## **Protect Your Clients and Their Loved Ones...**

Mrite Us In!

1	CALIFORNIA RESIDENTIAL PURCHASE AG	REEMENT		
=	ASSOCIATION AND JOINT ESCROW INSTR	UCTIONS		
	OF REALTORS For Use With Single Family Residential Property — (C.A.R. Form RPA-CA, Revised			
	(C.A.R. FORTH RPA-CA, Revised	4/10)		
	OFFER:			
- 4	A. THIS IS AN OFFER FROM("Buyer").			
E	THE REAL PROPERTY TO BE ACQUIRED is described as     Assessor's Parcel No.	, situated in		
	, County of	, California, ("Property").		
(	C. THE PURCHASE PRICE offered is			
r	CLOSE OF ESCROW shall occur on	(Dollars \$ Days After Acceptance)		
2. /	AGENCY:	_ /		
-	A. DISCLOSURE: Buyer and Seller each acknowledge prior receipt of a "Discl	losure Regarding Real Estate Agency Relationships'		
	(C.A.R. Form AD).  B. POTENTIALLY COMPETING BUYERS AND SELLERS: Buyer and Seller each a	cknowledge receipt of a disclosure of the possibility of		
	multiple representation by the Broker representing that principal. This disclosure m	ay be part of a listing agreement, buyer representation		
	agreement or separate document (C.A.R. Form DA). Buyer understands that Broker	r representing Buyer may also represent other potential		
	buyers, who may consider, make offers on or ultimately acquire the Property. Selle represent other sellers with competing properties of interest to this Buyer.	r understands that Broker representing Seller may also		
	represent other sellers with competing properties of interest to this Buyer.  C. CONFIRMATION: The following agency relationships are hereby confirmed for this transaction.	etion:		
•	Listing Agent	(Print Firm Name) is the agent		
	of (check one): the Seller exclusively; or both the Buyer and Seller.			
	Selling Agent	(Print Firm Name) (if not the same as the		
	Brokers are not parties to the Agreement between Buyer and Seller.	dusively, or Door the buyer and Seller. Real Estate		
3. F	FINANCE TERMS: Buyer represents that funds will be good when deposited with Esgrow Hold	ier.		
,	A. INITIAL DEPOSIT: Deposit shall be in the amount of	ss		
	(1) Buyer shall deliver deposit directly to Escrow Holder by personal check,   electron within 3 business days after acceptance (or   Other	ic funds transfer, U Other		
(	OR (2) (If checked)  Buyer has given the deposit by personal check (or			
	to the agent submitting the offer (or to	),		
	made payable to Chicago Title Company uncashed until Acceptance and then deposited with Escrow Holder (or into Broker's			
	business days after Acceptance (or Other Other	s dust account) within 3		
E	<ol> <li>INCREASED DEPOSIT: Buyer shall deposit with Escrow Holder an increased deposit in the</li> </ol>	ne amount of\$		
	within Days After Acceptance, or If a liquidated damages clause is incorporated into this Agreement, Buyer and Se	lles shall size a secondo		
	liquidated damages clause is incorporated into this Agreement, Buyer and Se liquidated damages clause (C.A.R. Form RID) for any increased deposit at the time it is dep			
(	C. LOAN(S):			
	(1) FIRST LOAN: in the amount of	s		
	This loan will be conventional financing or, if checked,			
	rate not to exceed % or, an adjustable rate loan with initial rate not to	exceed %.		
	Regardless of the type of loan, Buyer shall pay points not to exceed	% of the loan amount.		
	(2) ☐ SECOND LOAN: in the amount of  This loan will be conventional financing or, if checked, ☐ Seller (C.A.R. Form SF.			
	(C.A.R. Form PAA). ☐ Other . This loan shall be at	t a fixed rate not to exceed		
	% or, ☐ an adjustable rate loan with initial rate not to exceed %. Regardless of			
	the type of loan, Buyer shall pay points not to exceed % of the loan amount.			
	(3) FHAVA: For any FHA or VA loan specified above, Buyer has 17 (or) Days After Acceptance to Deliver to Seller written notice (C.A.R. Form FVA) of any lender-required repairs or costs that Buyer			
	requests Seller to pay for or repair. Seller has no obligation to pay for repairs or s			
	unless otherwise agreed in writing.			
