



CALIFORNIA
ASSOCIATION
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Date of offer

RESIDENTIAL PURCHASE AGREEMENT AND JOINT ESCROW INSTRUCTIONS (AND RECEIPT FOR DEPOSIT)

For Use With Single Family Residential Property — Attached or Detached

Date June 20, 2002 at Irvine, California

1. OFFER:

A. THIS IS AN OFFER FROM Arnop Amaraphornkul, Chutima Tachalearthavornkul ("Buyer")

B. THE REAL PROPERTY TO BE ACQUIRED is described as 164 Streamwood, Irvine, CA 92620, Assessor's Parcel No. 935-053-068

situated in Irvine, County of Orange, California, ("Property")

C. THE PURCHASE PRICE offered is One Hundred Seventy-Five Thousand Dollars \$ 175,000.00

D. CLOSE OF ESCROW shall occur 30 Days After Acceptance (or ☒ on (date)

2. FINANCING: Obtaining the loans below is a contingency of this Agreement unless: (I) either 2H or 2I is checked below or (II) otherwise agreed. Buyer shall act diligently and in good faith to obtain the designated loans. Obtaining deposit, down payment and closing costs is not a contingency.

A. BUYER HAS GIVEN A DEPOSIT TO THE AGENT SUBMITTING THE OFFER \$ 5,000.00

(or to ☐), made payable to Presidential Inc.

by Personal Check, or ☐ , which shall be held uncashed

until Acceptance and then deposited within 3 business days after Acceptance or

☒ with Escrow Holder, ☐ Into Broker's trust account, or ☐

Buyer represents that funds are good when deposited with Escrow Holder.

B. INCREASED DEPOSIT shall be deposited by Buyer with Escrow Holder within Days After Acceptance, \$

or ☐

C. FIRST LOAN IN THE AMOUNT OF \$ 100,000.00

(1) NEW First Deed of Trust in favor of LENDER, encumbering the Property, securing a note payable at maximum interest of % fixed rate, or % Initial adjustable rate with a maximum interest rate cap of %, balance due in years, amortized over years. Buyer shall pay loan fees/points not to exceed . (These terms apply whether the designated loan is conventional, FHA or VA.)

(2) ☐ FHA, ☐ VA: (The following terms only apply to the FHA or VA loan which is checked.)

Seller shall pay (i) % discount points, (ii) other fees not allowed to be paid by Buyer.

not to exceed \$, and (iii) the cost of lender required Repairs not otherwise provided for

In this Agreement, not to exceed \$.

(Actual loan amount may increase if mortgage insurance premiums, funding fees or closing costs are financed.)

D. ADDITIONAL FINANCING TERMS: .. \$

☐ Seller financing, (C.A.R. Form SFA-11); ☐ junior financing; ☐ assumed financing (C.A.R. Form PAA-11).

E. BALANCE OF PURCHASE PRICE (not including costs of obtaining loans and other closing costs) to be deposited. \$ 70,000.00 with Escrow Holder within sufficient time to close escrow.

F. TOTAL PURCHASE PRICE. \$ 175,000.00

G. LOAN CONTINGENCY shall remain in effect until the designated loans are funded (or ☐ Days After Acceptance, by which time Buyer shall give Seller written notice of Buyer's election to cancel this Agreement. If Buyer is unable to obtain the designated loans. If Buyer does not give Seller such notice, the contingency of obtaining the designated loans shall be removed by the method specified in paragraph 14).

H. ☐ NO LOAN CONTINGENCY: (If checked) Obtaining any loan in paragraphs 2C, 2D or elsewhere in this Agreement is not a contingency of this Agreement. If Buyer does not obtain the loan, and as a result Buyer does not purchase the Property, Seller may be entitled to Buyer's deposit or other legal remedies.

I. ☐ ALL CASH OFFER: (If checked) No loan is needed to purchase the Property. Buyer shall, within 5 (or ☐) Days After Acceptance, provide Seller written verification of sufficient funds to close this transaction. Seller may cancel this Agreement in writing within 5 Days After (i) time to provide verification expires, if Buyer fails to provide verification or (ii) receipt of verification, if Seller reasonably disapproves it.

J. LOAN APPLICATIONS; PREQUALIFICATION: Within 5 (or ☐) Days After Acceptance, Buyer shall provide Seller a letter from lender or mortgage loan broker stating that, based on a review of Buyer's written application and credit report, Buyer is prequalified for the NEW loan indicated above. If Buyer fails to provide such letter within that time, Seller may cancel this Agreement in writing.

K. ☒ APPRAISAL CONTINGENCY: (If checked) This Agreement is contingent upon Property appraising at no less than the specified total purchase price. If there is a loan contingency, the appraisal contingency shall remain in effect until the loan contingency is removed. If there is no loan contingency, the appraisal contingency shall be removed within 10 (or ☐) Days After Acceptance.

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REVISION DATE 10/2000

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RESIDENTIAL PURCHASE AGREEMENT (RPA-11 PAGE 1 OF 8)

Buyer and Seller acknowledge receipt of a copy of this page.

Buyer's Initials (Arnop (C))

Seller's Initials

Reviewed by Date
Broker or Designee



Agent: Rita Chen

Broker: Presidential Real Estate

6404-C WALNUT AVE

IRVINE

CA 92604-

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