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Attorneys for Debtor in Possession, Stronghold Asset Management Corp

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION

In re	)	Chapter 11 Case
)	
Stronghold Asset Management Corp.,	)	Bankr. No. 1:16-bk-11961-MT
)	
Debtors in Possession.	)	NOTICE OF MOTION AND MOTION FOR
	)	AUTHORITY OF DEBTOR TO SELL REAL
	)	PROPERTY OF THE ESTATE FREE OF
	)	LIENS, CLAIMS OR INTERESTS;
	)	MEMORANDUM OF POINTS AND
	)	AUTHORITIES; DECLARATIONS IN
	)	SUPPORT[11 U.S.C. Sections 363 and 1129;
	)	Local Rule 6004-1(c) and 9013-1(o)]
)	
	)	Date: May 3, 2017
	)	Time: 9:30 am
	)	Place: Courtroom 302
	)	21041 Burbank Blvd. Woodland Hills, CA

TO THE HONORABLE MAUREEN A. TIGHE, UNITED STATES BANKRUPTCY JUDGE, AND
SECURED PARTY PENNYMAC LOAN SERVICES, LLC., SERVICER FOR PENNYMAC CORP.,
PARTIES IN INTEREST AND COUNSEL OF RECORD:

COMES NOW Stronghold Asset Management Corp., Chapter 11 Debtor in Possession (the
"Debtor" or "Seller"), by and through counsel of record, Louis J. Esbin, Esq., who does hereby
respectfully submit for the Court's consideration and that of parties in interest this NOTICE OF MOTION
AND MOTION FOR AUTHORITY OF DEBTOR TO SELL REAL PROPERTY OF THE ESTATE FREE
OF LIENS, CLAIMS OR INTERESTS; MEMORANDUM OF POINTS AND AUTHORITIES;
DECLARATIONS IN SUPPORT[11 U.S.C. Sections 363 and 1129; Local Rule 6004-1(c) and 9013-1(o)],
through which the Debtor moves this Court for an Order Authorizing Debtor, under Bankruptcy Code

section 363, upon notice and an opportunity for objection, to sell the Real Property of the Estate, consisting of the nonresidential Real Property (not the Debtor's principal residence) located at 5021 Topeka Drive, Tarzana, CA 91356 (APN 2176-009-005) (Legal Description TRACT # 2605 LOT ON W LINE OF TOPEKA DR COM S THEREON 352.88 FT FROM N LINE OF LOT 56 TH S ON SD W LINE 278.51 FT TH N 83°47'42" W TO E LINE OF TR # 18229 TH N ... SEE MAPBOOK FOR MISSING PORTION ... LOT 56)(the "Real Property") at the sale price of \$2,175,000 (the "Sale"), on the grounds that Fahd Soliman ("Buyer"), is a disinterested third party unrelated to the Debtor, the Sale is in furtherance of the Debtor's reorganization through liquidation of the Real Property of the estate, as it is in the best interest of creditors, and on the further grounds set forth in the Memorandum of Points and Authorities, Declaration in Support, filed concurrently herewith, and on such further grounds as may be presented in oral arguments before this Court or upon Reply to any opposition filed in response to this Motion.

NOTICE IS FURTHER GIVEN of the following summary in further support of the Motion:

5021 Topeka Drive Tarzana, CA 91356 (APN 2176-009-005)

<u>Description</u>	<u>Party Name</u>	<u>Amount</u>	<u>Proceeds</u>	<u>Source</u>
Sale Price	Fahd Soliman	\$2,175,000.00	\$2,175,000.00	Purchase Agreement
Seller's Agent	Pacific Horizon	\$65,000.00	\$2,110,000.00	HUD Estimated Closing
Buyer's Agent	New Wealth	\$65,000.00	\$2,045,000.00	HUD Estimated Closing
Recording Fees	LA County	\$12,245.00	\$2,032,755.00	HUD Estimated Closing
Costs of Closing	Title and Escrow	\$8,280.00	\$2,024,475.00	HUD Estimated Closing
Add'l Sett Chrgs	Various	\$34,790.42	\$1,989,684.58	HUD Estimated Closing
Legal Fees	Esbin	\$20,000.00	\$1,969,684.58	Invoice subject to Order
First Trust Deed	PennyMac	\$2,685,720.06	(\$716,035.48)	RFS Motion
Total Lien Payoff and Costs of Sale			\$2,175,000.00	

NOTICE IS FURTHER GIVEN that true and correct copies of the Seller's Estimated Closing Statement is attached and incorporated by this reference as Exhibit "1," the Preliminary Title Report is attached and incorporated by reference as Exhibit "2," and the Purchase Agreement is attached and incorporated by this reference as Exhibit "3" The fees of the Law Offices of Louis J. Esbin are subject

to a separate Motion for Approval of Fees and Costs Incurred, filed concurrently herewith and set for hearing contemporaneously, as is the Application to Approve the Appointment of New Wealth Real Estate, Inc., as the Seller's agent. The sale of the Real Property is with the consent of the co-tenant in common, Akselrod Revocable Family Trust UTD January 24, 2000, who, as with the Debtor, will receive no proceeds from the sale of the Real Property, after PennyMac is paid, along with the costs of sale incident thereto.

NOTICE IS FURTHER GIVEN that in accordance with the Local Rules of this Court, should any party wish to oppose this Motion, they must do so by written opposition filed and served upon counsel for Debtors not less than fourteen (14) days from the date of notice of this Motion and request that a hearing be set, the failure to do so timely being deemed a waiver of any opposition which may have been made, resulting in a declaration of nonopposition to be filed and entry of an order granting the within Motion.

WHEREFORE, DEBTOR respectfully requests the Court grant their Motion as follows:

5021 Topeka Drive Tarzana, CA 91356 (APN 2176-009-005)

<u>Description</u>	<u>Party Name</u>	<u>Amount</u>	<u>Proceeds</u>	<u>Source</u>
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First Trust Deed	PennyMac	\$2,685,720.06	(\$716,035.48)	RFS Motion
Total Lien Payoff and Costs of Sale			\$2,175,000.00	

Dated: April 11, 2017

LAW OFFICES OF LOUIS J. ESBIN

/s/ Louis J. Esbin

BY _____

LOUIS J. ESBIN, ESQ.

Attorneys for Debtor

MEMORANDUM OF POINTS AND AUTHORITIES

I.

INTRODUCTION

This Motion concerns the sale of Debtors' non-residential Real Property of the Estate, consisting of the nonresidential Real Property (not the Debtor's principal residence) located at 5021 Topeka Drive, Tarzana, CA 91356 (APN 2176-009-005) (Legal Description TRACT # 2605 LOT ON W LINE OF TOPEKA DR COM S THEREON 352.88 FT FROM N LINE OF LOT 56 TH S ON SD W LINE 278.51 FT TH N 83°47'42" W TO E LINE OF TR # 18229 TH N ... SEE MAPBOOK FOR MISSING PORTION ... LOT 56)(the "Real Property") at the sale price of \$2,175,000 (the "Sale"), by which the following summary sets forth the amount of the Sale and the disbursements to be made by escrow therefrom:

5021 Topeka Drive Tarzana, CA 91356 (APN 2176-009-005)

<u>Description</u>	<u>Party Name</u>	<u>Amount</u>	<u>Proceeds</u>	<u>Source</u>
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Total Lien Payoff and Costs of Sale			\$2,175,000.00	

II.

FACTUAL AND PROCEDURAL BACKGROUND

On July 6, 2016 (the "Filing Date"), Stronghold Asset Management Corp., filed a voluntary petition under Chapter 11, Title 11, United States Code, in which Chapter 11 case they are currently acting as the Debtor and Debtor in Possession under 11 U.S.C. §§1107 and 1108 (the "Case" or "Chapter 11 Case"). The Initial Debtor Interview with the Office of the United States Trustee was conducted via telephonic conference and the Debtor was advised and counseled on the requirements of the United

1 States Trustee and the duties and responsibilities of being a debtor and debtor in possession. The first
2 meeting of creditors was conducted and concluded by the Office of the United States Trustee on August
3 2, 2016, by Ms. Bunker of the Office of the United States Trustee, where no creditors appeared and the
4 meeting of creditors was concluded. The Office of the United States Trustee file and withdrew a motion
5 to dismiss the Case on the grounds that the 7-Day Package required filings were not timely completed.
6 At this time, all required documents were filed. PennyMac filed a motion for relief from stay, which
7 motion was denied and Debtor was given the opportunity to effectively reorganize by filing a plan of
8 reorganization or selling the Real Property of the Estate to satisfy, to the extent possible, the liens
9 against the Real Property.¹

10 Debtor's co-tenant and co-seller of the Real Property, the Akselrod Revocable Family Trust,
11 conducted a trustee's sale, taking title to the Real Property by a Trustee's Deed Upon Sale recorded in
12 or about March 3, 2015, thereby foreclosing the interest of the prior owners of the Real Property and
13 PennyMac's original borrowers, Harvey J. Williams and Beverly Ann Williams.² The Akselrod Family
14 Trust had originally loaned Williams the sum of \$800,000, recording a second deed of trust against the
15 Real Property. The major issue in this Case was that there was residing on the property individuals who
16 were occupying the Real Property of the estate in violation of an duly and actually entered final order of
17 eviction and unlawful detainer. The individuals unlawfully in possession of the real property of the estate
18 were Harvey J. Williams and Beverly Ann Williams (jointly, "Williams") (pending chapter 13 Case No.
19 1:16-bk-11952-MT, filed 7/5/16, related to cases: 15-bk-13738-MB, filed 11/11/15; 15-bk-13473-MT, filed
20 10/19/15; and 11-bk-10720-MT, filed 1/18/11).

21
22 ¹ Prior to filing the within Motion to Sell, Debtor, through counsel reached out to PennyMac,
23 through counsel, by providing a copy of the Purchase and Sale Agreement and soliciting the
24 cooperation of PennyMac to agree to the sale of the Real Property, thereby avoiding the necessity
25 of the within Motion to Sell. PennyMac, notwithstanding the apparent good faith attempt of its
26 counsel, was not responsive, thereby prompting this Motion to Sell to be filed, as supported by the
27 Purchase and Sale Agreement, HUD Estimated Closing and Preliminary Title Report.

28 ² In addition to the interest of the Williams that was foreclosed, the liens recorded against the
Real Property predating the March 3, 2015, foreclosure sale and encumbering the Real Property,
were, likewise, as a matter of law foreclosed. Those liens appear on the Preliminary Title Report
as Item Nos. 13-15, and Item No. 16 is not the debt of the Debtor or the Akselrod Family Trust, but
nevertheless, there are insufficient proceeds from the Sale to satisfy Item No. 16.

Once the Williams couple were removed from the real property, Debtor reasonably believed that it would be able to rehabilitate and lease the main house and guest house located on the Real Property. Complications arose with securing contractor and developer partners with the other 50% owner of the real property, Akselrod Revocable Family Trust UTD January 24, 2000, who was to contribute the remaining balance to begin making the estimated regular monthly payment due PennyMac of \$11,653.73. The current outstanding default amount owing to PennyMac is based upon the relief from stay motion that it filed and not from any claim it filed in the Case. Debtor reasonably believes the current market value of the real property is approximately \$2,175,000, based the current condition of the real property and the fact that the Williams have been squatting on the real property since in or about their first bankruptcy case filed on January 18, 2011; resulting in years of deferred maintenance.

