

**\*\*\* STOP! \*\*\***

**YOU MUST PRINT, THEN CAREFULLY  
READ AND COMPLETE THIS ENTIRE  
FIVE PAGE FORM.**

**When completed, submit this form, along  
with your offer & all required documents,  
by either email (preferred) or fax...**

**BY EMAIL TO: [info@RBVrealestate.com](mailto:info@RBVrealestate.com)**

**OR**

**BY FAX TO: 619-624-2055**

**PLEASE ADVISE YOUR CLIENT... THE REO OFFER PROCESS IS  
DIFFERENT THAN A NORMAL TRANSACTION. IT CAN TAKE AT  
LEAST A WEEK FOR THE SELLER TO RESPOND. **PLEASE DO NOT**  
**CALL OUR OFFICE OR THE AGENT FOR UPDATES UNTIL AT**  
**LEAST 5 DAYS AFTER SUBMITTING YOUR OFFER!!****

**UPON BANK ACCEPTANCE OF AN OFFER, WE WILL NOTIFY ALL  
AGENTS... WHETHER YOUR OFFER WAS ACCEPTED OR NOT.**

**Thank you for your cooperation.**



**\*\*BUYER & BUYER'S AGENT MUST READ AND COMPLETE THIS ENTIRE FORM. INITIAL & SIGN WHERE INDICATED.**

**SUBMIT COMPLETED FORM, ALONG WITH OFFER AND ALL REQUIRED DOCUMENTS, BY EMAIL TO: info@RBVrealestate.com - OR BY FAX TO: 619-624-2055**

**Property Address:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Name(s) of Buyer:** \_\_\_\_\_

**Buyer's Agent:** \_\_\_\_\_ **Company:** \_\_\_\_\_

**Office Address:** \_\_\_\_\_

**Phone:** \_\_\_\_\_ **Fax:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**Offer Amount:** \$ \_\_\_\_\_ **Type (Circle One):** Cash / Conv / FHA / VA / Other

If Financed Purchase, Percentage of Down Payment: % \_\_\_\_\_

**Good Faith Deposit Amount:** \$ \_\_\_\_\_ **Escrow Period:** \_\_\_\_\_

**Offer Type (Circle One):** Owner Occupied / Investor

**Buyer's Lender:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

**Email:** \_\_\_\_\_ **Company:** \_\_\_\_\_

 **BUYER & BUYER'S AGENT TO INITIAL EACH ITEM AS COMPLETED.**

1.      /      Buyer and Buyer's Agent acknowledge that they have physically visited the property. If not, state reason: \_\_\_\_\_
2.      /      **"AS-IS, WHERE-IS" PURCHASE. Buyer & Buyer's Agent clearly understand that property is being sold in AS-IS condition. BUYER UNDERSTANDS AND ACCEPTS THAT SELLER WILL NOT MAKE ANY REPAIRS OR GIVE CREDIT FOR ANY REPAIRS.**

3. /  **REQUIRED PRE-APPROVAL LETTER from specific lender stated in MLS** is included for financed purchase. If no specific lender is stated, pre-approval **MUST** be from a **DIRECT LENDER**. (DU approval through a mortgage broker does **NOT** qualify. **NO** exceptions!)
  - a. /  **PROOF OF FUNDS provided for down payment & closing costs**. Proof of funds must be provided from a liquid bank account (no equity lines, stock accounts, etc). Names on account must exactly match names on offer.
4. /  **OR... PROOF OF FUNDS provided for CASH OFFER**. Proof of funds must be provided from a liquid bank account (no equity lines, stock accounts, etc). Names on account must exactly match names on offer.
5. /  **If Buyer is an LLC or Corporation**, must include Articles of Incorporation that clearly state full names of company members and be signed by an authorized officer. Names must exactly match names on offer.
6. /  **AGENCY DISCLOSURE** is included.
7. /  **CAR RESIDENTIAL PURCHASE AGREEMENT** is included.
8. /  **COPY OF GOOD FAITH DEPOSIT CHECK** is included. Names on check must exactly match names on offer.
9. /  **REO ADVISORY** is included.
10. /  **TITLE & ESCROW**. Seller prefers to select services.
11. /  **CONTRACT**. Buyer & Buyer's Agent understand that no binding contract exists until all parties have signed the entire contract and all required addenda. Seller may accept another offer at any time prior to having a fully executed contract.
12. /  **NO "ASSIGNEE" OR "NOMINEE"**. No contracts with "and/or assignee" or "and/or nominee".
13. /  **NO CONTINGENT OFFERS**. No offers contingent on a sale or closing.
14. /  **PROPERTY CONDITION**. Buyer & Buyer's Agent understand that property will convey in "As-Is" condition. Any retrofit responsibility will be transferred to Buyer. Any lender required repairs must be approved by Seller but will be at Buyer's expense. **Leave Section 8.B.3 blank in the purchase agreement because Seller will NOT guarantee personal property and warrants none.**
15. /  **PROPERTY HISTORY**. Buyer and buyer's agent understand that Seller and Listing Office/Agent have no knowledge of past owner, property history or permit status. Seller has never occupied property and is exempt from some disclosures. **No history is available on the property, no information is known except as provided in the MLS.**

