



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

Property Address: 154 W 56th Street City: Los Angeles CA 90037

Buyer Name(s): _____

Offer Price: _____ Amount of Concessions Requested (if any): _____

Type of Financing: _____ Down Payment: _____

Buyer's Agent

Buyer's Lender

Name: _____

Name: _____

Company: _____

Company: _____

Address: _____

Address: _____

Office Phone: _____

Office Phone: _____

Cell Phone: _____

Cell Phone: _____

Fax Number: _____

Fax Number: _____

Email: _____

Email: _____

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

Website: www.TPAOffers.com 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

Pre-approval letter from lender is attached and dated within past 30 days. (N/A for CASH OFFERS)

Proof of funds to close is attached. (Most Recent Statements)

Addendum 1 is attached (Either Cash or Financed) (**Available for download at www.TPAOffers.com or included in this package**)

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.

FINANCED ADDENDUM
(To Be Used with Offers Using A Loan)



The following terms and conditions are hereby incorporated in and made a part of the: [X] Residential Purchase Agreement, [] Manufactured Home Purchase Agreement, [] Business Purchase Agreement, [] Residential Lease or Month-to-Month Rental Agreement, [] Vacant Land Purchase Agreement, [] Residential Income Property Purchase Agreement, [] Commercial Property Purchase Agreement, [] Other

dated , on property known as 154 W 56th Street, Los Angeles CA 90037

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. 3A(1)- Initial Deposit: 3% OF THE PURCHASE PRICE TO BE DEPOSITED IN ESCROW WITHIN 3 DAYS OF SELLER ACCEPTANCE.
2. 3J- Listing Terms: Buyer(s) must prequalify for a mortgage loan w/Jason Gill, Home Point Financial - 949-640-3110 or Jgill@homepointfinancial.com
3. Buyer agrees to commence all loan application processing upon Seller Acceptance
4. 7C(1) & 7C(2)- Seller's Choice.
5. Property is sold in it's "AS-IS" condition, w/o repairs, credits, warranties, or guarantees
6. Buyer's Inspection Contingency to be removed 7 Days After Date of Acceptance. All remaining contingencies (Loan, Appraisal, Reports/Disclosures, Title) to be removed 14 Days After Date of Acceptance.
7. 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.
8. Buyer is advised to independently verify the accuracy of all information and conduct all professional inspections prior to submitting offer.
9. Notice to Buyer to Perform shall be 24 hours.
10. 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

Buyer/Tenant Seller/Landlord

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ADM REVISED 4/12 (PAGE 1 OF 1)

Reviewed by Date



ADDENDUM (ADM PAGE 1 OF 1)

Agent: Phone: Fax: Prepared using zipForm® software
Broker: Toni Patillo & Associates 310 482-2035 310 482-2201
Keller Williams Santa Monica 2701 Ocean Park Blvd #140 Santa Monica, CA 90405

CASH ADDENDUM
(To Be Used with ALL CASH OFFERS)



The following terms and conditions are hereby incorporated in and made a part of the: [X] Residential Purchase Agreement, [] Manufactured Home Purchase Agreement, [] Business Purchase Agreement, [] Residential Lease or Month-to-Month Rental Agreement, [] Vacant Land Purchase Agreement, [] Residential Income Property Purchase Agreement, [] Commercial Property Purchase Agreement, [] Other

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Buyer understands and agrees to the following:

1. 3A(1)- Initial Deposit: 3% OF THE PURCHASE PRICE TO BE DEPOSITED IN ESCROW WITHIN 3 DAYS OF SELLER ACCEPTANCE.

2. 7C(1) & 7C(2)- Seller's Choice.

3. Property is sold in it's "AS-IS" condition, with no repairs, credits, warranties, or guarantees

4. Cash Offers will have No Loan and No Appraisal Contingency. Buyer's Inspection Contingency to be removed 7 Days After Date of Acceptance. If Buyer is waiving Inspections, CAR Buyer's Inspection Waiver (BIW) form must be submitted with Offer. All remaining contingencies (Reports/Disclosures, HOA(if applicable), Title) to be removed 14 Days After Date of Acceptance.

5. 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.

6. Buyer is advised to independently verify the accuracy of all information and conduct all professional inspections prior to submitting offer.

7. Notice to Buyer to Perform shall be 24 hours.

8. 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

Buyer/Tenant

Seller/Landlord

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