The following summary in further support of the Motion (See, Debtor's Declaration filed concurrently herewith):

5021 Topeka Drive Tarzana, CA 91356 (APN 2176-009-005)

<u>Description</u>	<u>Party Name</u>	<u>Amount</u>	<u>Proceeds</u>	<u>Source</u>
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Total Lien Payoff and Costs of Sale			\$2,175,000.00	

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1 III.

2 ARGUMENT

3 A.

4 Bankruptcy Code Sections 363 and 1129 Permit Debtor as a Debtor in Possession to Enter into Post
5 Petition Sale of Property of the Estate.
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7 Under Bankruptcy Code Section 363(b)(1), the Court may, after notice and a hearing, authorize
8 the trustee (the Chapter 11 Debtor in this instance) to use, sell, or lease, other than in the ordinary
9 course of business, property of the estate. There has been no relief granted under 11 U.S.C. §362(c),
10 (d), (e) or (f), and therefore, the sale is allowable under 11 U.S.C. §363(d)(2). Section 363(e) of the
11 Bankruptcy Code authorizes the court to condition sale, use or lease of property as is necessary to
12 provide adequate protection of an entity's interest. In this case, the Real Property has equity adequate
13 to fully secure encumbrances and to pay in full all encumbrances against the Real Property. The
14 interests of Bayview Loan Servicing is being provided to the same extent as under nonbankruptcy law.
15 Adequate protection in sales of property under § 363 in most cases is to have liens attach to the
16 proceeds of sale. This was recognized in the legislative history of the Bankruptcy Code. See H.R. Rep.
17 No. 595, 95th Cong., 1st Sess. 345 (1977), reprinted in 1978 U.S.C.C.A.N. 5963, 6302.

18 B.

19 The Sale Price Establishes Real Property's Value.

20 Bankruptcy Code section 506(a) provides in pertinent part that:

21 "An allowed claim of a creditor secured by a lien on property in which the estate has an
22 interest ... is a secured claim to the extent of the value of such creditor's interest in the
23 estate's interest in such property, ... and is an unsecured claim to the extent that the value
24 of such creditor's interest ... is less than the amount of such allowed claim. *Such value*
25 *shall be determined in light of the purpose of the valuation and of the proposed disposition*
26 *or use of such property, and in conjunction with any hearing on such disposition or use*
27 *or on a plan affecting such creditor's interest.*[emphasis added]. "

In the case of In re Taffi, 144 B.R. 105, 109 (Bankr.C.D.Cal.1992), the Honorable Vincent P. Zurzolo, Bankruptcy Judge, considered the factors relevant to a determination of a motion to determine the secured portion of a claim. In that decision, Judge Zurzolo reasoned that "[i]t would appear from the above quoted language that the value of a lien creditor's interest in collateral that is property of a bankruptcy estate must be determined after considering two factors: (1) the purpose of the valuation and (2) the proposed disposition or use of the property." In this instance, value is established through the arms length sale transaction and the sale of the property of the estate to partially satisfy the claims of creditors whose interests are secured with the recorded deeds of trust against the Real Property.

C.

The Sale of the Real Property Is Necessary for an Effective Reorganization.

As provided in Section 506(a), valuation of the secured interest should take place "... in conjunction with any hearing ... affecting such creditor's interest." This Motion is made in conjunction in furtherance of a Debtors reorganization. Debtors have demonstrated under Section 506(a) that the Real Property is valued less than the security interest of and of , and that a reorganization is in prospect.

IV.

CONCLUSION

Debtors respectfully request the Court grant its Motion to Sell as follows:

The following summary in further support of the Motion (See, Debtor's Declaration filed concurrently herewith):

5021 Topeka Drive Tarzana, CA 91356 (APN 2176-009-005)

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1 First Trust Deed PennyMac \$2,685,720.06 (\$716,035.48) RFS Motion

2 Total Lien Payoff and Costs of Sale \$2,175,000.00

3
4 Dated: April 11, 2017

LAW OFFICES OF LOUIS J. ESBIN

5 /S/ Louis J. Esbin

6 BY _____

LOUIS J. ESBIN, ESQ.

7 Attorneys for Debtor
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SUPPORTING DECLARATION OF EDWARD AKSELROD

I, EDWARD AKSELROD, declare and state as follows:

1. I am the president and sole shareholder of Stronghold Asset Management, am the responsible person for this Chapter 11 Case, and am the settlor and trustee of the Akselrod Revocable Family Trust UTD January 24, 2000, such that I am in possession of the books and records of our finances, am responsible for our real and personal property the are property of our bankruptcy estate, such that, except as so stated, I have personal knowledge of the following, such that if called to testify I could and would competently and honestly.

2. At the time the Case was filed, it was done so, reasonably believing such was needed to stay the foreclosure of our residential Real Property and to enable us to reorganize our financial affairs, including concerning the Real Property.

3. On July 6, 2016 (the "Filing Date"), Stronghold Asset Management Corp., filed a voluntary petition under Chapter 11, Title 11, United States Code, in which Chapter 11 case they are currently acting as the Debtor and Debtor in Possession under 11 U.S.C. §§1107 and 1108 (the "Case" or "Chapter 11 Case").

4. The Initial Debtor Interview with the Office of the United States Trustee was conducted via telephonic conference and the Debtor was advised and counseled on the requirements of the United States Trustee and the duties and responsibilities of being a debtor and debtor in possession.

5. The first meeting of creditors was conducted and concluded by the Office of the United States Trustee on August 2, 2016, by Ms. Bunker of the Office of the United States Trustee, where no creditors appeared and the meeting of creditors was concluded.

6. The Office of the United States Trustee file and withdrew a motion to dismiss the Case on the grounds that the 7-Day Package required filings were not timely completed. At this time, all required documents were filed. PennyMac filed a motion for relief from stay, which motion was denied and Debtor was given the opportunity to effectively reorganize by filing a plan of reorganization or selling the Real

1 Property of the Estate to satisfy, to the extent possible, the liens against the Real Property.³

2 7. Debtor's co-tenant and co-seller of the Real Property, the Akselrod Revocable Family Trust,
3 conducted a trustee's sale, taking title to the Real Property by a Trustee's Deed Upon Sale recorded in
4 or about March 3, 2015, thereby foreclosing the interest of the prior owners of the Real Property and
5 PennyMac's original borrowers, Harvey J. Williams and Beverly Ann Williams.⁴

6 8. The Akselrod Family Trust had originally loaned Williams the sum of \$800,000, recording a
7 second deed of trust against the Real Property.

8 9. The major issue in this Case was that there was residing on the property individuals who were
9 occupying the Real Property of the estate in violation of an duly and actually entered final order of
10 eviction and unlawful detainer. The individuals unlawfully in possession of the real property of the estate
11 were Harvey J. Williams and Beverly Ann Williams (jointly, "Williams") (pending chapter 13 Case No.
12 1:16-bk-11952-MT, filed 7/5/16, related to cases: 15-bk-13738-MB, filed 11/11/15; 15-bk-13473-MT, filed
13 10/19/15; and 11-bk-10720-MT, filed 1/18/11).

14 10. Once the Williams couple were removed from the Real Property, Debtor reasonably believed that
15 it would be able to rehabilitate and lease the main house and guest house located on the Real Property.
16 Complications arose with securing contractor and developer partners with the other 50% owner of the
17 Real Property, Akselrod Revocable Family Trust UTD January 24, 2000, who was to contribute the
18 remaining balance to begin making the estimated regular monthly payment due PennyMac of
19 \$11,653.73.

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22 ³ Prior to filing the within Motion to Sell, Debtor, through counsel reached out to PennyMac,
23 through counsel, by providing a copy of the Purchase and Sale Agreement and soliciting the
24 cooperation of PennyMac to agree to the sale of the Real Property, thereby avoiding the necessity
25 of the within Motion to Sell. PennyMac, notwithstanding the apparent good faith attempt of its
counsel, was not responsive, thereby prompting this Motion to Sell to be filed, as supported by the
Purchase and Sale Agreement, HUD Estimated Closing and Preliminary Title Report.

26 ⁴ In addition to the interest of the Williams that was foreclosed, the liens recorded against the
27 Real Property predating the March 3, 2015, foreclosure sale and encumbering the Real Property,
28 were, likewise, as a matter of law foreclosed. Those liens appear on the Preliminary Title Report
as Item Nos. 13-15, and Item No. 16 is not the debt of the Debtor or the Akselrod Family Trust, but
nevertheless, there are insufficient proceeds from the Sale to satisfy Item No. 16.

11. The current outstanding default amount owing to PennyMac is based upon the relief from stay motion that it filed and not from any claim it filed in the Case. Debtor reasonably believes the current market value of the real property is approximately \$2,175,000, based the current condition of the real property and the fact that the Williams have been squatting on the real property since in or about their first bankruptcy case filed on January 18, 2011; resulting in years of deferred maintenance.

12. The following summary in further support of the Motion (See, Debtor's Declaration filed concurrently herewith):

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13. True and correct copies of the Seller's Estimated Closing Statement is attached and incorporated by this reference as Exhibit "1," the Preliminary Title Report is attached and incorporated by reference as Exhibit "2," and the Purchase Agreement is attached and incorporated by this reference as Exhibit "3"

14. The fees of the Law Offices of Louis J. Esbin are subject to a separate Motion for Approval of Fees and Costs Incurred, filed concurrently herewith and set for hearing contemporaneously, as is the Application to Approve the Appointment of New Wealth Real Estate, Inc., as the Seller's agent.

15. The sale of the Real Property is with the consent of the co-tenant in common, Akselrod Revocable Family Trust UTD January 24, 2000, who, as with the Debtor, will receive no proceeds from the sale of the Real Property, after PennyMac is paid, along with the costs of sale incident thereto.

1 I declare under penalty of perjury, under the laws of these United States of America and
2 California, that the foregoing is true and correct, such that if called to testify, I could and would testify
3 thereto.

4 Executed this April 11, 2017, in Tarzana, California.

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6 Edward Akselord
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SUPPORTING DECLARATION OF LOUIS J. ESBIN

I, LOUIS J. ESBIN, declare and state as follows:

1. I am an attorney at law, duly licensed by the State Bar of California, I am also a Certified Bankruptcy Specialist by State Bar Board of Legal Specialization, am admitted to practice before this and all state and federal courts in the state of California, and am the duly authorized bankruptcy counsel for the Debtor and Debtor in Possession, Stronghold Asset Management, such that I am in possession of the legal files and documents for this matter, such that, except as so stated, I have personal knowledge of the following, such that if called to testify I could and would competently and honestly.

2. As early as January 6, 2017, I began corresponding with counsel for PennyMac Ms. Sara Champney and, as well, Mr. William McDonald, in an attempt to solicit a response from PennyMac to the pending Purchase and Sale Agreement. I was attempting to encourage PennyMac, through counsel, to enter into a consensual sale of the Real Property that would, as set forth in the Sale Motion, provide less than the amount PennyMac believed it was owed from the original loan it made to the Williams that was secured by the Real Property. Finally, in or about March 1, 2017, Mr. McDonald informed me that he had not received a response from PennyMac and that we should proceed with the noticed Sale Motion.


I declare under penalty of perjury, under the laws of these United States of America and California, that the foregoing is true and correct, such that if called to testify, I could and would testify thereto.

