



REQUEST FOR REPAIR No. 1
(C.A.R. Form RR, Revised 12/23)

Date Prepared: 03/06/2025

In accordance with the terms and conditions of the Purchase Agreement, OR ☐ Other _____
_____ ("Agreement"),
dated _____, on property known as 1220 E Monte Vista Ave, Visalia, CA 93292 ("Property"),
between _____ ("Buyer"),
and _____ ("Seller").
Buyer and Seller are referred to as the "Parties."

1. BUYER REQUEST (Check all that apply): (Note: Seller has no obligation to respond to Buyer request.)

- A.** ☐ Buyer requests that Seller, prior to final verification of condition, repair or take the other specified action for each item listed below or ☐ on the attached list dated _____:
- _____

- B.** (i) ☐ **SECTION 1:** Buyer requests Seller pay to have Section 1 work completed as specified in the attached Pest Control Report dated _____ prepared by _____
- (ii) ☐ **SECTION 2:** Buyer requests Seller pay to have Section 2 work completed as specified in the attached Pest Control Report dated _____ prepared by _____
- (iii) If Buyer requests either Section 1 or Section 2 work above, Seller shall, no later than **5 (or _____) Days** Prior to Close of Escrow, Deliver to Buyer a written pest control certification showing the corrective work has been completed.
- C.** ☐ Buyer requests that Seller credit Buyer \$ _____ at Close of Escrow.
(Note: Any credit included in this paragraph is separate from and shall not reduce or supersede any other credit in the Agreement unless Otherwise Agreed. Credits need to be disclosed to Buyer's lender and total contractual credits may be limited pursuant to the Agreement. Total credit amount may not be enough to remedy all defects or repairs.)
- D.** ☐ Buyer requests that Seller modify the purchase price. The revised purchase price shall be \$ _____

2. Attached Reports: A copy of the following inspection or other report is attached.

☐ _____ ☐ _____
☐ _____ ☐ _____

3. FHA or VA: Buyer's FHA or VA lender requires specified actions in the appraisal or other lender documentation (if checked, ☐ attached).

- A.** Buyer's FHA or VA lender requires the following items to be repaired. Buyer requests that Seller repair the following items, and Seller (or ☐ Buyer) shall pay for any such repair: _____
- _____

- B.** Buyer requests that Seller pay for the following costs or expenses required by the FHA or VA lender: _____
- _____

4. If Seller agrees to all of Buyer's Requests, or some of Buyer's requests and Buyer accepts Seller's partial agreement below:

- A.** (1) Buyer removes the Investigation of Property Contingency (**paragraph 3L(3) and 8C**), ☐ except the following: _____
- OR (2) ☐ Buyer removes those contingencies identified on the attached, Signed, Contingency Removal Form (C.A.R. Form CR)
- B.** Buyer Releases Seller from any loss, liability, expense, claim or cause of action regarding the disclosed condition of the Property ("Release").

5. EXPIRATION: Buyer proposes this Request for Repairs (RR) which shall be deemed revoked:

- A.** Unless by 5:00 PM on the third Day after it is signed by Buyer (or by _____ ☐ AM/ ☐ PM on _____ date) the proposed RR is signed by Seller and a Copy of this RR is Delivered to Buyer.
- B.** If Buyer withdraws this Request for Repair any time prior to Seller's acceptance by communicating withdrawal to Seller or Seller's Agent.



6. EFFECT OF BUYER REQUEST: BUYER MAKES THIS RR ON THE TERMS ABOVE AND ACKNOWLEDGES RECEIPT OF A COPY. BY MAKING THIS RR, ANY PREVIOUS RR OR SELLER RESPONSE AND BUYER REPLY TO REQUEST FOR REPAIR (C.A.R. Form RRRR) CAN NO LONGER BE ACCEPTED.

Buyer _____ **Melissa Robertson** _____ Date 03/06/2025
 Buyer _____ Date _____

SELLER RESPONSE: (check one)

Note to Seller: FHA/VA. If the Parties do not reach agreement on completing the repairs and other actions specified in paragraph 3A of the Buyer FHA or VA section of Buyer Requests, Buyer's FHA or VA lender will not loan Buyer the funds needed to purchase the Property. If that happens, and there is a finance contingency that has not been removed, Buyer may cancel this Agreement (C.A.R. Form CC).

1. Seller Agreement:

A. ☐ **Full.** Seller agrees to all of Buyer's Requests.

OR B. ☐ **Partial.** Seller only agrees to the following (Check all that apply)

(1) ☐ Seller agrees to all of Buyer's Requests **except:** _____

(2) ☐ Seller agrees to credit Buyer \$ _____ at Close of Escrow.

(3) ☐ Seller agrees, to modify the purchase price. The revised purchase price shall be \$ _____.

(4) ☐ Other _____

C. ☐ **Additional Conditions:** Seller's agreement only applies if Buyer removes those contingencies identified on the attached Contingency Removal Form (C.A.R. Form CR) by Signing and Delivering it within the time specified in **paragraph 1D** below.

D. Expiration of Seller's partial/conditional agreement:

If **paragraph 1B** or **1C** is checked, Seller's agreement to the RR may be withdrawn by Seller any time prior to Buyer's agreement in writing and shall be deemed revoked unless by 5:00PM on the third Day after it is signed by Seller (or by _____

☐ AM/ ☐ PM on _____ date) AND it is re-signed by Buyer below and a copy of this RR is delivered to Seller.

OR 2. ☐ Seller responds to Buyer's request on the attached form (C.A.R. Form RRRR).

OR 3. ☐ Buyer's requests are not incorporated into the Agreement. Seller responds to Buyer's requests on the attached Amendment to Existing Agreement (C.A.R. Form AEA). No Seller signature is required on this RR.

OR 4. ☐ Seller does NOT agree to any of Buyer's requests.

SELLER RESPONSE: SELLER RESPONDS TO BUYER'S RR ON THE TERMS ABOVE AND ACKNOWLEDGES RECEIPT OF A COPY. BY MAKING THIS SELLER RESPONSE, ANY PREVIOUS RR OR SELLER RESPONSE AND BUYER REPLY TO REQUEST FOR REPAIR (C.A.R. Form RRRR) CAN NO LONGER BE ACCEPTED.

Seller: _____ **Alejandro Zavala** _____ Date _____

Seller: _____ **Erika Zavala** _____ Date _____

BUYER RESPONSE TO SELLER PARTIAL/CONDITIONAL AGREEMENT: (DO NOT sign until after Seller responds above.)

☐ Buyer accepts Seller's partial/conditional agreement

OR ☐ Buyer does NOT accept Seller's partial agreement. Buyer withdraws Request for Repair No. _____ and makes a new request in the attached Request for Repair No. _____.

BUYER RESPONSE: BUYER RESPONDS TO SELLER'S PARTIAL AGREEMENT ON THE TERMS ABOVE AND ACKNOWLEDGES RECEIPT OF A COPY. BY MAKING THIS BUYER RESPONSE, ANY PREVIOUS BUYER RESPONSE, SELLER REPLY, OR SELLER PARTIAL AGREEMENT CAN NO LONGER BE ACCEPTED.

Note to Buyer: FHA/VA. If the Parties do not reach agreement on completing the repairs and other actions specified in **paragraph 3A** in the FHA or VA section of Buyer Requests, and you have already removed or do remove your financing contingency, even though you may no longer be eligible for the FHA or VA loan specified in the Agreement and may not be able to get another loan to purchase the property, you could be in breach of the Agreement if you are otherwise unable to pay Seller the purchase price.

Buyer: _____ **Melissa Robertson** _____ Date _____

Buyer: _____ Date _____

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