

CALIFORNIA RESIDENTIAL PURCHASE AGREEMENT AND JOINT ESCROW INSTRUCTIONS

(C.A.R. Form RPA-CA, Revised 12/18)

		repared: <u>07/28/2019</u> FER:	
••		THIS IS AN OFFER FROM Santosh Singh, Anupama Singh	("Buyer").
		THE REAL PROPERTY to be acquired is 10119 OWENSMOUTH, Chatsworth, CA 91311	, situated in
		Chatsworth(City),Los Angeles(County), California,91311(Zip Code), Assessor's Parcel No	2747015060 ("Property").
	C.	THE PURCHASE PRICE offered is Six Hundred Forty Thousand	
	_	CLOSE OF ESCROW shall occur on Dollars \$ 640,000. 40 D	OO
	D.	Buyer and Seller are referred to herein as the "Parties." Brokers are not Parties to this Agreement.	ays Alter Acceptance).
2		ENCY:	
		DISCLOSURE : The Parties each acknowledge receipt of a X "Disclosure Regarding Real Estate Agend	cv Relationships" (C.A.R.
		Form AD).	- ,
	В.	CONFIRMATION: The following agency relationships are confirmed for this transaction:	
			ber 02037179
		Seller's Brokerage Firm Re/Max Experts Is the broker of (check one): It the seller; or both the buyer and seller. (dual agent) License Number 1.	
		Seller's Agent License Num	ber 01071693
		Seller's Agent <u>Hanna Massachi</u> License Num Is (check one): X the Seller's Agent. (salesperson or broker associate) both the Buyer's and Seller'	s Agent. (dual agent)
		Buyer's Brokerage Firm Keller Williams Realty Encino-Sherman Oaks License Num	
		Is the broker of (check one): X the buyer; or both the buyer and seller. (dual agent)	
			ber 01474866
		Buyer's Agent Sunil Mehra License Numl Is (check one): X the Buyer's Agent. (salesperson or broker associate) both the Buyer's and Seller'	
	C	POTENTIALLY COMPETING BUYERS AND SELLERS: The Parties each acknowledge recei	
	О.	Representation of More than One Buyer or Seller - Disclosure and Consent" (C.A.R. Form PRBS).	pt of a 🔏 Fossible
3	FIN	ANCE TERMS: Buyer represents that funds will be good when deposited with Escrow Holder.	
٠.		INITIAL DEPOSIT: Deposit shall be in the amount of	\$ 19,200.00
		(1) Buyer_Direct Deposit: Buyer shall deliver_deposit directly to Escrow Holder by electronic funds	10,200.00
		transfer, Cashier's check, personal check, other within 3 business days	
		after Acceptance (or);	
	OR	(2) Buyer Deposit with Agent: Buyer has given the deposit by personal check (or)	
		to the agent submitting the offer (or to), made payable to	
		to the agent submitting the offer (or to	
		with Escrow Holder within 3 business days after Acceptance (or).	
		Deposit checks given to agent shall be an original signed check and not a copy.	
		te: Initial and increased deposits checks received by agent shall be recorded in Broker's trust fund log.)	
	В.	INCREASED DEPOSIT: Buyer shall deposit with Escrow Holder an increased deposit in the amount of	\$
		within Days After Acceptance (or).	
		If the Parties agree to liquidated damages in this Agreement, they also agree to incorporate the increased	
		deposit into the liquidated damages amount in a separate liquidated damages clause (C.A.R. Form RID) at the time the increased deposit is delivered to Escrow Holder.	
	C	ALL CASH OFFER: No loan is needed to purchase the Property. This offer is NOT contingent on Buyer	
	Ο.	obtaining a loan. Written verification of sufficient funds to close this transaction IS ATTACHED to this offer or	
		Buyer shall, within 3 (or) Days After Acceptance, Deliver to Seller such verification.	
	D.	LOAN(S):	
		(1) FIRST LOAN: in the amount of	\$ 512,000.00
		This loan will be conventional financing OR	
		☐ assumed financing (C.A.R. Form AFA), ☐ Other This loan shall be at a fixed	
		rate not to exceed 6.000 % or, an adjustable rate loan with initial rate not to exceed %.	
		Regardless of the type of loan, Buyer shall pay points not to exceed % of the loan amount. (2) SECOND LOAN in the amount of	¢
		This loan will be conventional financing OR Seller financing (C.A.R. Form SFA), assumed	Ψ
		financing (C.A.R. Form AFA), Other	
		exceed % or, an adjustable rate loan with initial rate not to exceed %.	
		Regardless of the type of loan, Buyer shall pay points not to exceed % of the loan amount. (3) FHA/VA: For any FHA or VA loan specified in 3D(1), Buyer has 17 (or) Days After Acceptance	
		(3) FHA/VA: For any FHA or VA loan specified in 3D(1), Buyer has 17 (or) Days After Acceptance	
		to Deliver to Seller written notice (C.A.R. Form FVA) of any lender-required repairs or costs that	
		Buyer requests Seller to pay for or otherwise correct. Seller has no obligation to pay or satisfy lender	
		requirements unless agreed in writing. A FHA/VA amendatory clause (C.A.R. Form FVAC) shall be a part of this Agreement.	
	F	ADDITIONAL FINANCING TERMS:	
	F.	BALANCE OF DOWN PAYMENT OR PURCHASE PRICE in the amount of	\$ 108,800.00
	•	to be deposited with Escrow Holder pursuant to Escrow Holder instructions.	100,000.00
	G.	PURCHASE PRICE (TOTAL):	\$ 640,000.00
Bu	yer's	Initials () () Seller's Initials ()	
© 1	991-	2018, California Association of REALTORS®, Inc.	\triangle
PР	Δ-C	A REVISED 12/18 (PAGE 1 OF 10)	ب ا

CALIFORNÍA RESIDENTIAL PURCHASE AGREEMENT (RPA-CA PAGE 1 OF 10)