



SCOTT PRICE

Offer Guidelines - 1019 Chelsea Ave. Santa Monica, CA 90403

Trust Sale. Disclosure package provided upon request.

Offers are due Friday, 8/14 at 10 am.

Sellers: (There are TWO Trusts) The Trust A (Survivor's Trust) created under the Alistair and Janie Cochran Living Trust of January 27, 1999. The Trust B (Credit Trust) created under the Alistair and Janie Cochran Living Trust of January 27, 1999

Close of Escrow: 30 days or less.

Initial Deposit: 3% of the Buyer's final purchase price.

Seller Payment to Compensate Buyer's Broker: Sellers will consider 2.5% or less.

Assignment Request: 7 days or less.

Loan Contingency: 10 days or less, or none.

Appraisal Contingency: 10 days or less, or none.

ALL Inspection Contingencies, including Access: 7 days or less.

Inclusion: Range/Stove/Oven, Refrigerator, Washer, Dryer, Dishwasher, Bathroom Mirrors, Potted Plants, Paint, Copies of Architectural Plans, House Model, Information Binder, Miscellaneous House Materials and Blinds in Garage.

Exclusions: Staging.

NHZD: Sellers shall pay. Shall be Seller's choice.

Optional Wildfire Disclosure Report: Sellers will not pay for, or provide.

City of Santa Monica City Report: Sellers shall pay for and provide.

Retrofitting: Sellers shall pay for the retrofitting inspection and certification (Already done & no work needed).

Escrow: CHARTWELL ESCROW - Ryan Yoshimoto. Each to pay their own fees.

Owners' Title Insurance Policy: Consumer's Title - Cathy Elliot. Sellers shall pay.

City and County Transfer Taxes: Sellers shall pay.

Home Warranty: Sellers shall pay not to exceed \$1,000. Buyer shall choose the company.

RPA 4.C. Trust Advisory Box: shall be checked.

Arbitration: shall be initialed by Buyers and Sellers.

Liquidated Damages: shall be initialed by Buyers and Sellers.

RPA 33.B. Entity Seller box shall be checked: Entity names are: The Trust A (Survivor's Trust) created under the Alistair and Janie Cochran Living Trust of January 27, 1999. The Trust B (Credit Trust) created under the Alistair and Janie Cochran Living Trust of January 27, 1999

RPA 33.B.(4)(B) The authorized signer for BOTH trusts is: Angus Ronald Burnie Cochran, Successor Trustee

Trust Advisory: Please include a Trust Advisory (CAR form TA) with your offer

Contingency Removal: Please include a Contingency Removal Form (CAR form CR) for any contingencies removed with the offer submission.

COMPASS