

Guidelines for Filling out Purchase Agreement for Probate

10141 Aldgate Ave., Garden Grove

Submit Offer on RPA -- **Closing: No sooner than 14 days—up to 21 days**

Page 1: Paragraph 3: Terms

D(1): Deposit to be 3% of Purchase Price, Wired within 1 business days

Page 2: H: Verifications--All should be default—Attached to the offer

Page 3: Q(1) Natural Hazards – Buyer to Pay

Q(5) and Q(6) Government Required Corrections/Inspections

Buyer Boxes to be checked—Buyer responsible for Smoke, CO and
Water heater requirements.

Q(7) Escrow Fees—Check Both and write: Each their own

Enter: Cardinal Escrow

Q(8) Owner's Title—Seller

Enter: Chicago Title

Q(10) County Transfer Tax: Enter Seller

Q(16) Write in: Home Inspection: Buyer to Pay

Q(17) Termite: None

Q(18) No Home Warranty Plan—Specify that they are not getting it.

R. Other Terms: Buyer understands that the property is being sold 'as-is'
No repairs and no credits for repairs, including termite work.

Cash Offers: ZERO Contingency Removal Period.

Do the inspection/due diligence prior to submitting the offer.

Include the Contingency Removal, Buyer--CR-B and check the box: All
Contingencies Removed

Page 4, Paragraph 4 A—Property Type Addenda: Probate Agreement Purchase Addendum
(The PAPA includes the probate advisory)

Probate Agreement Purchase Addendum -- PA-PA CAR Form

Seller: Diane Dougherty, Administrator

Determination for Type of Probate and Confirmation:

3 B (1) Court Confirmation Undetermined at time of Offer: Check the Firstbox, At Acceptance.

6. Other Terms: Buyer understands that the property is being sold 'as-is' No repairs and no
credits for repairs, including termite.