

**BUYER CONTINGENCY REMOVAL No. 1**

(C.A.R. Form CR-B, Revised 6/24)

In accordance with the terms and conditions of the Purchase Agreement, OR ☐ Request For Repair (C.A.R. Form RR), ☐ Response And Reply To Request For Repair (C.A.R. Form RRRR), ☐ Other _____

dated **08/05/2025**, ("Agreement"),
 on property known as **757 Santa Ray Ave, Oakland, CA 94610** ("Property"),
 between **Paul Orozco and/or assignee** ("Buyer"),
 and **Freddie R Turner Living Trust** ("Seller").

Buyer and Seller are referred to as the "Parties."

1. BUYER REMOVAL OF BUYER CONTINGENCIES: With respect to any contingency and cancellation right that Buyer removes, unless Otherwise Agreed in a separate written agreement between Buyer and Seller, Buyer shall conclusively be deemed to have: (i) completed all Buyer Investigations and review of reports and other applicable information and disclosures; (ii) elected to proceed with the transaction; and (iii) assumed all liability, responsibility and, expense, **if any**, for Repairs, corrections, or for the inability to obtain financing. Waiver of statutory disclosures is prohibited by law.

2. Buyer removes ONLY the following individually checked Buyer contingencies: (Paragraph numbers refer to C.A.R. Form RPA. Applicable paragraph numbers may be different for different forms.)

A. ☐ Loan (**Paragraph 3L(1) and 8A**)

B. ☐ Appraisal (**Paragraph 3L(2) and 8B**)

C. ☐ Investigation of Property (**Paragraph 3L(3), 8C, and 12**)

(1) ☐ Entire Buyer's Investigation Contingency (**Paragraph 12**)

OR (2) ☐ Only the part of the Investigation related to inspections concerning physical attributes of the Property (**Paragraph 12B(1)**)

OR (3) ☐ All Buyer Investigations other than the physical attributes (**Paragraph 12B(2)**)

OR (4) ☐ Entire Buyer's Investigation Contingency, EXCEPT: ☐ Other: _____

D. ☐ Insurance (**paragraph 3L(4) and 8D**)

E. Review of Seller Documents:

(1) ☐ Review of All Seller Documents (**Paragraph 3L(5), 8E, 9B(6), 10A, and 11**)

OR (2) ☐ Review of All Seller Documents, EXCEPT:

☐ Government Reports (**Paragraph 10A**);

☐ Statutory and other Disclosures (**Paragraph 11**);

☐ Other: _____

F. ☐ Preliminary ("Title") Report (**Paragraph 3L(6), 8F, and 13**)

G. ☐ Common Interest (HOA or OA) Disclosures (**Paragraph 3L(7), 8G and 11L**)

H. ☐ Review of leased or lien items (**Paragraph 3L(8), 8H, and 9B(6)**)

I. Sale of Buyer's Property (**Paragraph 3L(9) and 8K**)

☐ Entering into contract for Buyer's Property ☐ Close of Escrow on Buyer's Property

J. ☐ Other: _____

OR 3. ☒ ALL Buyer contingencies are removed, EXCEPT:

☒ Loan Contingency (**Paragraph 3L(1) and 8A**);

☒ Appraisal Contingency (**Paragraph 3L(2) and 8B**);

☐ Insurance (**Paragraph 3L(4) and 8D**)

☐ Contingency for the Close of Buyer's Property (**Paragraph 3L(9) and 8K**);

☐ Condominium/Planned Development (HOA) Disclosures (**Paragraph 3L(7), 8G and 11L**);

☐ Other: _____

OR 4. ☐ BUYER HEREBY REMOVES ANY AND ALL BUYER CONTINGENCIES.

5. Once all contingencies are removed, whether or not Buyer has satisfied themselves regarding all contingencies or received any information relating to those contingencies, Buyer may not be entitled to a return of Buyer's deposit if Buyer does not close escrow. This could happen even if, for example, Buyer does not approve of some aspect of the Property or lender does not approve Buyer's loan.

NOTE: If this form is attached to a Request for Repairs (C.A.R. Form RR), Seller Response and Buyer Reply to Request for Repairs (C.A.R. Form RRRR), or another form or document such as an addendum (C.A.R. Form ADM) or Amendment to Existing Agreement (C.A.R. Form AEA) it is only valid if Buyer and Seller agree to the requests made on that form or document.

Buyer

Paul Orozco

Paul Orozco and/or assignee Date **8/13/2025**

Buyer

99F775A9E8CE4EA...

Date

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BUYER CONTINGENCY REMOVAL (CR-B PAGE 1 OF 1)

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Certificate Of Completion

Envelope Id: D5C90D22-8A06-4414-A4BD-C138DC0FA7ED

Status: Completed

Subject: Complete with Docusign: Buyer Contingency #1.pdf

Phone Number:

Source Envelope:

Document Pages: 1

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Signer Events

Paul Orozco

paulorozco118@gmail.com

Student

Security Level: Email, Account Authentication
(None)

Signature

DocuSigned by:

99F775A9E8CE4EA...

Signature Adoption: Pre-selected Style

Using IP Address:

2600:1700:87d3:3060:1484:6d35:e6ed:887e

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Sent: 8/13/2025 5:15:19 PM

Viewed: 8/13/2025 11:38:43 PM

Signed: 8/13/2025 11:48:10 PM

Electronic Record and Signature Disclosure:

Accepted: 6/5/2025 5:50:50 PM

ID: 89bd5f5e-178b-48d8-b23b-b17b71aba6a9

Company Name: Compass, Inc

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Brian Von Lackum

Brian@bosgroupcre.com

Security Level: Email, Account Authentication
(None)

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Sent: 8/13/2025 5:15:20 PM

Electronic Record and Signature Disclosure:

Accepted: 6/30/2025 4:59:53 PM

ID: 7d45270a-2904-4afb-adee-244ceb0d0a1e

Company Name: Compass, Inc

Witness Events

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Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent

Hashed/Encrypted

8/13/2025 5:15:20 PM

Certified Delivered

Security Checked

8/13/2025 11:38:43 PM

Envelope Summary Events	Status	Timestamps
Signing Complete	Security Checked	8/13/2025 11:48:10 PM
Completed	Security Checked	8/13/2025 11:48:10 PM
Payment Events	Status	Timestamps
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