

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

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

		repared: <u>10/22/2019</u>		
1.		FER: THIS IS AN OFFER FROM Kali Pradeep Koka, Lakshmi Madhuri Mamidi		("Buyer").
		THE REAL PROPERTY to be acquired is 22237 1/2 Erwin Street, Woodland Hills, CA 91367	•	
		Woodland Hills (City), Los Angeles (County), California, 91367 (Zip Code), Assessor's Parcel No.		
	C.	THE PURCHASE PRICE offered is Five Hundred Forty-Five Thousand		
	_	Dollars \$ 545,000.	00	
			ays After Ac	ceptance).
2.		Buyer and Seller are referred to herein as the "Parties." Brokers are not Parties to this Agreement. <b>ENCY:</b>		
٠.		<b>DISCLOSURE</b> : The Parties each acknowledge receipt of a <b>X</b> "Disclosure Regarding Real Estate Agend	cv Relations	shins" (CAR
		Form AD).	o, radiation	po (0./1./1.
	В.	<b>CONFIRMATION:</b> The following agency relationships are confirmed for this transaction:		
		Seller's Brokerage Firm JFK Realty & Loan Depot Inc. License Num	ber <b>0</b> 1	787800
		Is the broker of (check one): X the seller; or both the buyer and seller. (dual agent)		
		Seller's Agent Arshia Rahman License Num		894437
		Is (check one): X the Seller's Agent. (salesperson or broker associate) both the Buyer's and Seller's	s Agent. (d	ual agent)
		Buyer's Brokerage Firm KW Encino-Sherman Oaks License Num	ber <b>0</b> 1	811831
		Is the broker of (check one): <b>X</b> the buyer; or both the buyer and seller. (dual agent)		
		Buyer's Agent License Num	ber <b>0</b> 1	474866
		Is (check one): <b>X</b> the Buyer's Agent. (salesperson or broker associate) both the Buyer's and Seller's		
	C.	POTENTIALLY COMPETING BUYERS AND SELLERS: The Parties each acknowledge recei		
		Representation of More than One Buyer or Seller - Disclosure and Consent" (C.A.R. Form PRBS).		_
3.		ANCE TERMS: Buyer represents that funds will be good when deposited with Escrow Holder.		
	A.	INITIAL DEPOSIT: Deposit shall be in the amount of	\$	16,350.00
		(1) Buyer Direct Deposit: Buyer shall deliver deposit directly to Escrow Holder by electronic funds		
		transfer, $\square$ cashier's check, $\square$ personal check, $\square$ 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		
		The deposit shall be held uncashed until Acceptance and then deposited 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.		
	(No	te: Initial and increased deposits checks received by agent shall be recorded in Broker's trust fund log.)		
		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		
		obtaining a loan. Written verification of sufficient funds to close this transaction IS ATTACHED to this offer or Buyer shall, within <b>3 (or) Days</b> After Acceptance, Deliver to Seller such verification.		
	D	LOAN(S):		
	٥.	(1) FIRST I OAN: in the amount of	\$	436,000.00
		This loan will be conventional financing <b>OR</b> FHA, VA, Seller financing (C.A.R. Form SFA),	*	.55,555.00
		assumed financing (C.A.R. Form AFA), Other This loan shall be at a fixed		
		rate not to 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.	Φ.	
		(2) SECOND LOAN in the amount of	\$	
		This loan will be conventional financing <b>OR</b> Seller financing (C.A.R. Form SFA), assumed financing (C.A.R. Form AFA). Other		
		financing (C.A.R. Form AFA), Other This loan shall be at a fixed rate not to 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.		
		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		
		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.		
		ADDITIONAL FINANCING TERMS:		
	F	BALANCE OF DOWN PAYMENT OR PURCHASE PRICE in the amount of	\$	92,650.00
	•	to be deposited with Escrow Holder pursuant to Escrow Holder instructions.	Ψ	92,000.00
	G.	PURCHASE PRICE (TOTAL):	\$	545,000.00
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Jennifer Santulan

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