Executed this April 11, 2017, in Stevenson Ranch, California.

/s/ Louis J. Esbin

Louis J. Esbin, declarant

EXHIBIT "1"

		A. SETTLEMENT STATEMENT (HUD-1)		ESTIMATED		OMB Approval No. 2502-0265	
<div>Printed: March 17, 2017 01:56pm</div>							
B. Type of Loan							
1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> RHS 3. <input type="checkbox"/> Conv. Unins. 4. <input type="checkbox"/> VA 5. <input type="checkbox"/> Conv. Ins.		6. File Number 01-012816-LAS		7. Loan Number		Mortgage Insurance Number	
C. Note: This form is furnished to give you a statement of the actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(P.O.C.)" were paid outside of the closing; they are shown here for informational purposes and are not included in the totals.							
D. Name and Address of Borrower Fahd Sollman		E. Name and Address of Seller Akselrod Revocable Family Trust UTD January 24, 2000			F. Name and Address of Lender , CA		
G. PROPERTY LOCATION 5021 Topeka Drive Tarzana, CA				H. Settlement Agent Capital Escrow 6700 Fallbrook Avenue, Suite 160, West Hills, CA 91307 Phone: (818) 346-3003			
				Place of Settlement 6700 Fallbrook Avenue, Suite 160 West Hills, CA 91307		I. Settlement Date Close Date April 17, 2017	
J. SUMMARY OF BORROWER'S TRANSACTION				K. SUMMARY OF SELLER'S TRANSACTION			
100. GROSS AMOUNT DUE FROM BORROWER				400. GROSS AMOUNT DUE TO SELLER			
101. Contract Sales Price				401. Contract sales price		2,175,000.00	
102. Personal Property				402. Personal property			
103. Settl. Chrgs. to Borrower (line 1400)		0.00		403.			
104.				404.			
105.				405.			
Adjustments for items paid by seller in advance				Adjustments for items paid by seller in advance			
106. City/Town Taxes				406. City/Town taxes			
107. County Taxes				407. County taxes			
108. Assessments				408. Assessments			
109.				409.			
110.				410.			
111.				411.			
112.				412.			
120. Gross Amount Due From Borrower		0.00		420. Gross Amount Due to Seller		2,175,000.00	
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER				500. REDUCTIONS IN AMOUNT DUE TO SELLER			
201. Deposits or Earnest Money				501. Excess deposit (see instructions)			
202. Principal amount of new loan				502. Settl. chrgs. to seller (line 1400)		185,815.42	
203. Existing loan(s) taken subject to				503. Existing loan(s) taken subject to			
204.				504. Payoff to First Trust Deed		1,989,184.58	
205.				505.			
206.				506.			
207.				507.			
208.				508.			
209.				509.			
Adjustments for items unpaid by seller				Adjustments for items unpaid by seller			
210. City/Town taxes				510. City/Town taxes			
211. County taxes				511. County taxes			
212. Assessments				512. Assessments			
213.				513.			
214.				514.			
215.				515.			
216.				516.			
217.				517.			
218.				518.			
219.				519.			
220. Total Paid By/For Borrower		0.00		520. Total Reductions in Amount Due Seller		2,175,000.00	
300. CASH AT SETTLEMENT FROM/TO BORROWER				600. CASH AT SETTLEMENT FROM/TO SELLER			
301. Gross Amounts due from Borrower (line 120)		0.00		601. Gross amount due to Seller (line 420)		2,175,000.00	
302. Less amounts paid by/for Borrower (line 220)		0.00		602. Less reductions in amount due Seller (line 520)		2,175,000.00	
303. Cash [] From Borrower [] To Borrower		0.00		603. Cash [] To Seller [] From Seller		0.00	

Main Document Page 17 of 67 L. SETTLEMENT STATEMENT				
700.	TOTAL REAL ESTATE BROKER FEES		Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
	Division of commission (line 700) as follows:			
701.	New Wealth Real Estate \$65,250.00			
702.	Pacific Horizon Realty \$65,250.00			
703.	Commission paid at settlement			130,500.00
704.				
800.	ITEMS PAYABLE IN CONNECTION WITH LOAN			
801.	Our origination charge	(from GFE #1)		
802.	Your credit or charge (points) for the specific interest rate chosen	(from GFE #2)		
803.	Your adjusted origination charges	(from GFE #A)		
804.	Appraisal fee	(from GFE #3)		
805.	Credit report	(from GFE #3)		
806.	Tax service	(from GFE #3)		
807.	Flood certification	(from GFE #3)		
808.	Condo certification	(from GFE #3)		
809.				
810.				
811.				
900.	ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE			
901.	Daily interest charges from	(from GFE #10)		
902.	Mortgage insurance premium for	(from GFE #3)		
903.	Homeowner's insurance	(from GFE #11)		
904.				
905.				
1000.	RESERVES DEPOSITED WITH LENDER			
1001.	Initial deposit for your escrow account	(from GFE #9)		
1002.	Homeowner's insurance			
1003.	Mortgage insurance			
1004.	Property taxes			
1005.	City taxes			
1006.	Assessments			
1007.	Misc. Impound			
1008.				
1009.	Aggregate Adjustment			
1100.	ESCROW AND TITLE CHARGES			
1101.	Title services and lender's title insurance	(from GFE #4)		
1102.	Settlement or closing fee to Capital Escrow			4,650.00
1103.	Owner's title insurance to WFG Title Company of California	(from GFE #5)		3,500.00
1104.	Lender's title insurance (plus Endorsements)			
1105.	Lender's title policy limit \$			
1106.	Owner's title policy limit \$			
1107.	Agent's portion of the total title insurance premium \$			
1108.	Underwriter's portion of the total title insurance premium \$			
1109.	Title - Sub Escrow Fee to WFG Title Company of California			100.00
1110.	Title - Wire Fee to WFG Title Company of California			30.00
1111.				
1112.				
1113.				
1114.				
1115.				
1200.	GOVERNMENT RECORDING AND TRANSFER CHARGES			
1201.	Government recording charges	(from GFE #7)		
1202.	Grant Deed \$65.00			65.00
1203.	Transfer Tax	(from GFE #8)		
1204.	City/County tax/stamps			12,180.00
1205.	State tax/stamps			
1206.				
1300.	ADDITIONAL SETTLEMENT CHARGES			
1301.	Required services that you can shop for	(from GFE #6)		
1302.	2nd half 2016-17 to WFG Title Company of California			21,516.33
1303.	Delinquent 2014 to Los Angeles County Tax Collector			2,514.91
1304.	Deliquent 2015 to WFG Title Company of California			9,598.38
1305.	Disclosure Report to Disclosure Inc			74.95
1306.	Dept of Building and Safety to City Report			15.00
1307.	Home Warranty Policy to Warranty CO			1,000.00
1308.	Residential Report to 9 A Report			70.85
1400.	TOTAL SETTLEMENT CHARGES (ENTER ON LINES 103 SECTION J AND 502, SECTION K)		0.00	185,815.42

PAYOFF BREAKDOWN(S)	Borrower Debit	Borrower Credit	Seller Debit	Seller Credit
Payoff to UNSPECIFIED \$1,989,184.58 (to line 504) Principal Balance				1,989,184.58

EXHIBIT "2"

TITLE SNAPSHOT GRADE

D

What does this grade mean?

A = No title curative issues

B = Issues to pay or clear

C = Liens to clear

D = Title curative issues

REO transactions only:

E = REO curative issues

R = IRS curative issues

Prepared On

February 6, 2017

Order Number

CA0310-17001644-30

Loan Number

Property Address

5021 Topeka Drive
(Tarzana Area)
Los Angeles, CA 91356

Title is Vested in

- Akselrod Revocable Family Trust utd January 24, 2000, Edward Akselrod, trustee, Stronghold Asset Management Corp a California corporation, as tenants in common subject to proceedings pending in the bankruptcy court where a petition for relief was filed:
Name of Debtor: Stronghold Asset Management Corp.
Date of Filing: July 6, 2016
U.S. District Court: Central District of California (San Fernando Valley)
Case No: bk-11961-MT
Disclosed by: Chapter 11

Issues to Pay or Clear at Closing

Issue	Description
■ Assessments	Outstanding supplemental assessments.
■ Possible Judgments and Lien(s)	The record reflects one or more miscellaneous judgments and liens associated to the vested owner(s). Payoff or Subordination may be necessary.
■ Junior Secured Lien(s)	The record reflects one or more unreleased Security Instruments. Payoff or Subordination may be necessary.
■ Trust	The Property is vested in a Trust. A copy of the Trust Agreement and/or Certification of Trust may be required.

Liens to Clear/Potential Failure of Title

Issue	Description
■ Bankruptcy	The record reflects an open or recent Bankruptcy. Additional documentation may be required.
■ Unreleased Sr. Mortgage	Unreleased senior mortgages are recorded that are not shown as released.
■ Active Senior Foreclosure	A senior lien is foreclosing on the property.
■ Corporation, LLC, Partnership	The vesting is in the name of a Corporation, LLC or Partnership. Additional documentation may be required.

Questions

For questions regarding this
Title Snapshot, please contact:

Nick Guzman
888-478-1467
Tu30@title365.com

The Title Snapshot is intended for informational purposes only. It is not intended as a guaranty, affirmation, indemnification, or certification of any fact, insurance coverage or conclusion of law to any insured or party to a transaction. No liability for reliance thereon is inferred, implied or expressed.

TITLE365

801 N. Brand Blvd, Suite 320, Glendale, CA 91203
Toll Free: (877)365-9365 | Direct: 888-478-1467 | Fax: 877-575-8568

PRELIMINARY REPORT

Standard Home Lending
13223 Ventura Boulevard, Suite G
Studio City, CA 91604
Attn: Koko Polosajian

Our Order No.: CA0310-17001644-30
Your Reference: 5021 Topeka
When Replying Please Contact:
Title365 Company
801 N. Brand Blvd, Suite 320
Glendale, CA 91203
Attn: Nick Guzman
888-478-1467

Today's Date: February 6, 2017

Property Address: 5021 Topeka Drive, (Tarzana Area), Los Angeles, CA 91356

In response to the application for a Policy of Title Insurance, Title365 Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein and/or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said Policy or Policies of Title Insurance are set forth in Exhibit B attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit B. Copies of the Policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Exhibit B of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the Policy or Policies of Title Insurance and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a Policy or Policies of Title Insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a Policy or Policies of Title Insurance, a Binder or Commitment should be requested.

Dated as of January 19, 2017, at 07:30 AM.

Nick Guzman
Title Officer (E)
Tu30@title365.com

The form of policy of title insurance contemplated by this report is:

ALTA Short Form Residential Loan Policy and Addendum 2006 Underwritten by: Westcor Land Title Insurance Company

SCHEDULE A

The estate or interest in the land hereinafter described or referred to covered by this Report is:

A Fee

Title to said estate or interest at the date hereof is vested in:

Akselrod Revocable Family Trust utd January 24, 2000, Edward Akselrod, trustee, Stronghold Asset Management Corp a California corporation, as tenants in common subject to proceedings pending in the bankruptcy court where a petition for relief was filed:

Name of Debtor: Stronghold Asset Management Corp.

