## CALIFORNIA

## CALIFORNIA RESIDENTIAL PURCHASE AGREEMENT AND JOINT ESCROW INSTRUCTIONS For Use With Single Family Residential Property — Attached or Detached (C.AR. Form RPACA, Revised 1/06)

B.	FER:		-	, California
R.	THIS IS AN OFFER FROM	TED BEERG	3CHALTHY	("Buyer").
	THE REAL PROPERTY TO BE ACQUIRED is described as 30255 GOLF STREAM. CANYON LAKE CA 92587  Assessor's Parcel No. 355034005  altusted in			
	CONTRACT CANA	, ABSOSSOTS Parcel No	. 355034905	, situated in
_	THE PURCHASE PRICE offered is Two Hundre	Ti chim When and	RIVERSIDE	, California, ("Property").
_	THE PURCHASE PROCEDURED IN 180 HUMBE		Dollars \$ 280,000.00	
D.	CLOSE OF ESCROW shall occur on	<del>~~</del> — — — — — — — — — — — — — — — — — —	(date) (or	
FIN	IANCE TERMS: Obtaining the loans below is a pr	ontingency of this Agreement I	niess: (1) either 2K or 21 is oher	ted helmer or (III) otherwise
BOIL	sed in writing. Payver shelt act dilicantly and in each	faith to potein the decimated to	ne Obtaining dosport down new	nest and dealers and to he
20	ontingency. Buyer represents that funds will be got INITIAL DEPOSIT: Buyer has given a deposit in the	od when deposited with Escrow i	loider.	
Α.	INITIAL DEPOSIT: Buyer has given a deposit in th	e amount of		.\$5,000.00
	to the agent submitting the offer (or to		), by personst check	
	(or), made payable to	and then down that with a be		
	which shati be held uncashed until Acceptance (or [].			
	Escrow Holder, (or I into Broker's trust account).		), with	
8.	INCREASED DEPOSIT: Suyer shall deposit with	Escrow Holder an Increased	deposit in the amount of .	
	within Days After Acceptance, or [] _		The state of the s	· -
C.	FIRST LOAN IN THE AMOUNT OF			s 210,000.00
	(1) NEW First Deed of Trust in tavor of lender, or	naumbering the Property, security	mumicam to eldeved aton s pr	
	interest of % fixed rate, or	% initial adjustable ra	te with a maximum interest rate	
	of %, balance due in	years, amortized over	vears. Buver shall	
	pay loan fees/points not to exceed	. (Those terms app	by whether the dealgnated loan	
	ls conventional. FHA or VA.)			
	(2) FHA UA: (The following terms only apply to the FHA or VA loan that is checked.)			
	Seller shall pay % discount points. Seller shall pay other fees not allowed to be paid by Buyer,			
	not to exceed \$	. Seller shall pay the cost of ler	der required Repairs (including	
	those for wood destroying past) not of			
	. (Actual loan emount may increase if mortgage insurance premiums, funding			
-	fees or closing costs are financed.)	wine /CAB form SEAN Clar	mandan fasada	
D.	ADDITIONAL FINANCING TERMS: Seller fine (C.A.R. Form PAA, paragraph 4A); sessumed fir	mong, (CAR Form SPA); st	condary manang	.,
	(COCIC FORM FACE Paragraph 4A), [ ] energines in	withing to service continues, paras	вари чь/	
E	BALANCE OF PURCHASE PRICE (not including	mete of obtaining loans and othe	c closing costs) in the amount of	\$ 65,000.00
	to be deposited with Escrow Holder within sufficient		COORING COORD, AT A TO BE TRUE TO .	
F.	PURCHASE PRICE (TOTAL):			\$ 280,000.0
G	LOAN APPLICATIONS: Within 7 (or	) Davis After Acceptances.	Buyer shall provide Seller a letter	from leader or mortgene loss
-	broker stating that, based on a review of Buyer's			
	specified in 2C above.			
н.	VERIFICATION OF DOWN PAYMENT AND C	LOSING COSTS: Buyer (or I	luyer's lender or loan broker p	unsuant to 2G) shall, within
	YERIFICATION OF DOWN PAYMENT AND C	provide Seller written verification	of Buyer's down payment and ck	sing costs.
	VERIFICATION OF DOWN PAYMENT AND C 7 (or) Days After Acceptance, LOAN CONTINGENCY REMOVAL: (1) Within 17	provide Seller written vertication (or []) Days After	of Buyer's down payment and ok Acceptance, Buyer shall, as spec	sing costs. Ified in paragraph 14, remov
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