

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

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

)a		repared: <u>09/01/2019</u>	
١.		FER: THIS IS AN OFFER FROM	("Buyer").
		THE REAL PROPERTY to be acquired is 2085 Parker Court, Simi Valley, CA 93065	
		Simi Valley (City), Ventura (County), California, 93065 (Zip Code), Assessor's Parcel No.	6410272495 ("Property").
	C.	THE PURCHASE PRICE offered is Five Hundred Sixty Thousand	
	_	Dollars \$ <u>560,000</u> .	00
	D.	CLOSE OF ESCROW shall occur on	ays After Acceptance).
,		ENCY:	
•		DISCLOSURE: The Parties each acknowledge receipt of a 💢 "Disclosure Regarding Real Estate Agence	Relationships" (C.A.R.
		Form AD).	, ,
	В.	CONFIRMATION : The following agency relationships are confirmed for this transaction:	
		Seller's Brokerage Firm Century 21 Hilltop License Number of (check one): X the seller; or both the buyer and seller. (dual agent)	oer <u>01518716</u>
		Seller's Agent License Numb	
		Is (check one): x the Seller's Agent. (salesperson or broker associate) both the Buyer's and Seller's	s Agent. (dual agent)
		Buyer's Brokerage Firm KW Encino-Sherman Oaks License Numb	per
		Is the broker of (check one): X the buyer; or both the buyer and seller. (dual agent)	
		Buyer's Agent License Numb	
		Is (check one): 🗶 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 receipt	ot of a 🗶 "Possible
		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.	10.000.00
	Α.	INITIAL DEPOSIT: Deposit shall be in the amount of	\$ 16,800.00
		transfer, a 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	
		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.)	Φ.
	В.	INCREASED DEPOSIT: Buyer shall deposit with Escrow Holder an increased deposit in the amount of	\$
		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): (4) FIRST LOAN; in the amount of	¢ 440,000,00
		(1) FIRST LOAN: in the amount of	\$ 448,000.00
		This loan will be conventional financing OR	
		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	
		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.	
	F.	ADDITIONAL FINANCING TERMS:	
	F.	BALANCE OF DOWN PAYMENT OR PURCHASE PRICE in the amount of	\$ 95,200.00
		to be deposited with Escrow Holder pursuant to Escrow Holder instructions.	
	G.	PURCHASE PRICE (TOTAL):	\$560,000.00
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		A REVISED 12/18 (PAGE 1 OF 10)	(=)
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CALIFORNÍA RESIDENTIAL PURCHASE AGREEMENT (RPA-CA PAGE 1 OF 10)

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