

**Date Prepared:** 10/01/2019

**1. OFFER:**

- A. THIS IS AN OFFER FROM Orly Zrihen ("Buyer").  
 B. THE REAL PROPERTY to be acquired is 4219 ALHAMA Drive, Woodland Hills, CA 91364, situated in Woodland Hills (City), Los Angeles (County), California, 91364 (Zip Code), Assessor's Parcel No. 2172023044 ("Property").  
 C. THE PURCHASE PRICE offered is Nine Hundred Ten Thousand

D. **CLOSE OF ESCROW** shall occur on \_\_\_\_\_ (date) or ☒ **30 Days** After Acceptance). Dollars \$ **910,000.00**

**E.** Buyer and Seller are referred to herein as the "Parties." Brokers are not Parties to this Agreement.

**2. AGENCY:**

A. **DISCLOSURE:** The Parties each acknowledge receipt of a ☒ "Disclosure Regarding Real Estate Agency Relationships" (C.A.R. Form AD).

**B. CONFIRMATION:** The following agency relationships are confirmed for this transaction:

**Seller's Brokerage Firm** Real Estate eBroker Inc. License Number 01866771

Is the broker of (check one): ☒ the seller; or ☐ both the buyer and seller. (dual agent)

|                |                            |                |                        |
|----------------|----------------------------|----------------|------------------------|
| Seller's Agent | <b><i>Paula Achter</i></b> | License Number | <b><i>01882533</i></b> |
|----------------|----------------------------|----------------|------------------------|

Is (check one): ☒ 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 Number      **01811831**

Is the broker of (check one): ☒ the buyer; or ☐ both the buyer and seller. (dual agent)

Buyer's Agent Jennifer Santulan License Number 01914509

Is (check one): ☒ the Buyer's Agent. (salesperson or broker associate) ☐ both the Buyer's and Seller's Agent. (dual agent)

**C. POTENTIALLY COMPETING BUYERS AND SELLERS:** The Parties each acknowledge receipt of a ☒ "Possible Representation of More than One Buyer or Seller - Disclosure and Consent" (C.A.R. Form PRBS).

**3. FINANCE TERMS:** Buyer represents that funds will be good when deposited with Escrow Holder.

**A. INITIAL DEPOSIT:** Deposit shall be in the amount of ..... \$ **27,300.00**

(1) **Buyer Direct Deposit:** Buyer shall deliver deposit directly to Escrow Holder by electronic funds 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 \_\_\_\_\_.

\_\_\_\_\_ . 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.

(Note: Initial and increased deposits checks received by agent shall be recorded in Broker's trust fund log.)

**B. 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 3 (or ) **Days** After Acceptance, Deliver to Seller such verification.

**D. LOAN(S):**

(1) **FIRST LOAN:** in the amount of ..... \$ **819,000.00**

This loan will be conventional financing **OR** ☐ FHA, ☐ VA, ☐ Seller financing (C.A.R. Form SFA), ☐ 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.

(2) ☐ **SECOND LOAN** in the amount of ..... \$ .....

This loan will be conventional financing **OR** ☐ Seller financing (C.A.R. Form SFA), ☐ 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.

(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.

**E. ADDITIONAL FINANCING TERMS:**

**F. BALANCE OF DOWN PAYMENT OR PURCHASE PRICE** in the amount of ..... \$ **63,700.00**  
to be deposited with Escrow Holder pursuant to Escrow Holder instructions.

**G. PURCHASE PRICE (TOTAL):**..... \$ **910,000.00**

Buyer's Initials ( ) ( )

Seller's Initials ( ) ( )

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

Keller Williams Encino-Sherman Oaks, 16820 Ventura Blvd Encino, CA 91436  
Jennifer Santulan Produced with zipForm® by zip

Phone: 818.458.0346 Fax: 818.301.2166  
an 48026 www.zipLogix.com

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