Date of Filing: July 6, 2016

U.S. District Court: Central District of California (San Fernando Valley)

Case No: bk-11961-MT

Disclosed by: Chapter 11

The land hereinafter referred to is situated in the City of Los Angeles, County of Los Angeles, State of CA, and is described as follows:

That portion of Lot 56 of Tract 2605, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 27 Pages 55 to 75 inclusive of Maps, in the Office of the County Recorder of said County, more particularly described as follows:

Beginning at the intersection of the Easterly line of said Lot 56 with a line that is parallel with and distant Southerly 348.00 feet at right angles from that portion of the Northerly line of said Lot shown as having a length of 363.93 feet on the Map of said Tract 2605; thence Westerly parallel with said Northerly line 249.82 feet, more or less, to the Easterly line of Tract 18229, as per Map recorded in Book 587 Pages 43 and 44 of Maps, Records; thence following the boundary line of said last mentioned Tract Southerly, Westerly and Southerly to the most Southerly corner of Lot 5 of said Tract 18229; thence Easterly along the prolongation of the most Southerly line of said Lot 476.64 feet, more or less, to the Easterly line of said Lot 56; thence Northerly along said Easterly line to the point of beginning.

APN: 2176-009-005

SCHEDULE B

At the date hereof, Exceptions to coverage, in addition to the printed Exception and Exclusions contained in said policy form would be as follows:

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes, to be levied for the fiscal year 2017 - 2018 which are a lien not yet payable.
2. General and Special City and/or County taxes, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2016 - 2017:
1st Installment: \$11,986.21 Paid
Penalty: \$0.00
2nd Installment: \$11,986.20 Open
Penalty: \$1,208.62
Exemption: Not Set Out
Code Area: 00037
Assessment No. 2176-009-005
3. An assessment by the improvement district shown below:
Assessment (or Bond) No: Not Set Out
Series: AD #2
District: County of Los Angeles
For: Mrca•Brush Fire Clear'g Dist #2
Bond issued: 08/06/2003
Said assessment is collected with the county/city property taxes.
4. Assessments, if any, for community facility districts affecting said land which may exist by virtue of assessment maps or notices filed by said districts. Said assessments are collected with the County Taxes.
5. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Chapter 3.5 (commencing with Section 75) of the revenue and taxation code of the State of California.
6. Water rights, claims or title to water in or under said land, whether or not shown by the public records.
7. A Covenants, Conditions and Restrictions, if any, appearing in the Public Records, deleting therefrom any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin.

B Easements or servitudes appearing in the Public Records.

C Leases, grants, exceptions or reservations of minerals or mineral rights appearing in the Public Records.

D Loss or damage by reason of any violation, variation, encroachment or adverse circumstances affecting the title that would have been disclosed by an accurate survey.

E Homeowner Association assessments, if any.
8. Deed of Trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby:
Amount: \$1,615,000.00
Dated: February 1, 2000
Trustor: Harvey Joseph Williams and Beverly Ann Williams, husband and wife, as community property
Trustee: Hawthorne Financial Corporation, a Delaware corporation
Beneficiary: Hawthorne Savings, FSB, a Federal Savings Bank
Recorded: February 9, 2000 as Instrument Number 00 0199490 of Official Records.

a. A Notice of Default under the terms of said deed of trust
Executed by: California Reconveyance Company, as trustee, Harvey Williams and Beverly Ann Williams
Recorded: July 30, 2012 as Instrument Number 20121118325 of Official Records.

- b. By mesne assignments of record, the beneficial interest under said deed of trust was assigned to:
Assignee: PennyMac Corp.
Mailing Address: 6101 Condor Drive, Suite 300, Moorpark, CA 93021
Loan No.: Not Set Out
Dated: September 14, 2013
Last Recorded Assignment: October 25, 2013 as Instrument Number 20131531532 of Official Records.
- c. A Substitution of Trustee under said deed of trust which names as the substituted trustee, the following
Trustee: Barrett Daffin Frappier Treder & Weiss, LLP
Recorded: July 14, 2015 as Instrument Number 20150842158, of official records.
- d. A Notice of Trustee's Sale recorded June 8, 2016 as Instrument Number 20160654047 of Official Records executed pursuant to the Deed of Trust recorded February 9, 2000 as Instrument Number 00 0199490 of Official Records.
9. Any assessments which may be levied against the herein described property by virtue of the fact that said land lies within the boundaries of Community Facilities District No. 2 adopted by Mountains Recreation and Conservation Authority, recorded January 23, 2013 at Instrument Number 20130110801 of Official Records subject also to all the conditions and provisions contained therein.
- a. And as modified by an instrument recorded: August 2, 2013 at Instrument Number 20131141559, of Official Records.
10. Rights of tenant(s) in the Land, if any, and rights of all parties claiming by, through or under said tenant(s).
11. Deed of Trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby:
Amount: \$25,000.00
Dated: October 2, 2015
Trustor: The Akselrod Revocable Family Trust
Trustee: Chicago Title Company, a California Corporation
Beneficiary: Seville Acquisitions, LLC, a Wyoming limited liability company
Recorded: October 16, 2015 as Instrument Number 20151276881 of Official Records.
- a. Prior to the issuance of any policy of title insurance, the Company will require the following with respect to Seville Acquisitions, LLC, a Wyoming limited liability company:
- (1) A copy of its operating agreement and any amendments thereto must be submitted to the Company for review.
 - (2) A certified copy of its articles of organization (LLC-1), any certificate of correction (LLC-11), certificate of amendment (LLC-2), or restatement of articles of organization (LLC-10) must be submitted to the Company for review.
 - (3) With respect to any deed, deed of trust, lease, subordination agreement or other document or instrument executed by such limited liability company and presented to the Company for recording or upon which the Company is asked to rely, such document or instrument must be executed in accordance with the following:
 - (a) If the limited liability company properly operates through officers appointed or elected pursuant to the terms of the written operating agreement, such document or instrument must be executed by at least two duly elected or appointed officers as follows: the chairman of the board, the president, vice president, and any secretary, assistant secretary, the chief financial officer or any assistant treasurer.
 - (b) If the limited liability company properly operates through a manager or managers identified in the articles of organization and/or duly elected pursuant to the terms of a written operating agreement, such document or instrument must be executed by at least two such managers or by one manager if the limited liability company properly operates with the existence of only one manager.
 - (4) Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.

12. Deed of Trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby:
 Amount: \$14,000.00
 Dated: June 25, 2016
 Trustor: Ed Akselrod as trustee for The Akselrod Revocable Family Trust
 Trustee: Chicago Title Company, a California corporation
 Beneficiary: The Stacy Carbajal Revocable Family Trust
 Recorded: July 5, 2016 as Instrument Number 20160776859 of Official Records.
- a. This Company will require a Trust Certification pursuant to California Probate Code Section 18100.5 from the Trustee of the Trust shown above as beneficiary of said deed of trust if an act of said Trustee is to be insured or if said deed of trust is to be reconveyed.
 The company reserves the right to add additional items or make further requirements after the receipt of the Trust Certification.
- b. To avoid delays at the time of closing, please submit the original note, deed of trust and request for reconveyance to this office, at least one week prior to the close of escrow.
13. An Abstract of judgment recorded December 24, 2007 as Instrument No. 20072826308, of official records:
 Case No.: BC354599
 Entry Date: December 14, 2007
 Debtor: Edward Akselrod and Reliant Group, Inc.
 Creditor: Salvatore Zalbado, Jr. ADV
 Amount: \$325,785.33 and any other amounts due thereunder.
14. A Notice of Lien:
 Court: The Superior Court of the State of California
 Case No.: 1:10-CR-323-2
 For: fine and restitution imposed
 Debtor: Edward Akselrod
 In favor of: United States of America
 Amount: \$15,200.00 and any other amounts due thereunder.
 Recorded: October 30, 2012 as Instrument Number 20121642611 of Official Records
15. An Abstract of judgment recorded October 17, 2013 as Instrument No. 20131493146, of official records:
 Case No.: 13A01491
 Entry Date: June 28, 2013
 Debtor: David J. Brown aka Davod Brown Deshay and Edward Akselrod aka Ed Akselrod
 Creditor: Creditors Adjustment Bureau, Inc. dba CAB-LCF
 Amount: \$4,396.49 and any other amounts due thereunder.
16. An Abstract of judgment recorded November 25, 2015 as Instrument No. 20151481367, of official records:
 Case No.: 56-2015-00467282-CL-UD-VTA
 Entry Date: August 4, 2015
 Debtor: Ed Axelrod aka Edward Akselrod, Sindy Castro, Miranda Arabela Licis, Rene O'Neil, Yang Hee Kim, Ruth Johnson, Wayne Jonson, Alex Pitt and Judy Johnson
 Creditor: Alta Community Investment XII, LLC
 Amount: \$9,006.92 and any other amounts due thereunder.
17. If title is to be insured in the trustee(s) of a trust or their act is to be insured, we will require a full copy of the trust agreement and any amendments thereto. In certain situations the Company may accept a Trustee certificate pursuant to Section 18100.5 of the California Probate Code for the trust agreement. The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

Name of Trust: Akselrod Revocable Family Trust UTD January 24, 2000

18. This Company will require the following documents in order to insure a conveyance or encumbrance by corporation or unincorporated association names below:
Corporation: Stronghold Asset Management Corp
(a) A copy of the corporation By-Laws or Articles.
(b) An original or certified copy of the Resolution authorizing the subject transaction.
(c) If the Articles or By-Laws require approval by a "parent" organization, we will also require a copy of those By-Laws or Articles.
(d) If an unincorporated association, a statement pursuant to any applicable State law. The right is reserved to add requirements or additional items after completion of such review.
19. In order to complete this report, this Company requires a Statement of Information to be completed by the following party(ies),

Party(ies): All Parties

The Company reserves the right to add additional items or make further requirements after review of the requested Statement(s) of Information.
20. ID maybe required if we have no way to verify the Seller or Borrowers Signature

Hard Money Loans on Vacant Land – Require 2 forms of ID

Hard Money Loans with more than \$100,000 coming out. – Require 2 forms of ID

END OF SCHEDULE B



801 N. Brand Blvd, Suite 320, Glendale, CA 91203
Toll Free: (877)365-9365 | Direct: 888-478-1467 | Fax: 877-575-8568

Standard Home Lending
13223 Ventura Boulevard, Suite G
Studio City, CA 91604
Attn: Koko Polosajian

Borrower: Akselrod Family Trust

Lenders Supplemental Report

The above numbered report (including any supplements or amendments thereto) is hereby modified and/or supplemented in order to reflect the following additional items relating to the issuance of an American Land Title Association loan policy form as follows:

A. This report is preparatory to this issuance of an American Land Title Association loan policy of title insurance . This report discloses nothing, which would preclude the issuance of said American Land Title Association loan policy of title insurance with endorsement No. 100 attached thereto.

B. The improvements on said land are designated as:

Single Family (*Residential*)

5021 Topeka Drive, (Tarzana Area), in the City of Los Angeles, County of Los Angeles, State of California.

C. Pursuant to information provided to Title365 Company as of the date hereinabove, the proposed insured loan amount is \$500,000.00 with the proposed insured lender being .

D. The only conveyance(s) affecting said land recorded with 24 months of the date of this report are as follows:

Deed Type: Trustee's Deed upon Sale
Grantor: C & H Trust Deed Service
Grantee: Akselrod Revocable Family Trust UTD January 24, 2000
Recorded: March 3, 2015 as Instrument Number 20150227854, of Official Records.