	ADDITIONAL FINANCING TERMS:			
E	BALANCE OF PURCHASE PRICE OR DOWN PAYMENT: in the amount of	s		
	to be deposited with Escrow Holder within sufficient time to close escrow.			
F	PURCHASE PRICE (TOTAL):	5		
Dina	r's Initials ( ) ( )	Seller's Initials ( ) ( )		
Duye The c	rs Initials () ()  spyright laws of the United States (Title 17 U.S. Code) forbid the unauthorized reproduction of this form, or	Genera a minara () ()		
arry po	spyright laws of the United Subset (Intel 17 U.S. Cost) lotted the United Substitution (Intel 17 U.S. Cost) lotted the Uni	EQUIC HOUSING OPPORT EMITT		
	gm © 1991-2010, CALIFORNIA ASSOCIATION OF REALTORSB, INC. ALL RIGHTS RESERVED.  -CA REVISED 4/10 (PAGE 1 OF 8)	Reviewed by Date		
	CALIFORNIA RESIDENTIAL PURCHASE AGREEMENT (R			
Age	<u>.</u>	Prepared using zipForm® software		
	ker:	repared using ziprofile software		

Choose **Chicago Title** to ensure that you and your clients enjoy the peace of mind our company can offer.

Chicago Title is a proud member of the nation's largest family of title insurance companies - FNF\*. FNF's family of title insurance underwriters and brands issue more title insurance policies than any other company in the United States. With roots that date back over 170 years, Chicago Title has been protecting property owners since 1847.

Our financial strength says it all - as of June 30, 2018, the FNF family of title companies reported a total of \$1.5 billion in Claims Reserves, far more than any other competitor in the industry.

When it comes to fighting cyber crimes, no one can do a better job than **Chicago Title**. Your clients can trust that their private, personal information is safe with us.

down payment and closing costs are not contingencies of this Agreement.  1) LPAN CONTINEENCY REMOVAL:  (ii) Within 17 (or ☐	pe	rty Address: Date:
verification statistical.  CLAN TERMS:  (I) LOAN APPLICATIONS: Within 7 (or	G.	VERIFICATION OF DOWN PAYMENT AND CLOSING COSTS: Buyer (or Buyer's lender or loan broker pursuant to 3H(1)) shall, within 7 (or
verification statistical.  CLAN TERMS:  (I) LOAN APPLICATIONS: Within 7 (or		
(a) Duys APPLICATIONS: Whitin 7 (or		
(a) Duys APPLICATIONS: Whitin 7 (or	k	LOAN TERMS:
brokes stating that, based on a review of Buyer's written application and credit report. Buyer is prequalfied or presposed for any NEVI loss aspecified in 2000s; (if checked). Buyer shall act digrary and in pool of this Octain the disciplantel learn(s). Octaining the losen(s) specified allowing process and contingence of the Agreement withing Buyer's controlled disglaces to detail and provide deposit, balance down payment and cleaning costs are not contringenced as the Agreement.  (ii) Livan CONTINGENCY REMOVAL:  (ii) Livan CONTINGENCY CREMOVAL:  (iii) Livan CONTINGENCY CREMOVAL:  (iii) Livan CONTINGENCY CREMOVAL:  (iv) Livan CONTINGENCY CREMOVAL:  (iv) Livan CONTINGENCY CREMOVAL:  (iv) Livan Strip Livan Contribution of the Contribution of the designated loans are funded.  (iv) Livan Contribution of the Contributio	١	
Septime   Sept	1	
CANC CONTINGENCY: Buyer shall act disjointly and in good fast his octained has obtain and provide deposit, balance in a contingency of this Agreement includes and the contingence of the same shall be contingenced in whiting, Buyer's controlland disjoints to botain and provide deposit, balance in a contingency of the Agreement.    On the Contingency of the Agreement   One of the Contingence of the Agreement   One of the Agreement		
The a confingency of this Agreement unless otherwise agreed in writing. Buyer's contractual collustories to obtain and provide deposit, believe in down injuried and coloning colors and confingence of this Agreement.  (b) (within 17 (or c)		
(s) Vieh 17 Cept   Days After Acceptance, Buyer shall, as specified in paragraph 14, in writing remove the loan contingency or close this Agreement. If Buyer does not provide the Agreement will be a specified in paragraph 14, in writing remove the loan contingency or close this Agreement. If Buyer does not purchase the Property, Selent may be entitled to Buyer's deposit or other larger freedoms or continued to the control of the Agreement will be a specified in the paragraph of the Property by a locental by the control of the paragraph 148, buyer is control or continued to control or paragraph 148, buyer is control or by a locental or control or contro		is a contingency of this Agreement unless otherwise agreed in writing. Buyer's contractual obligations to obtain and provide deposit, balance
(ii) Whitin 17 (or		down payment and closing costs are not contingencies of this Agreement.
