

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

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

		repared: <u>08/09/2019</u>	
١.		FER: THIS IS AN OFFER FROM Mitch D Caliboso, Katie D Yamashita	("Buyer").
		THE REAL PROPERTY to be acquired is 6443 Elmer Avenue, North Hollywood, CA 91606	(bdyer).
		North Hollywood (City), Los Angeles (County), California, 91606 (Zip Code), Assessor's Parcel No.	
	C.	THE PURCHASE PRICE offered is Six Hundred Twenty-Five Thousand	
		Dollars \$ <u>625,000</u> .	00
	D.	CLOSE OF ESCROW shall occur on (date)(or X	Jays After Acceptance).
		Buyer and Seller are referred to herein as the "Parties." Brokers are not Parties to this Agreement.	
2.		ENCY:	
	Α.	DISCLOSURE: The Parties each acknowledge receipt of a	: Agency Relationships"
	ь	(C.A.R. Form AD).	
	В.	CONFIRMATION: The following agency relationships are confirmed for this transaction:	h 04044004
		Seller's Brokerage Firm Coldwell Banker Residential Brokerage Is the broker of (check one): X the seller; or both the buyer and seller. (dual agent)	ber <u>01811831</u>
			04405050
		Seller's Agent License Num	
		Is (check one): 🗶 the Seller's Agent. (salesperson or broker associate) 🗌 both the Buyer's and Seller'	
		Buyer's Brokerage Firm KW Encino-Sherman Oaks License Num	ber <u>01811831</u>
		Is the broker of (check one): 🗶 the buyer; or 🗌 both the buyer and seller. (dual agent)	
		Buyer's Agent License Num	
		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	pt 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.	
	Α.	INITIAL DEPOSIT: Deposit shall be in the amount of	\$18,750.00
		(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	
		I ne deposit snall be neid uncasned until Acceptance and then deposited	
		with Escrow Holder within 3 business days after Acceptance (or	
	(NIc	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.)	
		INCREASED DEPOSIT: Buyer shall deposit with Escrow Holder an increased deposit in the amount of	¢
	ъ.	within Days After Acceptance (or).	Ψ
		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	\$ <u>500,000.00</u>
		This loan will be conventional financing OR	
		rate not to exceed%. This foan shall be at a fixed 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	\$ 106,250.00
		to be deposited with Escrow Holder pursuant to Escrow Holder instructions.	·
	G.	PURCHASE PRICE (TOTAL):	\$625,000.00
Bu	yer's	Initials () () Seller's Initials ()	
9 1	991-2	2018, California Association of REALTORS®, Inc.	
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Mitch & Katie

Fax: 818.301.2166