

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

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

		repared: <u>07/28/2019</u>	
۱.		FER: THIS IS AN OFFER FROM Santosh Singh, Anupama Singh	("Buyer").
		THE REAL PROPERTY to be acquired is 9430 GLADE Avenue, Chatsworth, CA 91311	( bdyer ).
		Chatsworth (City), Los Angeles (County), California, 91311 (Zip Code), Assessor's Parcel No.	
	C.	THE PURCHASE PRICE offered is Six Hundred Fifteen Thousand	
	_	Dollars \$ <u>615,000</u> .	
			Days After Acceptance).
,		Buyer and Seller are referred to herein as the "Parties." Brokers are not Parties to this Agreement.	
2.		<b>ENCY: DISCLOSURE:</b> The Parties each acknowledge receipt of a <b>X</b> "Disclosure Regarding Real Estate Agendary Research Regarding Real Estate Agendary Research Regarding Real Estate Agendary Research Research Regarding Real Estate Agendary Research Resear	cv. Relationshins" (C A B
	Λ.	Form AD).	by Neiduolisiilps (C.A.R.
	В	<b>CONFIRMATION:</b> The following agency relationships are confirmed for this transaction:	
	٥.	Seller's Brokerage Firm Re/Max Olson & Assoc. License Num	ber <b>00965994</b>
		Is the broker of (check one): <b>X</b> the seller; or both the buyer and seller. (dual agent)	
		Seller's Agent  Behzad Dabiran  License Num	ber <i>01357017</i>
		Is (check one): X the Seller's Agent. (salesperson or broker associate) both the Buyer's and Seller's	
			,
		Buyer's Brokerage Firm Keller Williams Realty Encino-Sherman Oaks License Num	per
		Is the broker of (check one): X the buyer; or both the buyer and seller. (dual agent)	
		Buyer's Agent License Num	
	_	Is (check one): X the Buyer's Agent. (salesperson or broker associate) both the Buyer's and Seller	
	C.	POTENTIALLY COMPETING BUYERS AND SELLERS: The Parties each acknowledge recei	pt of a 🗶 "Possible
,	<b>-</b> 11	Representation of More than One Buyer or Seller - Disclosure and Consent" (C.A.R. Form PRBS).	
٥.		ANCE TERMS: Buyer represents that funds will be good when deposited with Escrow Holder.	¢ 40.450.00
	A.	INITIAL DEPOSIT: Deposit shall be in the amount of	
		transfer, ashier's check, personal check, other within 3 business days	
	OP	after Acceptance (or	
	UK	to the agent submitting the offer (or to), made payable to	
		. The deposit shall be held uncashed until Acceptance and then deposited	
		<del></del>	
		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.	
	(Nic	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	\$
	٥.	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 <b>3 (or) Days</b> After Acceptance, Deliver to Seller such verification.	
	D.	LOAN(S):	•
		(1) FIRST LOAN: in the amount of	\$ 492,000.00
		This loan will be conventional financing <b>OR</b> 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 <u>6.000</u> % 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 <b>OR</b> Seller financing (C.A.R. Form SFA), assumed	<b>*</b>
		financing (C.A.R. Form AFA), Other . This loan shall be at a fixed rate not to	
		financing (C.A.R. Form AFA), Other	
		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	
		(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.	
		ADDITIONAL FINANCING TERMS:	
	F	BALANCE OF DOWN PAYMENT OR PURCHASE PRICE in the amount of	\$ 104,550.00
	г.	to be deposited with Escrow Holder pursuant to Escrow Holder instructions.	Ψ 104,550.00
	G	PURCHASE PRICE (TOTAL):	\$ 615,000.00
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) 1	991-2	Initials () () 2018, California Association of REALTORS®, Inc.	
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