or cloced this Agreement. OR R) of Control   The loan contingency pith in remain in effect utils the designand loan are funded.  OR R) of Control   The loan contingency pith in remain in effect utils the designand loan are funded.  OR R) of Control   The loan contingency pith in remain in effect utils the designand loan are funded.  OR R) of Control   The loan control   T		(3) LOAN CONTINGENCY REMOVAL:
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(s) QND CONTINGENCY (if checked;) Obtaining any loss specified above in NOT a contingency of this Agreement. If Buyer does notions the loss and as ease Bluyer does not purchase the Property, Seleir may be entitled beyon's deposition of other lagar emotion of the Property and Contingency and an as ease Bluyer does not purchase the Property, Seleir may be entitled beyon's deposition of other lagar emotion of the Property and Contingency (and the Property of th		
ordinary ligan and as a result fluyer does not purchase the Property, Selen may be entitled to Buyer's deposit crother legal remodels.  APPRABANA CONTROLING AND REMOVAL. This Agreement within a first ordinary control or a within appressed of the Property APPRABANA CONTROLING AND		OR (N) (if checked) the loan contingency shall remain in effect until the designated loans are funded.
APPRABAL CONTINGENCY ABD REMOVAL: This Agreement is (or. if checked   lis NOT) contringent upon a written appraisal of the Proposity by a licensed or contridency shift be deemed in removal of this appraisal contingency (or. if checked   lis NOT) contridency. Buyer among the local contrigency and the deemed in removal of this appraisal contingency (or. if checked   list there is a loss contrigency, Buyer and an appeal (460), in writing remove the appraisal contrigency (or. if checked   list there is a loss contrigency, Buyer and a specified in paragraph 1460), in writing remove the appraisal contrigency or cancel the Agreement within 170 (cr. contrigency). Days After Acceptance, Deliver to Seller written verification and appropriate (and the propriate of the Agreement within 170 (cr. contrigency). ALL CASH OFFER in Checked   list of the checked		(4) ☐ NO LOAN CONTINGENCY (If checked): Obtaining any loan specified above is NOT a contingency of this Agreement. If Buyer does no
by a licensed of contributed possible and in the special contributed process price. If there is a loan contingency to a loan contributed to the supervision control of the special contributed flower shall, as specified in paragraph 148(5), in writing remove the special contributed flower shall as special contributed flower shall be special contributed flower shall be special contributed. By the special contributed flower shall be special contributed flower specialists. amount of door purprient, contingent or non contingent to mor contributed flower shall be special flower shall be shal		
contingency shall be deemed removed of this appresial confingency (or    If checked, Buyer shall, as sportled in paragraph 148(3), in writing remove the appraisal contingency or careful shall as sportled in paragraph 148(3), in writing remove the appraisal contingency or carede this Appresent within 17 (or    10 pays. After Acceptance). If there is no loss contingency or carede this Appresent within 17 (or    10 pays. After Acceptance). If there is no loss contingency or carede this Appresent within 17 (or    10 pays. After Acceptance, Deliver to Selfer written verification afterholds.)  After		
remove the approals contingency or cancel this Agreement.    ALL ASH OFFICE (   Checked  Buyer shall, without 7 (or		by a licensed or certified appraiser at no less than the specified purchase price. If there is a loan contingency, Buyer's removal of the loan
Buyer shall, as say-fined in paragraph 14(B), in writing remove the appraisal contingency or cancel this Agreement within 17 (or		
Days After Acceptance.    Days After Acceptance.   Deliver to Seller written verification   Days After Acceptance. Deliver to Seller written verification   Days After Acceptance. Deliver to Seller written verification   Days After Acceptance. Deliver to Seller written verification   Days After Acceptance. Deliver to Seller written verification   Days After Acceptance. Deliver to Seller written verification   Days After Acceptance. Deliver to Seller written verification   Days After Acceptance. Deliver to Seller written   Days After Acceptance. Deliver to Seller Seller property   Days After Acceptance. Deliver to Seller written   Days After Acceptance. Deliver to the Seller written   Days After Acceptance. Deliver to Seller written   Days Often   Days After Acceptance. Deliver to Seller written   Days Often   Days After Acceptance. Deliver written   Days After		
ALL CASH OFFER (if checked) Boyer shall within 7 for		
sufficient funds to closellas transaction. (if checked		Days After Acceptance.
