

## OFFER CHECKLIST FORM

Please fully complete this form and attach use it as a cover page for your offer. Offers will not be reviewed until we have received all items below.

**Submit offers via email to: [Offers@ToniPatillo.com](mailto:Offers@ToniPatillo.com)**

Property Address: \_\_\_\_\_ City: \_\_\_\_\_

Buyer Name(s): \_\_\_\_\_

Offer Price: \_\_\_\_\_

### Buyer's Agent

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

Office Phone: \_\_\_\_\_

Cell Phone: \_\_\_\_\_

Fax Number: \_\_\_\_\_

Email: \_\_\_\_\_

### Agents - Please use the following checklist with your offer to ensure it is processed quickly.

	Website: <a href="http://www.TPAOffers.com">www.TPAOffers.com</a> was reviewed before writing the offer and all guidelines were followed.
	Please make sure all documents are legible and signed. Offers must be written on the most current CAR residential purchase contract
	Proof of funds to close is attached. (Most Recent Statements)
	Addendum 1 is attached ( <a href="#">Available for download at www.TPAOffers</a> or included in this package)
	Trust Advisory attached
	Agent MUST sign the offer and include their license number and the office license number on page 8
	Buyer and buyer's agent understand that the buyer's 3% Deposit will be put into escrow within 3 days acceptance between the buyer and seller.



ADDENDUM

(C.A.R. Form ADM, Revised 12/15)

No. 1

The following terms and conditions are hereby incorporated in and made a part of the: [X] Purchase Agreement, [ ] Residential Lease or Month-to-Month Rental Agreement, [ ] Transfer Disclosure Statement (Note: An amendment to the TDS may give the Buyer a right to rescind), [ ] Other \_\_\_\_\_, dated \_\_\_\_\_, on property known as \_\_\_\_\_, 5303 Marburn Ave, Los Angeles, CA 90043-2136

in which \_\_\_\_\_ is referred to as ("Buyer/Tenant") and Regina Mingleton Melton Trust is referred to as ("Seller/Landlord").

Buyer understands and agrees to the following:

- 1. Buyer must have personally inspected the property first before offer is written.
2. Selling AS-IS with No Contingencies.
3. Seller will not provide any repairs, credits, warranties, or guarantees.
4. Broker/Agent does not guarantee accuracy of square footage, lot size, zoning, rent control, permits, use code, schools and/or other information concerning the conditions or features of the property provided by the seller or obtained from public records or other sources.
5. Buyer is advised to independently verify the accuracy of all information and conduct all professional inspections prior to submitting offer.
6. 3A(1)- Initial Deposit: 3% OF THE PURCHASE PRICE TO BE DEPOSITED IN ESCROW WITHIN 3 DAYS OF SELLER ACCEPTANCE.
7. 7C(1) & 7C(2)- Seller's Choice.
8. Notice to Buyer to Perform shall be 24 hours.
9. Items in this Addendum will supersede the CAR Residential Purchase Agreement

The foregoing terms and conditions are hereby agreed to, and the undersigned acknowledge receipt of a copy of this document.

Date \_\_\_\_\_

Date \_\_\_\_\_

Buyer/Tenant \_\_\_\_\_

Seller/Landlord X \_\_\_\_\_

Regina Mingleton Melton Trust

Buyer/Tenant \_\_\_\_\_

Seller/Landlord \_\_\_\_\_

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Reviewed by \_\_\_\_\_ Date \_\_\_\_\_

