73 |
| Government Required Point of Sale inspections, repo | buyer | 3.Q(5) | 10A, 10B(2) | 74 |
| Government Required Point of Sale corrective/remed | buyer | 3.Q(6) | 10(2)(A) | 75 |
| Escrow fees | buyer | 3.Q(7) | 19B | 76 |
| Escrow Holder | b6b6v | 3.Q(7) | 19B | 77 |
| Owner's title insurance policy | buyer | 3.Q(8) | 13 | 78 |
| Title Company (it different from Escrow Holder): | ybyb | 3.Q(8) | 13 | 79 |
| Buyer's Lender Title insurance policy | buyer | 3.Q(9) | | 80 |
| County transfer tax, fees | buyer | 3.Q(10) | | 81 |
| City transfer tax, fees | buyer | 3.Q(11) | | 82 |
| Home warranty plan | buyer | 3.Q(18) | 10C | 83 |
| Issued by | b6b6b | 3.Q(18) | 10C | 84 |
| Cost not to exceed | 1111111111 | 3.Q(18) | 10C | 85 |
| HOA fee for preparing disclosures | seller | 3.Q(12) | 11K(2) | 86 |
| HOA certification fee | 50 | 3.Q(13) | | 87 |
| HOA transfer fees | buyer | 3.Q(14) | | 88 |
| Private transfer fees | buyer | 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 ☐