BUTER STATED FINANCING: Seler has reled on Boyer's representation of the type of francing specified (including but not limited to a specified).  BUTER STATED FINANCING: Seler has reled on Boyer's representation of the type of francing specified (including but not limited to be appreciated, smooth of other purpose).  Buter is accounted from the selection of the		ALL CASH OFFER (If checked): Buyer shall, within 7 (or) Days After Acceptance, Deliver to Seller written verification of
aspicable, amount of other purprient, configured or non contingent ban, or all cash). If Buyer selects alternate financing, (i) Select has no obligation to cooperate with Buyers effects to obligate such financing, and (ii) Buyer all falls to because Buyers flushes to selected and the selected selected and the selected selected and the selected		
to coopene with Buyers effects to obtain such financing, and (i) Buyer shall also pursue the financing method specified in this Agreement Buyer's failure to secure all practification, give an expected in this Agreement.  Buyer Salary to secure all practifications of the security of the		
Buyer Salive to secure all mente financing does not excuse Buyer from the obligation to purchase the Property and close excisor as specified by Agreement.  Agreement.  I was a Agreement.  Agreement of the Salive to Secure all mente secures and the secure and th		
this Agreement.  LOCATION OF COSTS (If Inselect): Unless otherwise specified in writing, this paragraph only determines who is to pay for the inspection, test concernic (*Teoroff): Interference 2.8 does not determine who is to pay for any work recommended or identified in the Report.  (1)   Buyer   Selete shall pay to have septic or private sewage disposal systems purposed and respected any angistered structural pest control correspond.  (3)   Buyer   Selete shall pay to have septic or private sewage disposal systems purposed and respected any angistered structural pest control correspond.  (3)   Buyer   Selete shall pay to have septic or private sewage disposal systems purposed and respected by the septic or private sewage disposal systems purposed and respected (**Selete shall pay to the private sewage disposal systems purposed and respected (**Selete shall pay to the private sewage disposal systems purposed and respected (**Selete shall pay to the private sewage disposal systems purposed and respected (**Selete shall pay to the private sewage disposal systems purposed and respected (**Selete shall pay to the private sewage disposal systems purposed and respected (**Selete shall pay to the private sewage disposal systems purposed and respected (**Selete shall pay to the private sewage disposal systems purposed and selected sewage disposal systems purposed and selected several systems of the selected several sever		to cooperate with Buyer's efforts to obtain such financing, and (ii) Buyer shall also pursue the financing method specified in this Agreement
LICCATION OF COSTS (if colleged): Unless otherwise specified in writing, this paragraph only determined who is to pay for the inspection, set of the control of the parameters of the parameter of the parameters		
In the control of t		this Agreement.
In the control of t	L	LOCATION OF COSTS (If cheeked): Unless otherwise specified in writing, this paragraph only determines who is to pay for the inspection, test or
1   Bloy     Seller shall pay for not inspection and report for wood destroying peats and organisms ("Wood Peat Report") prepared by a seller shall pay to high seglect or printed sequence of prepared pays and the pays of the seller shall pay to high seglect or printed sequence or printed sequence of the pays   Seller shall pay for any printed pays   Seller shall pay for any printed pays   Seller shall pay for any printed pays (any pays the search pays to the pays t	er	vice ("Report") mentioned; if does not determine who is to pay for any work recommended or identified in the Report.
Buyer   Seller shall pay to have septic or private sewage disposal systems pumped and inspected		
20   Buyer   Selete shall pro to have septic or private sewage disposal systems purpoid and inspected		(1) Buyer Seller shall pay for an inspection and report for wood destroying pests and organisms ("Wood Pest Report") prepared by
Simple   Selet shall ploy to Table connection wells bested for water potability and productivity		a registered structural pest curried company.