Deed Type: (Corrective) Trustee's Deed upon Sale
Grantor: C & H Trust Deed Service
Grantee: Akselrod Revocable Family Trust UTD January 24, 2000
Recorded: March 19, 2015 as Instrument Number 20150296810, of Official Records.

Deed Type: Grant Deed
Grantor: Akselrod Revocable Family Trust UTD January 24, 2000 by its Trustee Edward Akselrod
Grantee: Akselrod Revocable Family Trust UTD January 24, 2000, Edward Akselrod, Trustee, Stronghold Asset Management Corp, a California corporation, as tenants in common
Recorded: July 6, 2016 as Instrument Number 20160780813, of Official Records.



801 N. Brand Blvd, Suite 320, Glendale, CA 91203
Toll Free: (877)365-9365 | Direct: 888-478-1467 | Fax: 877-575-8568

Notes and Requirements Section

Note 1: On July 1, 1985, Assembly Bill 3132 became effective. Assembly Bill 3132 adds and repeals portions of Sections 480.3 and 480.4 of the Revenue and Taxation Code of the State of California.

The act requires the County Assessor and/or Recorder to make available a statutorily prescribed form entitled "Preliminary Change of Ownership Report". Said report must be completed by the buyer and filed concurrently with the recordation of the documents evidencing the change of ownership. Failure to present the Change of Ownership Report at the time of recordation will cause the County Recorder to charge an additional \$20.00 penalty recording fee. The fee cannot be charged if the transfer document is accompanied by the affidavit stating that the buyer/transferee is not a resident of the State of California. This report is for official use only and is not open to public inspection.

For further information, contact the Change of Ownership Section in the Assessor's Office located in the County of said property or the County Recorder's Office located in the County of said property.

Note 2: Attached are Privacy Policy Notices in compliance with the Gramm-Leach-Bliley Act (GLBA) effective July 1, 2001. Please review said Notices regarding personal information.

Note 3: The map attached hereto may or may not be a survey of the land depicted thereon. You should not rely upon it for any purpose other than orientation to the general location of the parcel or parcels depicted. This company expressly disclaims any liability for alleged loss or damage which may result from reliance upon this map.

Note 4: Part of the RESPA Rule to simply and improve the process of obtaining mortgages and reduce consumer settlement costs requires the settlement agent to disclose the agent and underwriter split of title premiums, including endorsements as follows:

Line 1107 is used to record the amount of the total title insurance premium, including endorsements, that is retained by the title agent. Title365 Company retains 88% of the total premium and endorsements.

Line 1108 is used to record the amount of the total title insurance premium, including endorsements, that is retained by the title underwriter. Westcor Land Title Insurance Company retains 12% of the total premium and endorsements.



801 N. Brand Blvd, Suite 320, Glendale, CA 91203
Toll Free: (877)365-9365 | Direct: 888-478-1467 | Fax: 877-575-8568

Notice Regarding Your Deposit of Funds

California Insurance Code Sections 12413 *et. Seq.* Regulates the disbursement of escrow and sub-escrow funds by title companies. The law requires that funds be deposited in the title company escrow and sub-escrow accounts and be available for withdrawal prior to disbursement. Funds deposited with the Company by wire transfer may be disbursed upon receipt. Funds deposited with the Company via cashier's checks drawn on a California based bank may be disbursed the next business day after the day of deposit. If funds are deposited with by other methods, recording or disbursement may be delayed. All escrow and sub-escrow funds received by the Company will be deposited with other funds in one or more non-interest bearing escrow accounts of the Company in a financial institution selected by the Company. The Company and/or its parent company may receive certain direct or indirect benefits from the financial institution by reason of the deposit of such funds or the maintenance of such accounts with the financial institution, and the Company shall have no obligation to account to the depositing party in any manner for the value of, or to pay such party, any benefit received by the Company and/or its parent Company. Those benefits may include, without limitation, credits allowed by such financial institution on loans to the Company and/or its parent company and earnings on investments made on the proceeds of such loans, accounting, reporting and other services and products of such financial institution. Such benefits shall be deemed additional compensation of the Company for its services in connection with the escrow or sub-escrow. If funds are to be deposited with **Title365 Company** by wire transfer, they should be wired to the following bank/account:

Wiring Instructions for this Office

Wire To: City National Bank
1801 West Olympic Blvd.
Los Angeles, CA 90006
Attn: Wire Department

ABA/Routing No.: 122016066

Bank Account: 555270852

Account Name: Title 365 Company

Reference Order No.: CA0310-17001644-30

Property Address: 5021 Topeka Drive, (Tarzana Area)
Los Angeles, CA 91356

Attention: Nick Guzman



801 N. Brand Blvd, Suite 320, Glendale, CA 91203
Toll Free: (877)365-9365 | Direct: 888-478-1467 | Fax: 877-575-8568

WIRE INSTRUCTIONS

For incoming wire transfers please use the following information for the transfer of funds to
Title365 Company

Wire To: City National Bank
1801 West Olympic Blvd.
Los Angeles, CA 90006
Attn: Wire Department

ABA/Routing No.: 122016066

Bank Account: 555270852

Account Name: Title 365 Company

Reference Order No.: CA0310-17001644-30

Property Address: 5021 Topeka Drive, (Tarzana Area)
Los Angeles, CA 91356

Attention: Nick Guzman

PLEASE NOTE: OUR OFFICE DOES NOT ACCEPT ACH TRANSFERS, THESE INSTRUCTIONS ARE FOR THE PURPOSE OF SENDING WIRE TRANSFERS ONLY.

ALL INCOMING WIRE TRANSFERS MUST CONTAIN OUR ORDER NUMBER, PROPERTY ADDRESS OR PRINCIPAL'S NAME FOR IDENTIFICATION PURPOSES.

Do not hesitate to contact the undersigned should you or your financial institution have any questions with regards to the information provided above.

Sincerely,
Title365 Company

Nick Guzman
Title Officer (E)
Tu30@title365.com
888-478-1467

PRIVACY POLICY NOTICE

We are committed to safeguarding customer information;

When we request information from you or about you, it is for our own legitimate business purposes and not for the benefit of any unaffiliated party;

We use personal consumer information only for legitimate business purposes in a manner consistent with title insurance and escrow practices in compliance with applicable laws and regulations;

We will obey the laws governing the collection, use, and dissemination of personal data; and

We will endeavor to educate our employees on the responsible collection and use of personal information.

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act ("GLBA") generally requires a financial institution (which term includes title insurers, underwritten title companies and those providing real estate settlement services) to disclose to all its customers the privacy policies and practices with respect to information sharing of consumer nonpublic personal information with both affiliates and non-affiliated third parties. In compliance with GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of Title365 Company. This disclosure does not apply to business, commercial or agricultural transactions.

We may collect nonpublic personal information about you from the following sources:

1. Information we receive from you, such as on applications or other forms.
2. Information about your transactions we secure from our files, or from our affiliates or others.
3. Information we receive from a consumer-reporting agency.
4. Information we receive from others involved in your transaction, such as the real estate agent, lender, surveyor or appraiser.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to non-affiliated third parties as permitted by law. This includes, but is not limited to, financial service providers (e.g., banks, consumer finance lenders, securities and insurance companies, etc.), non-financial companies (e.g., settlement or fulfillment service providers, or title plant operated by a third party vendor).

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

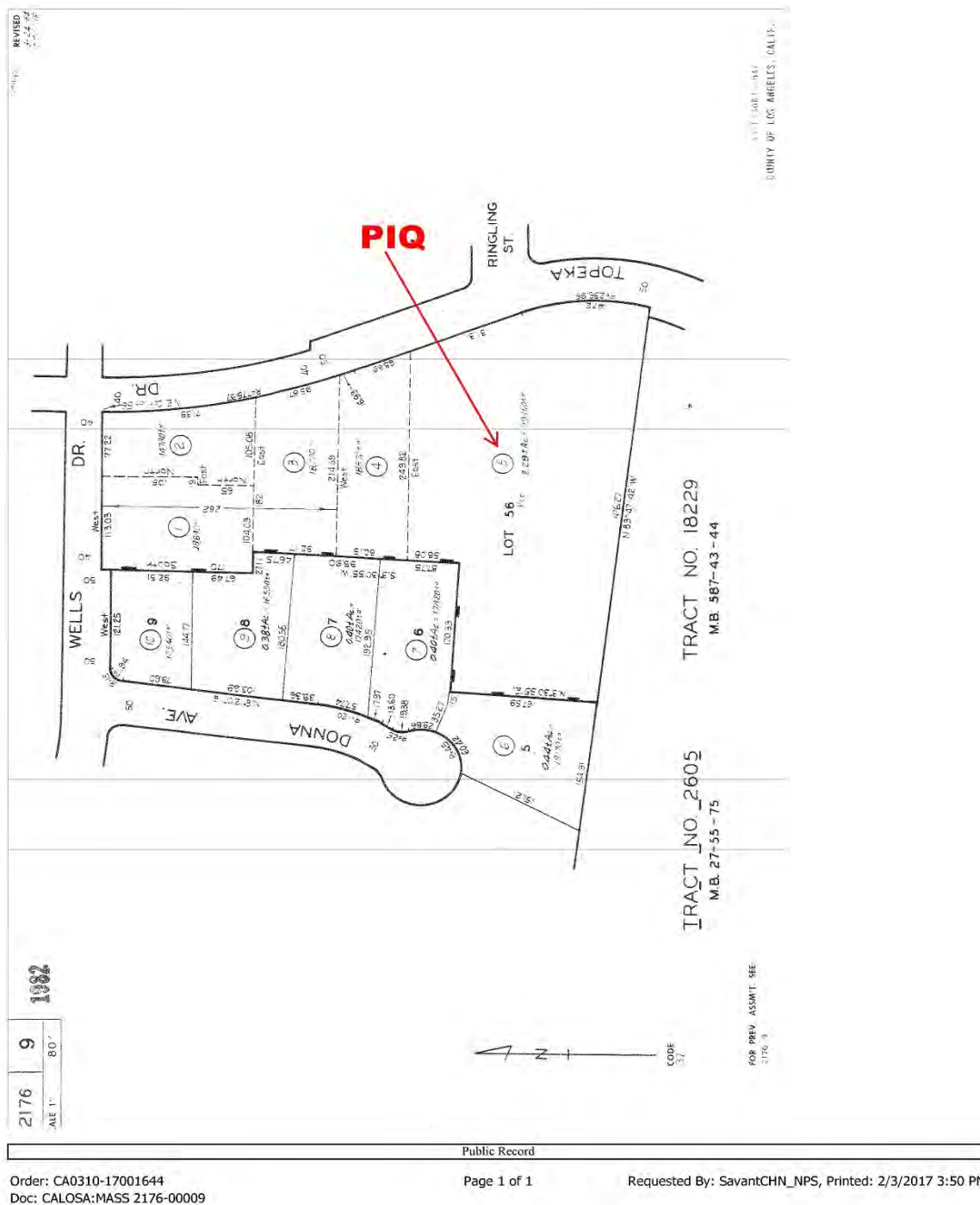
EXHIBIT A
Legal Description

The land hereinafter referred to is situated in the City of Los Angeles, County of Los Angeles, State of CA, and is described as follows:

That portion of Lot 56 of Tract 2605, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 27 Pages 55 to 75 inclusive of Maps, in the Office of the County Recorder of said County, more particularly described as follows:

Beginning at the intersection of the Easterly line of said Lot 56 with a line that is parallel with and distant Southerly 348.00 feet at right angles from that portion of the Northerly line of said Lot shown as having a length of 363.93 feet on the Map of said Tract 2605; thence Westerly parallel with said Northerly line 249.82 feet, more or less, to the Easterly line of Tract 18229, as per Map recorded in Book 587 Pages 43 and 44 of Maps, Records; thence following the boundary line of said last mentioned Tract Southerly, Westerly and Southerly to the most Southerly corner of Lot 5 of said Tract 18229; thence Easterly along the prolongation of the most Southerly line of said Lot 476.64 feet, more or less, to the Easterly line of said Lot 56; thence Northerly along said Easterly line to the point of beginning.

