

Offer To Purchase

Initial Non-Binding Offer to Purchase

Buyer's First and Last Name: ,

Date of Offer:

Property Address, City, State and Zip Code:

Purchase Price:

Amount of Initial Deposit (to be wired direct to escrow or title company):

Close of Escrow Period:

All Cash Offer?: . If all cash, then no loan is needed to purchase the property and this offer is NOT contingent upon Buyer obtaining financing.

Down Payment %:

Amount of First Loan: \$. Type of financing - conventional, FHA, VA or seller financing.

Loan Contingency period - Buyer to act diligently and in good faith to obtain the designated loan(s). Loan contingency period to be:

Appraisal contingency period:

Inspection Period: Buyer to have for property inspection and review of Seller's disclosures and preliminary title report.

Escrow and Title. Buyer to choose escrow company and title company. The escrow company is subject to Buyer and Seller mutual agreement. Options for Escrow: (each party to pay their own escrow fees).

Other Options and Terms:

AGENCY: A Buyer's agent can, with Buyer's consent, agree to act as agent for the Buyer only. In these situations, the agent is not the Seller's agent, even if by agreement the agent may receive compensation for services rendered, either in full or in part from the Seller. An agent acting only for a Buyer has the following affirmative obligations:

To the Buyer: A fiduciary duty of utmost care, integrity, honesty, and loyalty in dealings with the Buyer. To the Buyer, Agent shall: (a) diligent exercise of reasonable skill and care in performance of the agent's duties; (b) a duty of honest and fair dealing and good faith; (c) a duty to disclose all facts known to the agent materially affecting the value or desirability of the property that are not known to, or within the diligent attention and observation of, the parties. An agent is not obligated to reveal to either party any confidential information obtained from the other party that does not involve the affirmative duties set forth above.

The above duties of the agent in a real estate transaction do not relieve a Buyer from the responsibility to protect his own or her own interests. You should carefully read all agreements to assure that they adequately express your understanding of the transaction. A real estate agent is a person qualified to advise about real estate. If legal or tax advice is desired, consult a competent professional. A Buyer has the duty to exercise reasonable care to protect yourself, including as to those facts about the property which are known to you or within your diligent attention and observation. Buyers are strongly urged to obtain tax advice from a competent professional because the federal and state tax consequences of a transaction can be complex and subject to change.

Agency - E Real Estate Corp., DRE#01915767



X



Signature Certificate

Document name: Offer To Purchase

Unique Document ID: D04A8C0B33F973B8DCAB9EA873F86C13105EE0E1

LEGALLY SIGNED USING
WPsignature
Build. Track. Sign Contracts.

Timestamp

Audit

April 23, 2020 2:13 pm PDT	Offer To Purchase Uploaded by eReal Estate Corp. - erecoassist@gmail.com IP 71.177.184.114
April 23, 2020 2:23 pm PDT	Dean Thomas - dean@erealestatecorp.com added by Erick Claudio - homesbyerick@gmail.com as a CC'd Recipient Ip: 146.66.72.65
April 23, 2020 2:23 pm PDT	Jan Thomas - jan@erealestatecorp.com added by Erick Claudio - homesbyerick@gmail.com as a CC'd Recipient Ip: 146.66.72.65
April 24, 2020 11:50 am PDT	Dean Thomas - dean@erealestatecorp.com added by Erick Claudio - homesbyerick@gmail.com as a CC'd Recipient Ip: 146.66.72.65
April 24, 2020 11:50 am PDT	Jan Thomas - jan@erealestatecorp.com added by Erick Claudio - homesbyerick@gmail.com as a CC'd Recipient Ip: 146.66.72.65
April 24, 2020 11:53 am PDT	Dean Thomas - dean@erealestatecorp.com added by Erick Claudio - homesbyerick@gmail.com as a CC'd Recipient Ip: 146.66.72.65
April 24, 2020 11:53 am PDT	Jan Thomas - jan@erealestatecorp.com added by Erick Claudio - homesbyerick@gmail.com as a CC'd Recipient Ip: 146.66.72.65
April 24, 2020 11:54 am PDT	Dean Thomas - dean@erealestatecorp.com added by Erick Claudio - homesbyerick@gmail.com as a CC'd Recipient Ip: 146.66.72.65
April 24, 2020 11:54 am PDT	Jan Thomas - jan@erealestatecorp.com added by Erick Claudio - homesbyerick@gmail.com as a CC'd Recipient Ip: 146.66.72.65
April 24, 2020 1:47 pm PDT	Dean Thomas - dean@erealestatecorp.com added by eReal Estate Corp. - erecoassist@gmail.com as a CC'd Recipient Ip: 146.66.72.65
April 24, 2020 1:47 pm PDT	Jan Thomas - jan@erealestatecorp.com added by eReal Estate Corp. - erecoassist@gmail.com as a CC'd Recipient Ip: 146.66.72.65
April 27, 2020 3:29 pm PDT	Dean Thomas - dean@erealestatecorp.com added by eReal Estate Corp. - erecoassist@gmail.com as a CC'd Recipient Ip: 146.66.72.65
April 27, 2020 3:29 pm PDT	Jan Thomas - jan@erealestatecorp.com added by eReal Estate Corp. - erecoassist@gmail.com as a CC'd Recipient Ip: 146.66.72.65



This audit trail report provides a detailed record of the online activity and events recorded for this contract.

Page 3 of 3