		(2) Dayer Caller shall pay to have septic unlike sewage unspecial systems by unique and inspected
S   Buyer   Seller shall pay for the Navoleng inspection or report		(3) Buyer Seller shall pay to have understice were potantity and productivity
(6)   Bloyer   Seller shall goly concentration of the following inspection or report  OVERMENT REQUIREMENTS AND ARD ARD TITLE INSTITUTE AND ARD TITLE COMPANY  OF THE PROPERTY OF THE		(4) Super Saller shall now for the following inspection or report
GOVERMENT REQUIREMENTS AND RETROFIT:		(6) Buyer Saller shall now for the following inspection or report
(1)   Buyer   Seller shall go for any fee insurance place for installation and/or water heater facing, if required by Law. Prior to Close Of Escrow, Self-shall growthe Buyer within statements of Shenghare in a condition of the Self-shall growthe Buyer of Shenghare in a condition of the Self-shall growthe Buyer in Self-shall growth sel	ŧ	
Call   Disyr     Select shall goly the cost of expressions and street shall goly the cost of expressions and street shall goly the cost of expressions and street shall goly concerned the cost of expressions and street shall gold gold gold gold gold gold gold go		(1) Ruser Seller shall now for smoke Motentor installation, and/or water heater bracing, if required by Law Prior to Close Of Escrew Seller
Call   Disyr     Select shall goly the cost of expressions and street shall goly the cost of expressions and street shall goly the cost of expressions and street shall goly concerned the cost of expressions and street shall gold gold gold gold gold gold gold go		shall provide Ruser written statement(s) of compliance in accordance with state and local Law unless event
responts if required as a consider of closing Section window any Law.  ESCROW AND TITLE SECTION AND TI		(2) River Seller shall pay the cost of compliance with any other minimum mandatory government retrofit standards inspections and
ESCROW AND TITLE:		reports if required as a condition of closing acrow under any Law
10   Buyer   Seller shall pry excove fee		FSCROW AND TITLE:
Escoto Holder shall be	D.	(1) ☐ Buyer ☐ Seller shall pay escrow fee
		Facrow Holder shall be Chicago Title Company
Owner's tilst policy to be issued by		(2) Buyer   Seller shall pay for owner's title insurance policy specified in paragraph 12E
(Buyer shall pay for any title insurance policy insuring Buyer's   lender, unless otherwise agreed in writing)  OTHER COSTS:  OT		
OTHER COSTS:   Dept   Select shill so County resister for or for		(Buyer shall pay for any title insurance policy insuring Buyer's lender, unless otherwise agreed in writing.)
20   Blayer   Seller shall play (Cry transfer tax or fee		OTHER COSTS:
3   Buyer   Seller shall pay homeowner's Association (*140A*) stander fee		(1) Buyer Seller shall pay County transfer tax or fee
40   Buyer   Seller shall pay for any price transfer fees		(2) Buyer Seller shall pay City transfer tax or fee
(a) Buyer   Seller shall py for any private transfer for (b)   Buyer   Seller shall py for any private transfer for (b)   Buyer   Seller shall pay the cut in to be seed \$\$   d a one-year home warranty plan     All Conditioner   Post@pull Code and Pennt suprade   Other   with the following optional coverages     Buyer is informed that home warranty plans have many optional coverages in addition to those listed above. Buyer is advised to investigate these coverages to determine those that may be suitable for Buyer. (b)   Buyer   Selfer shall pay for		(3) Buyer Seller shall pay Homeowner's Association ("HOA") transfer fee
(6) El Buyer   Seller shall puy the cost, not to exceed \$		
issued by		(5) Buyer Seller shall pay for any private transfer fee
Art Conditioner   modified   Code and Permit upgrade   Other:		
Buyer is informed that home warranty plans have many optional coverages in addition to those listed above. Buyer is advised to investigate these scoverages to determine those that may be suitable for Buyer.		
these coverages to determine those that may be suitable for Buyer.  (8) Buyer   Seller shall pay for      Initials (		
(8)   Buyer   Seller shall pay for		
to Initials (		(7) Buyer Seller shall pay for
m © 1991-2010, CALIFORNIA ASSOCIATION OF REALTORSB, INC.  CA REVISED 4/10 (PAGE 2 OF 8)  Reviewed by		(8) Buyer Seller shall pay for
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m © 1991-2010, CALIFORNIA ASSOCIATION OF REALTORSB, INC.  CA REVISED 4/10 (PAGE 2 OF 8)  Reviewed by		Initials ( ) ( ) Seller's Initials ( ) ( )
CA REVISED 4/10 (PAGE 2 OF 8)  Reviewed by Date Stack responses to the page 1.00 p	·•	
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Protect your clients and make sure you write in **Chicago Title** on your next contract!