APN: 2176-009-005



This map is for your aid in locating the subject property with reference to streets and other parcels. While this map is believed to be correct, Title365 Company and subsequent insurance companies, assume no liability for any loss occurred by reason of reliance thereon.

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY - 1990 EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

- (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy. (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
- Defects, liens, encumbrances, adverse claims or other matters: (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant; (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy; (c) resulting in no loss or damage to the insured claimant; (d) attaching or created subsequent to Date of Policy; or (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
- Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
- Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
- Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

- (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
- Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
- (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
- Any lien or right to a lien for services, labor or material not shown by the public records.

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (10/22/03) ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

- Governmental police power, and the existence or violation of any law or government regulation. This includes ordinances, laws and regulations concerning: a. building, b. zoning, c. Land use d. improvements on the Land, e. Land division, f. environmental protection. This Exclusion does not apply to violations or the enforcement of these matters if notice of the violation or enforcement appears in the Public Records at the Policy Date. This Exclusion does not limit the coverage described in Covered Risk 14, 15, 16, 17 or 24.
- The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not apply to violations of building codes if notice of the violation appears in the Public Records at the Policy Date.
- The right to take the Land by condemning it, unless: a. a notice of exercising the right appears in the Public Records at the Policy Date; or b. the taking happened before the Policy Date and is binding on You if You bought the Land without Knowing of the taking.
- Risks: a. that are created, allowed, or agreed to by You, whether or not they appear in the Public Records; b. that are Known to You at the Policy Date, but not to Us, unless they appear in the Public Records at the Policy Date; c. that result in no loss to You; or d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8, d, 22, 23, 24 or 25.
- Failure to pay value for Your Title.
- Lack of a right: a. to any Land outside the area specifically described and referred to in paragraph 3 of Schedule A; and b. in streets, alleys, or waterways that touch the Land. This Exclusion does not limit the coverage described in Covered Risk 11 or 18.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 14, 15, 16 and 18, Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.
- The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 14:	1 % of Policy Amount or \$2,500 (whichever is less)	\$10,000
Covered Risk 15:	1 % of Policy Amount or \$5,000 (whichever is less)	\$25,000
Covered Risk 16:	1 % of Policy Amount or \$5,000 (whichever is less)	\$25,000
Covered Risk 18:	1 % of Policy Amount or \$2,500 (whichever is less)	\$5,000

AMERICAN LAND TITLE ASSOCIATION RESIDENTIAL TITLE INSURANCE POLICY (6-1-87) EXCLUSIONS

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:

- Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning: * land use * improvements on the land * land division * environmental protection. This exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date. This exclusion does not limit the zoning coverage described in Items 12 and 13 of Covered Title Risks.
- The right to take the land by condemning it, unless: *a notice of exercising the right appears in the public records *on the Policy Date *the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking
- Title Risks: *that are created, allowed, or agreed to by you *that are known to you, but not to us, on the Policy Date -- unless they appeared in the public records *that result in no loss to you *that first affect your title after the Policy Date -- this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks
- Failure to pay value for your title.
- Lack of a right: *to any land outside the area specifically described and referred to in Item 3 of Schedule A OR *in streets, alleys, or waterways that touch your land. This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

ALTA LOAN POLICY (10-17-92) WITH ALTA ENDORSEMENT-FORM 1 COVERAGE EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

- (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy. (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
- Defects, liens, encumbrances, adverse claims or other matters: (a) created, suffered, assumed or agreed to by the insured claimant; (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy; (c) resulting in no loss or damage to the insured claimant; (d) attaching or created subsequent to Date of Policy (except to the extent that this policy insures the priority of the lien of the insured mortgage over any statutory lien for services, labor or material or to the extent insurance is afforded herein as to assessments for street improvements under construction or completed at Date of Policy); or (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage.
- Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with applicable doing business laws of the state in which the land is situated.
- Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
- Any statutory lien for services, labor or materials (or the claim of priority of any statutory lien for services, labor or materials over the lien of the insured mortgage) arising from an improvement or work related to the land which is contracted for and commenced subsequent to Date of Policy and is not financed in whole or in part by proceeds of the indebtedness secured by the insured mortgage which at Date of Policy the insured has advanced or is obligated to advance.
- Any claim, which arises out of the transaction creating the interest of the mortgagee insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on: (i) the transaction creating the interest of the insured mortgagee being deemed a fraudulent conveyance or fraudulent transfer; or (ii) the subordination of the interest of the insured mortgagee as a result of the application of the doctrine or equitable subordination; or (iii) the transaction creating the interest of the insured mortgagee being deemed a preferential transfer except where the preferential transfer results from the failure: (a) to timely record the instrument of transfer; or (b) of such recordation to impart notice to a purchaser for value or a judgement or lien creditor. The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

- (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
- Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
- (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
- Any lien or right to a lien for services, labor or material not shown by the public records.

2006 ALTA LOAN POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

- (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to: (i) the occupancy, use, or enjoyment of the Land; (ii) the character, dimensions, or location of any improvement erected on the Land; (iii) the subdivision of land; or (iv) environmental protection; or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5. (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
- Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- Defects, liens, encumbrances, adverse claims, or other matters: (a) created, suffered, assumed, or agreed to by the Insured Claimant; (b) not known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy; (c) resulting in no loss or damage to the Insured Claimant; (d) attaching or create

subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.

4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.

5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.

6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is: (a) a fraudulent conveyance or fraudulent transfer, or (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.

7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records.

This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b). The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

- (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
- Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
- (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
- Any lien or right to a lien for services, labor or material not shown by the public records.

ALTA OWNER'S POLICY (10-17-92) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

- (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy. (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
- Defects, liens, encumbrances, adverse claims or other matters: (a) created, suffered, assumed or agreed to by the insured claimant; (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy; (c) resulting in no loss or damage to the insured claimant; (d) attaching or created subsequent to Date of Policy; or (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.
- Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on: (i) the transaction creating the estate or interest insured by this policy being deemed a fraudulent conveyance or fraudulent transfer; or (ii) the transaction creating the estate or interest insured by this policy being deemed a preferential transfer except where the preferential transfer results from the failure: (a) to timely record the instrument of transfer; or (b) of such recordation to impart notice to a purchaser for value or a judgement or lien creditor. The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage Policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

- (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
- Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
- (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
- Any lien or right to a lien for services, labor or material not shown by the public records.

2006 ALTA OWNER'S POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

- (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to (i) the occupancy, use, or enjoyment of the Land; (ii) the character, dimensions, or location of any improvement erected on the Land; (iii) the subdivision of land; or (iv) environmental protection; or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5. (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
- Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- Defects, liens, encumbrances, adverse claims, or other matters: (a) created, suffered, assumed, or agreed to by the Insured Claimant; (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy; (c) resulting in no loss or damage to the Insured Claimant; (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
- Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is (a) a fraudulent conveyance or fraudulent transfer; or (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
- Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A. The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

- (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
- Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
- (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
- Any lien or right to a lien for services, labor or material not shown by the public records.

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (10/13/01) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys fees or expenses which arise by reason of:

- (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the Land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the Land; (iii) a separation in ownership or a change in the dimensions or areas of the Land or any parcel of which the Land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the Land has been recorded in the Public Records at Date of Policy. This exclusion does not limit the coverage provided under Covered Risks 12, 13, 14, and 16 of this policy. (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the Land has been recorded in the Public Records at Date of Policy. This exclusion does not limit the coverage provided under Covered Risks 12, 13, 14, and 16 of this policy.
- Rights of eminent domain unless notice of the exercise thereof has been recorded in the Public Records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
- Defects, liens, encumbrances, adverse claims or other matters: (a) created, suffered, assumed or agreed to by the Insured Claimant; (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy; (c) resulting in no loss or damage to the Insured Claimant; (d) attaching or created subsequent to Date of Policy (this paragraph does not limit the coverage provided under Covered Risks 8, 16, 18, 19, 20, 21, 22, 23, 24, 25 and 26); or (e) resulting in loss or damage which would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
- Unenforceability of the lien of the Insured Mortgage because of the inability or failure of the Insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with applicable doing business laws of the state in which the Land is situated.
- Invalidity or unenforceability of the lien of the Insured Mortgage, or claim thereof, which arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, except as provided in Covered Risk 27, or any consumer credit protection or truth in lending law.
- Real property taxes or assessments of any governmental authority which become a lien on the Land subsequent to Date of Policy. This exclusion does not limit the coverage provided under Covered Risks 7, 8(e) and 26.
- Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This exclusion does not limit the coverage provided in Covered Risk 8.
- Lack of priority of the lien of the Insured Mortgage as to each and every advance made after Date of Policy, and all interest charged thereon, over liens, encumbrances and other matters affecting the title, the existence of which are Known to the Insured at: (a) The time of the advance; or (b) The time a modification is made to the terms of the Insured Mortgage which changes the rate of interest charged, if the rate of interest is greater as a result of the modification than it would have been before the modification. This exclusion does not limit the coverage provided in Covered Risk 8.
- The failure of the residential structure, or any portion thereof to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This exclusion does not apply to violations of building codes if notice of the violation appears in the Public Records at Date of Policy.

For large print please view at www.title365.com under menu option Resources.

CERTIFICATE OF LIABILITY INSURANCE

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Aon Risk Services Southwest, Inc. Dallas TX Office CityPlace Center East 2711 North Haskell Avenue Suite 800 Dallas TX 75204 USA	CONTACT NAME: PHONE (A/C. No. Ext): (866) 283-7122 FAX (A/C. No.): 800-363-0105	
	E-MAIL ADDRESS:	
INSURED Title365 Company 5000 Birch Street, Suite 300 Newport Beach, CA 92660 USA	INSURER(S) AFFORDING COVERAGE	
	INSURER A: Lloyd's Syndicate No. 1274 NAIC # AA1120085	
	INSURER B: PartnerRe Ireland Insurance Ltd NAIC # AA1780096	
	INSURER C:	
	INSURER D:	
	INSURER E:	

COVERAGES

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

Limits shown are as requested

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COM/OP AGG
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION						EACH OCCURRENCE AGGREGATE
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR / PARTNER / EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y / <input checked="" type="checkbox"/> N If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT E.L. DISEASE-EA EMPLOYEE E.L. DISEASE-POLICY LIMIT
A	E&O-PL-Primary			PSOLU000716	07/11/2016	07/11/2017	Aggregate \$5,000,000 Deductible \$150,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The above limit shown for E&O is per occurrence and in the aggregate.

