

757 Santa Ray Avenue

Oakland, CA 94610



Listed By



Chimène Pollard | Team510, Inc.
Agent - 01808145
chimene@team510.com
(510) 846-3601
Red Oak Realty 00619098



Adam Nousomme
Agent - 02145925
adam@redoakrealty.com
(510) 255-5597
Red Oak Realty 00619098

Preferred Escrow

Chicago Title Company
Cristina Tabada
Cristina.Tabada@ctt.com
5109877177
FWAC-5852500516

Instructions

If you plan to present an offer for this property, please follow the instructions below on behalf of your clients:

1. All offers must use CAR's updated RPA.
2. With your offer, please include:
3. Coversheet (Please be prepared to provide a completely signed disclosure package within 48 hours of accepting your offer.)
4. Oakland Purchase Agreement Addendum
5. Proof of funds. If a lender is being used for the purchase, please provide their contact information (both email and phone) in case we need to reach them.

6. If you are providing an offer free of contingencies, please include a buyer-signed CAR BIW form.
7. Sellers would appreciate keeping escrow with Chicago Title Company and Escrow Officer Cristina Tabada, although this is ultimately up to the buyers.
8. Offers must be received via PropDisc.

We are easy to reach if you have any questions about the home, and we look forward to speaking with you.

On behalf of the seller and ourselves, we thank you for your interest in the property!

Best,
Chimène and Adam

Documents

1. East Bay Purchase Agreement Addendum (to be submitted with offer)	5 pages
2. Sewer Lateral Estimate	1 page
3. Sidewalk Estimate	1 page
4. MLS Statement	1 page
5. CRS Property Report	3 pages
6. Exempt_Seller_Disclosure	1 page
7. Agent Visual Inspection Disclosure	10 pages
8. Lead-Based Paint and Lead-Based Paint Hazards Disclosure	2 pages
9. Square Footage and Lot Size Disclosure	1 page
10. Seller's_Affidavit_of_Non-foreign_Status_(FIRPTA)	2 pages
11. Representative_Capacity_Signature_Disclosure	1 page
12. Additional Agent Acknowledgement	1 page
13. Letter from Trustee	1 page
14. Lease Agreement	8 pages
15. Tenant Estoppel	2 pages
16. Preliminary Title Report	22 pages
17. Color Plot Map	1 page
18. Floor Plan	1 page
19. Natural Hazard Disclosure Report	69 pages
20. Pest Inspection Report	21 pages
21. Home Inspection Report	57 pages
22. Historical Photograph	1 page
23. Interior Photos of the Upper Unit	1 page
24. City of Oakland_Foundation Replacement	1 page
25. Terms of Payment	2 pages
26. Water-Conserving Plumbing Fixtures and Carbon Monoxide Detector Notice	1 page
27. Water Heater and Smoke Detector Statement of Compliance	1 page
28. Fair Housing and Discrimination Advisory	2 pages
29. Statewide Buyer and Seller Advisory	15 pages
30. Market Conditions Advisory	2 pages
31. Trust Advisory	2 pages
32. Wire Fraud Advisory	1 page
33. Non-Contingent Offer Advisory	1 page
34. Wildfire Disaster Advisory	2 pages
35. Verification of Property Condition	1 page
36. Oakland_Paint_Permit_Advisory	1 page
37. Stucco_Faced_Properties_Test_Hole_Advisory	2 pages
38. Advisory_Regarding_Using_Artificial_Intelligence_In_Reviewing_Dislosures	1 page
39. City_of_Oakland_Sidewalk_Advisory	5 pages
40. Alameda County Disclosures and Disclaimers Advisory	23 pages
41. Homeowner's_Guide_-_Signature	1 page
42. Combined Homeowners Booklets	123 pages

[SIGNATURE PAGE TO FOLLOW]

Signatures

Buyers and Buyer Agents acknowledge receipt of all documents:

Buyer

Date

Buyer

Date

Buyer Agent

Date

Buyer Agent

Date