



CALIFORNIA
ASSOCIATION
OF REALTORS®

CALIFORNIA RESIDENTIAL PURCHASE AGREEMENT AND JOINT ESCROW INSTRUCTIONS

(C.A.R. FORM RPA, Revised 12/24)

Date Prepared: 2/12/2024

1. **OFFER:**
A. THIS IS AN OFFER FROM John Doe ("Buyer").
B. THE PROPERTY to be acquired is 2143 Dunne St, situated in Los Angeles (City), Los Angeles (County), California, 90039 (Zip Code), Assessor's Parcel No(s). 5422-019-024 ("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 Relationship" (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 Acme Real Estate License Number 12345678
 Is the broker of (check one): ☒ the Seller; or ☐ both the Buyer and Seller (Dual Agent).
 Seller's Agent Brenda Dole License Number 602151
 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 Placeholder Properties License Number 97654321
 Is the broker of (check one): ☒ the Buyer; or ☐ both the Buyer and Seller (Dual Agent).
 Buyer's Agent Margaret Markov License Number 0001234
 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 17 pages. The Parties are advised to read all 17 pages.

	Para #	Paragraph Title or Contract Term	Terms and Conditions	Additional Terms
A	5, 5B (cash)	Purchase Price	\$ <u>995,000</u>	<input type="checkbox"/> All Cash
B		Close Of Escrow (COE)	<u>30</u> Days after Acceptance OR on <u>3/11/2024</u> (date)	
C	33A	Expiration of Offer	3 calendar days after all Buyer Signature(s) or <u>2/15/2024</u> (date), at 5PM or <input type="checkbox"/> AM/PM	
D(1)	5A(1)	Initial Deposit Amount	\$ <u>199,000</u> (<u>20</u> % of purchase price) (% number above is for calculation purposes and is not a contractual term)	within 3 (or <u> </u>) business days after Acceptance by wire transfer OR <input type="checkbox"/>
D(2)	5A(2)	<input type="checkbox"/> Increased Deposit	See attached Increased Deposit Addendum (C.A.R. Form IDA)	
E(1)	5C(1)	Loan Amount(s): First Interest Rate Points If FHA or VA checked, Deliver list of lender required repairs	\$ <u>796,000</u> (<u>80</u> % of purchase price) Fixed rate or <input type="checkbox"/> Initial adjustable rate • not to exceed <u>6.5</u> % • Buyer to pay up to <u>4</u> points to obtain the rate above 17 (or <u> </u>) Days after Acceptance	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: <u> </u>
E(2)	5C(2)	Additional Financed Amount Interest Rate Points	\$ <u> </u> (<u> </u> % of purchase price) Fixed rate or <input type="checkbox"/> Initial adjustable rate • not to exceed <u> </u> % • Buyer to pay up to <u> </u> points to obtain the rate above	Conventional or, if checked, <input type="checkbox"/> Seller Financing <input type="checkbox"/> Other: <u> </u>
E(3)	7A	Occupancy Type	Primary, or if checked, <input type="checkbox"/> Secondary <input type="checkbox"/> Investment	
F	5D	Balance of Down Payment	\$ <u>179,100</u>	
PURCHASE PRICE TOTAL			\$ <u>995,000</u>	