16. **\_\_\_/\_\_\_ UTILITIES.** Buyer’s Agent is responsible for confirming that all utilities are on prior to inspections. Please notify our office immediately if any utilities are not active. Please note that any utilities that are off due to unsafe conditions will remain off. Under NO circumstances will RBV Real Estate or Seller pay for re-inspection fees.
17. **\_\_\_/\_\_\_ CONTINGENCY REMOVAL.** Buyer & Buyer’s Agent understand that contingency removal is passive.
18. **\_\_\_/\_\_\_ RE-KEY.** Buyer & Buyer’s Agent understand that property has been re-keyed to a master key by a third party property maintenance company. Locks may not conform to the style of the home or to HOA requirements. Buyer assumes all responsibilities for any changes to the property that may be required by HOA, CC&R’S or other governing documents. **BUYER IS ADVISED TO RE-KEY PROPERTY IMMEDIATELY AFTER CLOSING.**
19. **\_\_\_/\_\_\_ KEYS, REMOTES, ETC.** Buyer & Buyer’s Agent understand that neither Seller nor RBV Real Estate are in possession of garage door openers, remotes, mailbox keys, common area keys, fobs, additional keys or any other such items for the property. These items are typically not left at property by the former occupant. **BUYER ASSUMES RESPONSIBILITY FOR OBTAINING THESE ITEMS IF NEEDED.**
20. **\_\_\_/\_\_\_ COMMISSION.** Seller reserves the right to pay commission based on net selling price.

**NOTE: MULTIPLE OFFER SITUATION.** If multiple offers are received for this property, Buyer’s Agent will be notified to submit the attached “MULTIPLE OFFER ADDENDUM” for Buyer’s HIGHEST & BEST PRICE AND TERMS within a specified timeframe. **PLEASE DO NOT ASK US FOR ADVICE ON YOUR OFFER AMOUNT.** BUYER IS ENCOURAGED TO SUBMIT THEIR STRONGEST OFFER. Seller will most likely only respond to the best offer. Do not expect a counter if you are not the best offer.

*Thank you. Your efforts and cooperation are greatly appreciated.*

Property Address: \_\_\_\_\_ Date: \_\_\_\_\_

Buyer’s Signature(s): \_\_\_\_\_

Buyer’s Agent Signature: \_\_\_\_\_

**RANCHO BUENA VISTA REAL ESTATE** - Broker License # 00523223  
 2334 30<sup>th</sup> Street, San Diego CA 92104  
 Phone 619-624-2052 / Fax 619-624-2055 / Email [info@RBVrealestate.com](mailto:info@RBVrealestate.com)

RANCHO BUENA VISTA REAL ESTATE

**MULTIPLE OFFER ADDENDUM / HIGHEST & BEST PRICE AND TERMS**

**SUBMIT THIS FORM ONLY IF YOU HAVE BEEN NOTIFIED TO PROVIDE YOUR HIGHEST & BEST**

**PLEASE DO NOT ASK US FOR ADVICE ON YOUR OFFER**

Property Address: \_\_\_\_\_

Buyer's Name(s): \_\_\_\_\_

**The Seller has received multiple offers on the property, and has requested each party to respond to this Multiple Offer Addendum.**

- **Purchase Price To Be (Buyer's Highest & Best Price):** \$ \_\_\_\_\_
- **Any Change in Terms (If None, write N/A):** \_\_\_\_\_
- The following terms and conditions shall be applicable to Buyer(s) and to any offers submitted:
  - A. Seller shall have sole and absolute discretion to accept or reject any offer received. Seller is not required to accept any particular offer, regardless of its terms. Seller has the absolute right and discretion to reject all offers.
  - B. Subsequent to the receipt of offers, Seller shall have the absolute right to deal directly with any Broker and/or one or more offerors to further negotiate the terms and conditions of any offer. In doing so, Seller shall have no obligation to negotiate or communicate with each and every other offeror or with any of them.
  - C. In accepting an offer, Seller shall make its decision solely on such lawful factors and criteria as it, in its sole judgment, deems appropriate under the circumstances. Price is not the sole factor to be considered.
  - D. Under no circumstances shall verbal communications between an offeror and Seller or any Agent or Broker constitute or create an obligation on the part of Seller to sell a property to anyone under any terms.

By signing below, you accept the changes to all price and terms. All Multiple Offer Addendums should be submitted by email to: [info@RBVrealestate.com](mailto:info@RBVrealestate.com) or by fax to 619-624-2055.

**UNDERSTOOD AND AGREED:**

X \_\_\_\_\_ DATE: \_\_\_\_\_  
BUYER(S) SIGNATURE(S)

X \_\_\_\_\_ DATE: \_\_\_\_\_  
AGENT SIGNATURE