

OFFER SUBMISSION COVER SHEET

Property Address _____

Buyer _____

Offer Amount: _____ Closing Credits: _____ Down Payment: _____

Loan Type: _____ Conventional _____ FHA _____ VA _____ OTHER, explain _____

Termite: _____ Section 1 _____ Report Only _____ None (if buyer is not asking for termite, Seller will require termite waiver)

Buyer's Agent Info Company: _____
 Name: _____
 Phone: _____
 Email: _____

All offers must include the following, offers missing any of the items below may be rejected upon review:

_____ Completed Offer Submission Cover Sheet

_____ Offer: **RPA-CA, 12/18** including AD, FHDA, PRBS, WFA, BIA, CCPA (18 pages). DO NOT INCLUDE ANY ADDITIONAL DISCLOSURES, SELLER WILL PROVIDE STANDARD REQUIRED DISCLOSURES ONCE IN ESCROW. SELLER WILL ONLY SIGN CAR DISCLOSURES. SELLER WILL NOT SIGN OUTSIDE AGENT DISCLOSURES. DO NOT INCLUDE IN RPA.

_____ Proof of Funds: Proof of funds should cover down payment, closing costs and reserves.
Gift Funds \$ _____ Savings \$ _____ Retirement \$ _____
IF COP - Net proceeds from Sale \$ _____ (provide estimated closing statement or net sheet)

_____ Pre Qualification Letter: Letter should include Company name, loan type, LO's name, phone, and email address. DU and Fico scores are not required for submission, but may be asked for at a later time. Provide if available.

SELLER'S PREFERRED TERMS AND INFO:

- Seller: Morgan Picks Two, LLC
- Close of Escrow – less than 35 days
- Initial Deposit - 2% or higher
- Inspection Contingency – 10 days or less
- Appraisal – 17 days or less
- Loan – 17 days or less
- Seller's choice of NHD. Seller provides NHD report only
- Seller's choice of Termite company, only provide section 1 on main structure, Section 2 is at Buyer's expense
- Home warranty – Buyer's choice, Seller will pay up to \$550
- Don't check boxes for appliances that are not presently installed, see MLS for appliance info.
- Expiration of Offer date, being Seller normally doesn't work weekends, the expiration date should allow time for the Seller to respond. Dating for upcoming Tuesdays are best.

AGENT INFO:

- Seller's Brokerage – First Team Real Estate – Torrance, license number 01008773
- Selling Agent – Judi Reimer, license number 01218767
- Contact 1820 W Carson Street #202-285, Torrance 90501, phone: 310-266-1649