

CALIFORNIA RESIDENTIAL PURCHASE AGREEMENT AND JOINT ESCROW INSTRUCTIONS

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

		repared: 10/2//2019		
		FER: Sandeep Shenoy		("Buyer").
		THE REAL PROPERTY to be acquired is 21551 Burbank Boulevard #116, Woodland Hills, CA 9	1367	situated in
		Woodland Hills (City), Los Angeles (County), California, 91367 (Zip Code), Assessor's Parcel No.	21460311	
(С.	THE PURCHASE PRICE offered is Four Hundred Fifty-Five Thousand		
		Dollars \$ 455,000 .		
			ays After	Acceptance).
		Buyer and Seller are referred to herein as the "Parties." Brokers are not Parties to this Agreement.		
		ENCY:		
•	۹.	DISCLOSURE: The Parties each acknowledge receipt of a x "Disclosure Regarding Real Estate Agent	cy Relati	onships" (C.A.R
	_	Form AD).		
		CONFIRMATION: The following agency relationships are confirmed for this transaction:		
		Seller's Brokerage Firm Keller Williams Encino-Sherman Oaks License Num	ber	01811831
		Is the broker of (check one): 🗶 the seller; or 🗌 both the buyer and seller. (dual agent)	_	
		Seller's Agent License Num		01913000
		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 KW Encino-Sherman Oaks License Num	ber	01811831
		Is the broker of (check one): X the buyer; or both the buyer and seller. (dual agent)		
		Buyer's Agent License Num	her	01474866
		Is (check one): X the Buyer's Agent. (salesperson or broker associate) both the Buyer's and Seller		
(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).	p. 0. 0	. A I coolbic
3. I	FIN	ANCE TERMS: Buyer represents that funds will be good when deposited with Escrow Holder.		
		INITIAL DEPOSIT: Deposit shall be in the amount of	\$	13,650.00
-		(1) Buyer Direct Deposit: Buyer shall deliver deposit directly to Escrow Holder by electronic funds	*	10,000.00
		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.		
('Nο	te: Initial and increased deposits checks received by agent shall be recorded in Broker's trust fund log.)		
È	В.	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.		
(С.	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	\$	410,000.00
		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	Ψ	
		financing (C.A.R. Form AFA), Other		
		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	Ε.	ADDITIONAL FINANCING TERMS:		
_	_	BALANCE OF DOWN PAYMENT OR PURCHASE PRICE in the amount of	_	
F			\$	31,350.00
_	_	to be deposited with Escrow Holder pursuant to Escrow Holder instructions.	Φ	455.000.00
)	ق. -اس	PURCHASE PRICE (TOTAL):		455,000.00
uyeد ۱۹۵ د	∌r"S 91-2	Initials () () 2018, California Association of REALTORS®, Inc.		
				(=)
$-$ 0 Λ	-0.1	A REVISED 12/18 (PAGE 1 OF 10)		

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

Fax: 818.301.2166 Burbank - Shenoy