

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

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

)a		repared: <u>10/13/2019</u> FER:	
			("Buyer").
	В.	THIS IS AN OFFER FROM Sandeep Shenoy THE REAL PROPERTY to be acquired is 8231 MASON Avenue #B, Winnetka, CA 91306	, situated in
		Winnetka (City), Los Angeles (County), California, 91306 (Zip Code), Assessor's Parcel No. 2	2108001076 ("Property").
	C.	THE PURCHASE PRICE offered is Four Hundred Forty-Nine Thousand	
		Dollars \$ 449,000.	00
			ays After Acceptance).
,		Buyer and Seller are referred to herein as the "Parties." Brokers are not Parties to this Agreement. ENCY:	
		DISCLOSURE: The Parties each acknowledge receipt of a X "Disclosure Regarding Real Estate Agence	v Relationships" (C.A.R.
		Form AD).	y reducerompo (o., i.r.
		CONFIRMATION: The following agency relationships are confirmed for this transaction:	
			oer 01838236
		Seller's Brokerage Firm New Vision R.E. & Investments Is the broker of (check one): the seller; or X both the buyer and seller. (dual agent)	
		Seller's Agent Michael Tsypin License Numb	oer 01838236
		Is (check one): the Seller's Agent. (salesperson or broker associate) 🗶 both the Buyer's and Seller's	
		Buyer's Brokerage Firm KW Encino-Sherman Oaks License Numb	• , • ,
		Is the broker of (check one): the buyer; or X both the buyer and seller. (dual agent)	
		Buyer's Agent Sunil Mehra License Number	per 01474866
		Is (check one): the Buyer's Agent. (salesperson or broker associate) X both the Buyer's and Seller's	
	C	POTENTIALLY COMPETING BUYERS AND SELLERS: The Parties each acknowledge receipt	
	٥.	Representation of More than One Buyer or Seller - Disclosure and Consent" (C.A.R. Form PRBS).	or a A ressible
3.	FIN	ANCE TERMS: Buyer represents that funds will be good when deposited with Escrow Holder.	
		INITIAL DEPOSIT: Deposit shall be in the amount of	\$ 13,500.00
		(1) Buyer_Direct Deposit: Buyer shall deliver_deposit directly to Escrow Holder by electronic funds	
		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), made payable to	
		. The deposit shall be held uncashed until Acceptance and then deposited	
		with Escrow Holder within 3 business days after Acceptance (or).	
	/N I	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	¢
	В.	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	\$ 400.000.00
		(1) FIRST LOAN: in the amount of	400,000.00
		This loan will be conventional financing OR	
		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	
		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	\$ 35,500.00
	• •	to be deposited with Escrow Holder pursuant to Escrow Holder instructions.	Ψ 30,000.00
	G.	PURCHASE PRICE (TOTAL):	\$ 449,000.00
3u	yer's	Initials () () Seller's Initials ()	
∌ 1	991-2	2018, California Association of REALTORS®, Inc.	
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