

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 submitted 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 C 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 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 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	<u>buywrs</u>	Date	<u>2023-03-08 00:00:00</u>	<div></div>
Buyer	<u>buywrs</u>	Date	<u>2023-03-08 00:00:00</u>	

P or J

Attachment A
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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MY OFFER SCREEN

Date offer submitted	2023-03-08 00:00:00		1	1
Buyer(s)	buywrs	1.A	1.A	2
Legal entity	principal			3
Represented by Buyers agent	yes			4
Buyer's brokerage firm	buyer firm	1.B	1.B	5
Buyer's brokerage license	123456787	1.B	1.B	6
Buyer's agent	buyer agnt	1.B	1.B	7
Buyer's agent license	6464646469	1.B	1.B	8
Buyer's agent cell phone	1234546644			9
Seller's paid buyer's agent commission %	1			10
Seller paid buyer's agent commission \$	150000			11

TRANSACTION OVERVIEW

Offered Price	30000000	3.A	5, 5B(Cash)	12
Seller's credit, if any, to buyer	1.25	3.G(1)	5E	13
Seller's credit, if any, to buyer	1.25	3.G(1)	5E	14
Net price after commission & credits	29325000			15
Days to close of escrow	1	3.B		16
Expiration of offer	2023-03-10 18:00:00	3.c	32A	17
Occupancy	owner	3.E(3)	7A	18
Possession	rent_back	3.M(1)(2)(3)	7C	19
Final verification of condition	5	3J	16	20
Assignment request	17	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

P. Ortiz

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

Menu Data Field	Buyer's Enter Data	CAR Reference	CAR Paragraph #	Qonectin Screen Item Number
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ACQUISITION STRATEGY


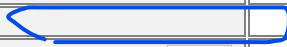

Estimated closing costs	2.0			22
Initial deposit amount	1250	3D(1)	5A(1)	23
Within days	3	3D(1)	5A(1)	24
Deposit increase	125	3D(2)	5A(2)	25
Days to deposit increase	N/A	3D(2)	5A(2)	26
Balance of down payment	20798625			27
1 st Mortgage loan amount	5000000	3.E(1)	5C(1)	28
1 st Mortgage loan interest rate	1	3.E(1)	5C(1)	29
Mortgage loan points	1	3.E(1)	5C(1)	30
Direct lender's name	hdfc			31
Type of financing	conventional	3.E(1)	5C(1)	32
Additional financing terms	na	3.E(1)	5C(2)	33
2nd Mortgage loan amount	4500000	3.E(2)	5C(2)	34
Mortgage loan interest rate	1	3.E(2)	5C(2)	35
Mortgage loan points	1	3.E(2)	5C(2)	36
Direct lender's name	hdfc			37
Type of financing	conventionale	3.E(2)	5C(2)	38
Additional financing terms	na	3.E(2)	5C(2)	39
Combined Loan to Value (CLTV)	9500000			40

CONTRACT TIMELINE

Loan contingency removal	17 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	N/A Days	3.L(7)	8G, 9B(6)	47
Common interest disclosures	N/A Days	3.L(6)	8F, 11K	48
Sale of buyer's property	N/A Days	3.L(8)	8J	49
property Seller Delivery of Document	7 Days	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	N/A Days	3.N(3)	11k(2)	54

P. Ar. Jha

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	0	3.H(1)	5B	56
Verification of down payment and closing costs	20126250	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	\$5000000 - \$4500000			60
Loan application interest rate	1% -1%			61
Direct lender's name				62
Upload verification of loan application		3.H(3)	6B	63
Upload Other document(s) describe	na			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 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 type="checkbox"/>	3.P(1)	9	126
Video doorbell(s)	<input type="checkbox"/>	3.P(1)	9	127
Security camera equipment	<input type="checkbox"/>	3.P(1)	9	128
Security system(s)/alarm(s), other than separate video doorbell	<input type="checkbox"/>	3.P(1)	9	129
Security system(s)/alarm(s), other than separate video doorbell	<input type="checkbox"/>	3.P(1)	9	130
Wall mounted brackets for video or audio equipment	<input type="checkbox"/>	3.P(1)	9	131
Above-ground pool(s) spa(s)	<input type="checkbox"/>	3.P(1)	9	132
Bathroom mirrors, unless excluded below	<input type="checkbox"/>	3.P(1)	9	133
Electric car charging systems and stations:	<input type="checkbox"/>	3.P(1)	9	134
Potted trees/shrubs:	<input type="checkbox"/>	3.P(1)	9	135
Additional Items Included		3.P(1)	9	136
Excluded Items		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
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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	Vms by	3.Q(1)	10A, 11A	69
Other	Na	3.Q(1)	10A, 11A	70
Other report(s) - Enter report Name	By reporter	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, reno	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	Escrow	3.Q(7)	19B	77
Owner's title insurance policy	buyer	3.Q(8)	13	78
Title Company (it different from Escrow Holder):	Vms titles724	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	Issued by vms	3.Q(18)	10C	84
Cost not to exceed	1250	3.Q(18)	10C	85
HOA fee for preparing disclosures		3.Q(12)	11K(2)	86
HOA certification fee		3.Q(13)		87
HOA transfer fees		3.Q(14)		88
Private transfer fees	buyer	3.Q(15)		89
Buyer Seller Seller	Seller	3.Q(16)		90
Other 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 ☐

@ 2022, Qonectin

Buyer's Binding Purchase Agreement Acknowledgement

Initials

P or J

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