



CALIFORNIA RESIDENTIAL PURCHASE AGREEMENT AND JOINT ESCROW INSTRUCTIONS

(C.A.R. FORM RPA, Revised 12/22)

Date Prepared: February 9, 2023

1. OFFER:

- A. THIS IS AN OFFER FROM** Brian Buyer, Belinda Buyer ("Buyer").
- B. THE PROPERTY** to be acquired is 123 Example Lane, situated in Danville (City), Contra Costa (County), California, 94526 (Zip Code), Assessor's Parcel No(s). 123-456-789 ("Property").
(Postal/Mailing address may be different from city jurisdiction. Buyer is advised to investigate.)
- C. THE TERMS OF THE PURCHASE ARE SPECIFIED BELOW AND ON THE FOLLOWING PAGES.**
- D.** Buyer and Seller are referred to herein as the "Parties." Brokers and Agents are **not** Parties to this Agreement.

2. AGENCY:

- A. DISCLOSURE:** The Parties each acknowledge receipt of a "Disclosure Regarding Real Estate Agency Relationships" (C.A.R. Form AD) if represented by a real estate licensee. Buyer's Agent is not legally required to give to Seller's Agent the AD form Signed by Buyer. Seller's Agent is not legally obligated to give to Buyer's Agent the AD form Signed by Seller.
- B. CONFIRMATION:** The following agency relationships are hereby confirmed for this transaction.
- Seller's Brokerage Firm** None License Number _____
Is the broker of (check one): the Seller; or both the Buyer and Seller (Dual Agent).
Seller's Agent None License Number _____
Is (check one): the Seller's Agent. (Salesperson or broker associate); or both the Buyer's and Seller's Agent (Dual Agent).
- Buyer's Brokerage Firm** None License Number _____
Is the broker of (check one): the Buyer; or both the Buyer and Seller (Dual Agent).
Buyer's Agent None License Number _____
Is (check one): the Buyer's Agent. (Salesperson or broker associate); or both the Buyer's and Seller's Agent (Dual Agent).
- C.** More than one Brokerage represents Seller, Buyer. See, Additional Broker Acknowledgement (C.A.R. Form ABA).
- D. POTENTIALLY COMPETING BUYERS AND SELLERS:** The Parties each acknowledge receipt of a "Possible Representation of More than One Buyer or Seller - Disclosure and Consent" (C.A.R. Form PRBS).

3. TERMS OF PURCHASE AND ALLOCATION OF COSTS: The items in this paragraph are contractual terms of the Agreement. Referenced paragraphs provide further explanation. This form is 16 pages. The Parties are advised to read all 16 pages.

| Paragraph # | Paragraph Title or Contract Term | Terms and Conditions | Additional Terms |
|-------------|----------------------------------|--|--|
| A | 5, 5B (cash) | Purchase Price \$ <u>800,000.00</u> | <input type="checkbox"/> All Cash |
| B | | Close of Escrow (COE) <input checked="" type="checkbox"/> <u>30</u> Days after Acceptance OR on <input type="checkbox"/> _____ (date) | |
| C | 32A | Expiration of Offer 3 calendar days after all Buyer Signature(s) or _____ (date), at 5PM or <input type="checkbox"/> AM/ <input type="checkbox"/> PM | |
| D(1) | 5A(1) | Initial Deposit Amount \$ <u>16,000.00</u> (<u>2.00</u> % of purchase price) (% number above is for calculation purposes and is not a contractual term) | within 3 (or _____) business days after Acceptance by wire transfer OR <input type="checkbox"/> _____ |
| D(2) | 5A(2) | <input type="checkbox"/> Increased Deposit (Money placed into escrow after the initial deposit. Use form DID at time increased deposit is made.) \$ _____ (_____ % of purchase price) (% number above is for calculation purposes and is not a contractual term) | Upon removal of all contingencies OR <input type="checkbox"/> _____ (date) OR <input type="checkbox"/> _____ |
| E(1) | 5C(1) | Loan Amount(s): First Interest Rate _____ Points If FHA or VA checked, Deliver list of lender required repairs | Conventional or, if checked, <input type="checkbox"/> FHA (Forms FVAC/HID attached) <input type="checkbox"/> VA (Form FVAC attached) <input type="checkbox"/> Seller Financing <input type="checkbox"/> Other: _____ |
| E(2) | 5C(2) | Additional Financed Amount Interest Rate _____ Points | Conventional or, if checked, <input type="checkbox"/> Seller Financing <input type="checkbox"/> Other: _____ |
| E(3) | 7A | Occupancy Type | Primary, or if checked, <input type="checkbox"/> Secondary <input type="checkbox"/> Investment |
| F | 5D | Balance of Down Payment PURCHASE PRICE TOTAL | \$ <u>184,000.00</u> \$ <u>800,000.00</u> |