Deductible: \$150,000 All Non Title Agent Claims

Deductible: \$25,000 Title Agent Claims

Deductible: \$10,000 Title Agent Claims - Florida and Hawaii

CERTIFICATE HOLDER

Title365 Company 5000 Birch Street, Suite 300 Newport Beach, CA 92660 USA	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE <i>Aon Risk Services Southwest, Inc.</i>

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AGENCY Aon Risk Services Southwest, Inc.		NAMED INSURED Xome Holdings LLC
POLICY NUMBER See Certificate Number:		
CARRIER See Certificate Number:	NAIC CODE	EFFECTIVE DATE:

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: ACORD 25 FORM TITLE: Certificate of Liability Insurance

ADDITIONAL POLICIES	If a policy below does not include limit information, refer to the corresponding policy on the ACORD certificate form for policy limits.
----------------------------	--

ACORD 101 (2008/01)



CERTIFICATE OF PROPERTY INSURANCE

 DATE (MM/DD/YYYY)
07/20/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

PRODUCER Aon Risk Services Southwest, Inc. Dallas TX Office CityPlace Center East 2711 North Haskell Avenue Suite 800 Dallas TX 75204 USA	CONTACT NAME: PHONE (A/C No.): (866) 283-7122 FAX (A/C No.): (800) 363-0103 E-MAIL ADDRESS: PRODUCER CUSTOMER ID #: 570000049990																					
INSURED Title365 Company And as shown on the attached schedule 5000 Birch St., Suite 300 Newport Beach, CA 92660 USA	<table border="1"> <thead> <tr> <th colspan="2">INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr> </thead> <tbody> <tr> <td>INSURER A:</td><td>National Union Fire Ins Co of Pittsburgh</td><td>19445</td></tr> <tr> <td>INSURER B:</td><td></td><td></td></tr> <tr> <td>INSURER C:</td><td></td><td></td></tr> <tr> <td>INSURER D:</td><td></td><td></td></tr> <tr> <td>INSURER E:</td><td></td><td></td></tr> <tr> <td>INSURER F:</td><td></td><td></td></tr> </tbody> </table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A:	National Union Fire Ins Co of Pittsburgh	19445	INSURER B:			INSURER C:			INSURER D:			INSURER E:			INSURER F:		
INSURER(S) AFFORDING COVERAGE		NAIC #																				
INSURER A:	National Union Fire Ins Co of Pittsburgh	19445																				
INSURER B:																						
INSURER C:																						
INSURER D:																						
INSURER E:																						
INSURER F:																						

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

LOCATION OF PREMISES/ DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE		POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	COVERED PROPERTY	LIMITS
	<input type="checkbox"/>	PROPERTY				BUILDING	
	<input type="checkbox"/>	CAUSES OF LOSS				PERSONAL PROPERTY	
	<input type="checkbox"/>	DEDUCTIBLES				BUSINESS INCOME w/o Extra Expense	
	<input type="checkbox"/>	BASIC				EXTRA EXPENSE	
	<input type="checkbox"/>	BROAD				RENTAL VALUE	
	<input type="checkbox"/>	SPECIAL				BLANKET BUILDING	
	<input type="checkbox"/>	EARTHQUAKE				BLANKET PERS PROP	
	<input type="checkbox"/>	WIND				BLANKET BLDG & PP	
	<input type="checkbox"/>	FLOOD					
	<input type="checkbox"/>						
	<input type="checkbox"/>	INLAND MARINE	TYPE OF POLICY				
	<input type="checkbox"/>	CAUSES OF LOSS	POLICY NUMBER				
	<input type="checkbox"/>	NAMED PERILS					
A	X	CRIME	015924909 Primary FI Bond	07/11/2016	07/11/2017	X Bond Amount	\$25,000,000
		TYPE OF POLICY Fin Inst Bond					
	<input type="checkbox"/>	BOILER & MACHINERY / EQUIPMENT BREAKDOWN					

SPECIAL CONDITIONS / OTHER COVERAGES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Includes operations at additional locations as set forth on the attached Location schedule.

CERTIFICATE HOLDER

CANCELLATION

 Title365 Company
 5000 Birch Street, Suite 300
 Newport Beach, CA 92660 USA

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Aon Risk Services Southwest, Inc.

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**ADDITIONAL REMARKS SCHEDULE**

Page _ of _

AGENCY Aon Risk Services Southwest, Inc.		NAMED INSURED Title365 Company
POLICY NUMBER See Certificate Number:		
CARRIER See Certificate Number:	NAIC CODE	EFFECTIVE DATE:

ADDITIONAL REMARKS**THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,****FORM NUMBER:** ACORD 24 **FORM TITLE:** Certificate of Property Insurance**FI Bond**

FI Bond Primary \$25,000,000

Policy Number: 015924909

Carrier: National Union Fire Insurance Co. of Pittsburgh

Effective Date: 07/11/16- 07/11/17

FI Bond X1 \$25,000,000 excess of \$25,000,000

Policy Number: 47EPF15009803

Carrier: Berkshire Hathaway Specialty Ins Co.

Effective Date: 07/11/16- 07/11/17

FI Bond X2 QS \$15,000,000 p/o of \$25,000,000 excess of \$50,000,000

Policy Number: FI4N683602008

Carrier: Liberty Mutual Insurance Company

Effective Date: 07/11/16-07/11/17

FI Bond X2 QS \$10,000,000 p/o of \$25,000,000 excess of \$50,000,000

Policy Number: DOXG24580659007

Carrier: ACE American Insurance Company

Effective Date: 07/11/16-07/11/17

FI Bond X3 \$25,000,000 excess of \$75,000,000

Policy Number: BND0101467

Carrier: RLI Insurance Company

Effective Date: 07/11/16-07/11/17

FI Bond X4 \$25,000,000 excess of \$100,000,000

Policy Number: FS46175430100

Carrier: Great American Insurance Co.

Effective Date: 07/11/16-07/11/17

FI Bond X5 \$25,000,000 excess of \$125,000,000

Policy Number: BFMB4500159721

Carrier: Berkley Regional Insurance Company

Effective Date: 07/11/16-07/11/17

FI Bond X6 QS \$20,000,000 p/o \$60,000,000 excess of \$150,000,000

Policy Number: FS46175440100

Carrier: Great American Insurance Co.

Effective Date: 07/11/16-07/11/17

FI Bond X6 QS \$5,000,000 p/o \$60,000,000 excess of \$150,000,000

Policy Number: DOXG24581986006

Carrier: Ace American Insurance Company

Effective Date: 07/11/16-07/11/17

FI Bond X6 QS \$5,000,000 p/o \$60,000,000 excess of \$150,000,000

Policy Number: FL5EF00024161

Carrier: Everest Reinsurance Company

Effective Date: 07/11/16-07/11/17



AGENCY CUSTOMER ID: 570000049990
LOC #:

ADDITIONAL REMARKS SCHEDULE

Page _ of _

AGENCY Aon Risk Services Southwest, Inc.		NAMED INSURED Title365 Company	
POLICY NUMBER See Certificate Number:			
CARRIER See Certificate Number:	NAIC CODE	EFFECTIVE DATE:	

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: ACORD 24 FORM TITLE: Certificate of Property Insurance

FI Bond

FI Bond X6 QS \$5,000,000 p/o \$60,000,000 excess of \$150,000,000
Policy Number: 425414055
Carrier: Continental Casualty Company
Effective Date: 07/11/16-07/11/17

FI Bond X6 QS \$10,000,000 p/o \$60,000,000 excess of \$150,000,000
Policy Number: MCN768346012016
Carrier: AXIS Insurance Company
Effective Date: 07/11/16-07/11/17

FI Bond X6 QS \$15,000,000 p/o \$60,000,000 excess of \$150,000,000
Policy Number: V128F7160501
Carrier: Beazley Insurance Company, Inc.
Effective Date: 07/11/16-07/11/17

FI Bond X7 \$50,000,000 excess of \$210,000,000
Policy Number: B0621PNATI010016
Carrier: Lloyd's of London
Effective Date: 07/11/16-07/11/17

Data as of October 2016

Address 1	Address 2	City, State, Zip
1333 McDermott Dr.	Suite 100	Allen, TX 75013
7200 N. Mopac	Suite 170	Austin, TX 78731
1301 S. Bowen	Suite 390	Arlington, TX 76013
10800 Pecan Park Blvd	Suite 230	Austin, TX 78750
13420 Galleria Circle Bldg. A,	Suite 220	Bee Caves, TX 78738
2111 Palomar Airport	Suite 130	Carlsbad, CA 92011
2501 South Price Road		Chandler, AZ 85286
2301 W. Belmont		Chicago, IL 60618
2501 S. State Hwy 121 Bldg 1, 1st Floor	Convergence Office Center	Lewisville, TX 75067
4897 Highway 121	Suite 160	The Colony, TX 75056
345 Rouser Road	Suite 100	Coraopolis, PA 15108
4600 South Syracuse	Suite 973	Denver, CO 80237
2432 Auto Park Way		Escondido, CA 92029
8812 Coleman Blvd.		Frisco, TX 75034
3803 Parkwood Blvd.		Frisco, TX 75034
7121 West Bell Road	Suite 100	Glendale, AZ 85308
801 North Brand Boulevard	Suite 320	Glendale, CA 91203
3303 E. Baseline Road	Suite 106	Gilbert, AZ 85234
18200 Von Karman Ave		Irvine, CA 92612
8740 Lucent Boulevard	6th Floor, Suite 600	Highlands Ranch, CO 80129
4000 Horizon Way		Irving, TX 75063
78100 Main Street	Suite 209	La Quinta, CA 92253
24361 El. Toro Rd	Suite 275	Laguna Woods, CA 92637
410 S. Rampart Blvd.	Bldg. 17; Suite 390; Sub-Suite 332	Las Vegas, NV 89145
6363 S. Fiddlers Green Circle	13th Floor	Greenwood Village, CO 80111
750 E. Highway 121	Suite 100	Lewisville, TX 75067
555 Winderley Place	Ste 300, Office 303	Maitland, FL 32751
2200 Lucien Way	Suite 340	Maitland, FL 32751
181 Sierra Manor Rd, #4		Mammoth Lakes, CA 93546
2600 Lake Lucien Drive	Suite 109	Maitland, FL 32751
29995 Technology Drive	Suite 305	Murrieta, CA 92563
5000 Birch Street	Suite 500, East Tower	Newport Beach, CA 92660
5000 Birch Street	Suite 300, East Tower	Newport Beach, CA 92660
57 West 57th Street 4th Floor,	Suite 402	New York, NY 10019
6836 Dallas Parkway,	Suite 102	Plano, TX 75024
2901 N. Dallas Parkway	Suite 130	Plano, TX 75093
17304 Preston Road	Suite 110	Dallas, TX 75252
27081 Aliso Creek Rd	Suite 200	Aliso Viejo, CA 92656
211 W Main		Round Rock, TX 78664
1000 Heritage CenterCir		Round Rock, TX 78664
8880 Rio San Diego Drive	Suite 1100	San Diego, CA 92108
7095 Indiana Avenue	Suite 120	Riverside, CA 92506
5101 Broadway		San Antonio, TX 78209
16100 N. 71st Street		Scottsdale, AZ 85250
16870 West Bernardo Dr.	Ste. 400, Office 430	San Diego, CA 92127
13920 SE Eastgate Way,	Suite 310	Bellevue, WA 98005
2nd Floor, First Software Park	110 Mount Poonamalle Road	Porur
375 E. Main St.		Ventura, CA 93001
4195 East Thousand Oaks Boulevard	Suite 107	Westlake Village, CA 91362

Nationstar Mortgage Holdings, Inc.

