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TONI PATILLO & ASSOCIATES

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:_____ City: _____

Buyer Name(s):_____

Offer Price:_____Amount of Consessions 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 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.

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

CALIFORNIA ASSOCIATION OF REALTORS®

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 28302 Rey de Copas Ln Malibu, CA 90265-4463 in which _____ is referred to as ("Buyer/Tenant") and Osman H. Khan is referred to as ("Seller/Landlord").

Buyer understands and agrees to the following:

1. 3{A) - 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 of The Gill Group. (858) 401-3332 or jgill@socalpurchaseloans.com

3. Buyer agrees to commence all loan application processing upon Seller's Acceptance

4. 7C(1) & 7C(2) - Seller's Choice.

5. Property is sold in It's "AS IS" condition, with no repairs, credits, warranties, or guarantees

6. 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.

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 properly 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 X _____
Osman H. Khan

Buyer/Tenant _____ Seller/Landlord _____

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CASH ADDENDUM
(To Be Used with ALL CASH OFFERS)

CALIFORNIA ASSOCIATION OF REALTORS®

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 28302 Rey de Copas Ln Malibu, CA 90265-4463 in which _____ is referred to as ("Buyer/Tenant") and Osman H. Khan is referred to as ("Seller/Landlord").

Buyer understands and agrees to the following:

1. 3(A) - Initial Deposit: 3% of the purchase price to be deposited in escrow within 3 days of Seller's acceptance

2. 7C(1) & 7(C2) - 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.

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 source

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 X _____
Osman H. Khan

Buyer/Tenant _____ Seller/Landlord _____

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