

CALIFORNIA RESIDENTIAL PURCHASE AGREEMENT **AND JOINT ESCROW INSTRUCTIONS**

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

	Prepared: <u>06/07/2019</u>			
	OFFER: A. THIS IS AN OFFER FROM	Tmbe LLC		("Buyer").
		d is 1630 S GARTH Avenue, Los Angeles, CA	90035	situated in
		ngeles (County), California, 90035 (Zip Code), Assessor's Parc		
С	C. THE PURCHASE PRICE offered is Nin	ne Hundred Fifty-Five Thousand		
			955,000.00	·
D	D. CLOSE OF ESCROW shall occur on	(date)(or X	Days After	Acceptance).
		as the "Parties." Brokers are not Parties to this Agreement.		
	AGENCY:			
А		acknowledge receipt of a 🕱 "Disclosure Regarding Real	Estate Agenc	y Relationships"
	(C.A.R. Form AD).	nov relationships are confirmed for this transaction:		
ь		ncy relationships are confirmed for this transaction:	a a Niconala au	00045750
	Seller's Brokerage Firm	neller or both the hower and caller (dual agent)	se Number	00945753
		seller; or Doth the buyer and seller. (dual agent)	a a Niconala au	00004000
	Seller's Agent		se Number	00881239
	is (check one): X the Seller's Agent	:. (salesperson or broker associate) $\ igsqcup$ both the Buyer's and	3 Seller's Agent.	(duai agent)
		Keller Williams Encino-Sherman Oaks Licens	₃e Number	01811831
	Is the broker of (check one): 🗶 the t	ouyer; or 🔲 both the buyer and seller. (dual agent)		
	Buyer's Agent		se Number	02084456
	Is (check one): X the Buyer's Agent	t. (salesperson or broker associate) 🗌 both the Buyer's and	d Seller's Agent.	(dual agent)
С	C. POTENTIALLY COMPETING BUY	ERS AND SELLERS: The Parties each acknowledge	receipt of a	a 🗶 "Possible
		er or Seller - Disclosure and Consent" (C.A.R. Form PRBS).		
		unds will be good when deposited with Escrow Holder.		
Α	A. INITIAL DEPOSIT: Deposit shall be in	the amount of	\$	28,650.00
	(1) Buyer Direct Deposit: Buyer sha	all deliver deposit directly to Escrow Holder by electronic	funds	
		al check, otherwithin 3 busines	s days	
_	after Acceptance (or);	
O		has given the deposit by personal check (or)	
	to the agent submitting the offer (or to), made pay		
		he deposit shall be held uncashed until Acceptance and then de		
	with Escrow Holder within 3 business d).	
/N		an original signed check and not a copy.		
(IV	Note: Initial and increased deposits checks re	eceived by agent shall be recorded in Broker's trust fund log.) osit with Escrow Holder an increased deposit in the amount of	c	
Ь	within Days After Acceptance (or		₄ ——	
		ages in this Agreement, they also agree to incorporate the inc	<i>).</i> creased	
		amount in a separate liquidated damages clause (C.A.R		
	RID) at the time the increased deposit i			
С		eded to purchase the Property. This offer is NOT contingent or	ı Buyer	
		sufficient funds to close this transaction IS ATTACHED to this		
	Buyer shall, within 3 (or)	Days After Acceptance, Deliver to Seller such verification.		
D	D. LOAN(S):			
	(1) FIRST LOAN: in the amount of		\$	600,000.00
	This loan will be conventional fina	ancing OR FHA, VA, Seller financing (C.A.R. Form	√SFA),	
	assumed financing (C.A.R. Form	AFA), Other	a fixed	
	Pagardian of the type of lean Pur	r, an adjustable rate loan with initial rate not to exceed	%.	
	(2) SECOND LOAN in the amount of	er shall pay points not to exceed % of the loan amo	turit.	
	This loan will be conventional fir	nancing OR Seller financing (C.A.R. Form SFA),	sumed	
	financing (C.A.R. Form AFA).	her This loan shall be at a fixed rate	e not to	
	exceed % or, \(\sqrt{an adjust}	table rate loan with initial rate not to exceed %. Regard	dless of	
	the type of loan, Buyer shall pay po	ints not to exceed % of the loan amount.		
		specified in 3D(1), Buyer has 17 (or) Days After Acce		
		e (C.A.R. Form FVA) of any lender-required repairs or cos		
	Buyer requests Seller to pay for o	or otherwise correct. Seller has no obligation to pay or satisfy	lender	
		ting. A FHA/VA amendatory clause (C.A.R. Form FVAC) sha	ill be a	
_	part of this Agreement.			
	E. ADDITIONAL FINANCING TERMS: _			
_	BALANCE OF DOWN DAVMENT OF	PURCHASE PRICE in the amount of	е	226 250 00
г	to be deposited with Escrow Holder pur			326,350.00
G	PURCHASE PRICE (TOTAL).	Sudificial Escrew Holder Instructions.	\$	955,000.00
Buvei	er's Initials () (Seller's Initials (····· , , , , , , , , , , , , , , , , ,)
199	er's Initials () () 91-2018, California Association of REALTORS®, Inc	C		_ ^
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