Named Insured Schedule All Lines Except As Shown Below

Centex Land Vista Ridge Lewisville III General Partner, LLC

Centex Land Vista Ridge Lewisville III, L.P.

Cerulean Media LLC

Harwood Insurance Services, LLC

Harwood Service Company, LLC

Home Community Mortgage, LLC

HomeSelect Settlement Solutions, LLC

Nationstar 2009 Equity Corporation

Nationstar Advance Funding III LLC

Nationstar Advance Funding LLC

Nationstar Agency Advance Funding II LLC

Nationstar Agency Advance Funding LLC

Nationstar Agency Advance Funding Trust

Nationstar Agency Advance Receivables Trust

Nationstar Capital Corporation

Nationstar Funding I LLC

Nationstar HECM Loan Trust 2014-1

Nationstar HECM Loan Trust 2015-1

Nationstar HECM Trust I

Nationstar Home Equity Loan 2009-A Reo LLC

Nationstar Home Equity Loan Trust 2009-A

Nationstar Mortgage Advance Receivables Trust

Nationstar Mortgage Holdings Inc.

Nationstar Mortgage JV LLC

Nationstar Mortgage JV Manager LLC

Nationstar Mortgage LLC

Nationstar Mortgage Loan Trust 2013-A

Nationsar REO Sub 1C LLC

Nationstar REO Sub 1J LLC

Nationstar REO Sub 1N LLC

Nationstar Residual, LLC

Nationstar Reverse Mortgage Funding LLC

Nationstar Servicer Advance Facility Transferor, LLC 2014-BC

Nationstar Servicer Advance Receivables Trust, 2014-BC

Nationstar Sub1 LLC

Nationstar Sub2 LLC

Nationstar Mortgage Holdings, Inc.

Named Insured Schedule All Lines Except As Shown Below

NSM Services Private Limited

Quantarium, LLC

Real Estate Digital LLC

Reverse REO JV LLC

E&O Coverage for the below entities is included under Xome Holdings LLC

Solutionstar Default Management Services LLC

Solutionstar Field Services LLC

Solutionstar Services LLC

Title365 Company

Title365 Company of Alabama LLC

Valuation365 LLC

Veripro Solutions Inc.

Xome Analytics Inc.

Xome CT LLC

Xome Exchange Inc.

Xome Holdings LLC

Xome Inc.

Xome Insurance Agency LLC

Xome Labs Inc.

Xome Leads LLC

Xome Leads Inc.

Xome Realty Services LLC

Xome Services India Private Limited

Xome Settlement Services LLC

Xome Settlement Services of Alabama LLC

Xome Signings Inc.

Xome Title Inc.

and all subsidiaries

eLeadz LLC

Experience 1, Inc.

Title365 Agency (a trade name)

Title365 Company of Alabama LLC



Notice of Privacy Policy

of

Westcor Land Title Insurance Company

Westcor Land Title Insurance Company ("WLTIC") values its customers and is committed to protecting the privacy of personal information. In keeping with that philosophy, we have developed a Privacy Policy, set out below, that will ensure the continued protection of your nonpublic personal information and inform you about the measures WLTIC takes to safeguard that information.

Who is Covered

We provide our Privacy Policy to each customer when they purchase an WLTIC title insurance policy. Generally, this means that the Privacy Policy is provided to the customer at the closing of the real estate transaction.

Information Collected

In the normal course of business and to provide the necessary services to our customers, we may obtain nonpublic personal information directly from the customer, from customer-related transactions, or from third parties such as our title insurance agents, lenders, appraisers, surveyors or other similar entities.

Access to Information

Access to all nonpublic personal information is limited to those employees who have a need to know in order to perform their jobs. These employees include, but are not limited to, those in departments such as legal, underwriting, claims administration and accounting.

Information Sharing

Generally, WLTIC does not share nonpublic personal information that it collects with anyone other than its policy issuing agents as needed to complete the real estate settlement services and issue its title insurance policy as requested by the consumer. WLTIC may share nonpublic personal information as permitted by law with entities with whom WLTIC has a joint marketing agreement. Entities with whom WLTIC has a joint marketing agreement have agreed to protect the privacy of our customer's nonpublic personal information by utilizing similar precautions and security measures as WLTIC uses to protect this information and to use the information for lawful purposes. WLTIC, however, may share information as required by law in response to a subpoena, to a government regulatory agency or to prevent fraud.

Information Security

WLTIC, at all times, strives to maintain the confidentiality and integrity of the personal information in its possession and has instituted measures to guard against its unauthorized access. We maintain physical, electronic and procedural safeguards in compliance with federal standards to protect that information.

The WLTIC Privacy Policy can also be found on WLTIC's website at www.wltic.com.

Statement of Information (Confidential)

Note: This form is needed in order to eliminate judgments and liens against people with similar names

The street address of the property in this transaction is: (if none, leave blank)

Address _____ City _____

Occupied by: ☐ Owner ☐ Tenants ☐ Lessee ☐ Single Residence ☐ Multiple Residence ☐ Commercial ☐ Vacant LandAny construction/improvements in last 6 months? ☐ Yes ☐ No Is any portion of new loan to be used for improvements? ☐ Yes ☐ No

If yes, state nature of work done or contemplated _____

Party 1**Party 2**

First _____ Middle _____ Last _____

First _____ Middle _____ Last _____

Former last name(s), if any _____

Former last name(s), if any _____

Birthplace _____ Birth Date _____

Birthplace _____ Birth Date _____

Social Security No. _____ Driver's License No. _____

Social Security No. _____ Driver's License No. _____

I ☐ am single ☐ am married ☐ Have a domestic partnerI ☐ am single ☐ am married ☐ Have a domestic partnerName of current spouse or domestic partner (if other than Party 2) _____Name of current spouse or domestic partner (if other than Party 1) _____Name of former spouse/domestic partner (if none, write "none") _____Name of former spouse/domestic partner (if none, write "none") _____**Marriage or Domestic Partnership Between Parties 1 and 2**

Are Parties 1 & 2: Married? _____ Domestic Partners? _____ Date of Marriage/Domestic Partnership: _____

Party 1 – Occupations for Last 10 Years

Present Occupation _____ Firm Name _____ Address _____ No. of Years _____

Prior Occupation _____ Firm Name _____ Address _____ No. of Years _____

Party 1 – Residences for Last 10 YearsNumber and Street _____ City and State _____ From _____ To __________

_____**Party 2 – Occupations for Last 10 Years**

Present Occupation _____ Firm Name _____ Address _____ No. of Years _____

Prior Occupation _____ Firm Name _____ Address _____ No. of Years _____

Party 2 – Residences for Last 10 YearsNumber and Street _____ City and State _____ From _____ To __________

_____Have any of the above parties owned or operated a business? ☐ Yes ☐ No If so, please list names _____

I have never been adjudged, bankrupt nor are there any unsatisfied judgments or other matters pending against me which might affect my title to this property, except as follows: _____

The undersigned declare under penalty of perjury that the above information is true and correct. (all parties must sign)

Date _____

Signature _____

Home Phone _____ Work Phone _____

Email Address _____

Signature _____

Home Phone _____ Work Phone _____

Email Address _____



801 N. Brand Blvd, Suite 320, Glendale, CA 91203
Toll Free: (877)365-9365 | Direct: 888-478-1467 | Fax: 877-575-8568

Title Company: Title365 Company
Title Order No.: CA0310-17001644-30
Escrow Holder:
Escrow No.: CA0310-17001644-30

CERTIFICATION OF TRUSTEES UNDER TRUST
(California Probate Code Section 18100.5)

1. Declarant(s), the currently acting Trustee(s) of the Trust, certify the existence of the following described Trust and facts regarding said Trust:
Name of Trust: _____
Made Under the Laws of the State of _____
Date of Execution of Trust: _____
The name of the Trustee(s) now qualified to act under the Trust instrument and who are the only qualified Trustee(s): _____
Settlor(s): _____
Social Security No. or Employer Identification No. _____
2. Declarant(s) certify that if fewer than all currently acting Trustees are required to sign, the Trustee(s) named below are all those necessary to execute documents on behalf of the Trust:
Trustee(s) _____

3. Declarant(s) certify that the Trust is in full force and effect and has not been revoked, terminated, or otherwise amended in any manner which would cause the representation in this Certification to be incorrect, except as follows:

4. The Trust is ☐ irrevocable
☐ revocable and the person(s) holding the power to revoke is/are:

5. The manner in which title to Trust assets is to be taken is:

6. Declarant(s) state that the above named trustee(s) is/are fully empowered to act for said trust and is/are properly exercising his/her/their authority under said Trust in negotiating for, contracting for, and executing these document(s).

7. Declarant(s) state(s) that to the best of his/her/their knowledge, there are no claims, challenges of any kind or causes of action alleged, contesting or questioning the validity of the Trust or the trustee's authority to act for the trust.

This document is to be signed by all of the currently acting Trustees:

I declare that the statements contained herein are true and correct and are made under penalty of perjury,
this ____ day of _____, 20____.

Signature

Address

Name (Type or Print)

Signature

Address

Name (Type or Print)

Subscribed and sworn (or affirmed) before me on this ____ day of _____,
20____, by _____, proved to me on the basis of satisfactory
evidence to be the person(s) who appeared before me.

Notary Signature: _____

Space below reserved for notary seal.

DECLARATION RE: TENANTS**(PROPERTY OWNER / AGENT)**

State of California

File No. _____

County of _____

_____ individually and/or as the authorized agent on behalf of the seller/property owner ("Declarant") is of legal age, being first duly sworn, deposes and states under penalty of perjury under the laws of the State of California.

1. The "Property" is described as follows: _____

2. No one is in possession of, or has any right to possession of, the Property except: _____

3. There are no leases, rental agreements or other tenant agreements affecting the property in questions except:

_____.
4. This Declaration is given for the purpose of inducing Westcor Land Title Insurance Company and its agents to issue a policy or policies of title insurance which may provide coverage with respect to all matters set forth herein. If Westcor Land Title Insurance Company elects, in its discretion, to (a) accept this Declaration, and (b) issue a title insurance policy or policies to third parties, Westcor Land Title Insurance Company will do so in material reliance on this Declaration and the representation and covenants in this Declaration.

Declarant acknowledges that he/she has read this Declaration, that all the statements made in this Declaration are true and correct of his/her own actual knowledge, and fully understands the legal aspects of any misrepresentations or untrue statements made in this Declaration.

Executed on _____, 20____, at _____, _____.
(City) (State)

Individually (must be signed individually):

On Behalf of Owner:

State of California

County of _____

SUBSCRIBED AND SWORN TO (or affirmed) before me the undersigned, a Notary Public in and for said County and State, this _____ day of _____, 20____, by _____, proved to me on the basis of satisfactory evidence to the person(s) who appeared before me.

WITNESS my hand and official seal.

This area for official notarial seal

Signature _____

My Commission Expires: _____

Notary Name: _____

Notary Phone: _____

Notary Registration Number: _____

County of Principal Place of Business: _____

DECLARATION RE: TENANTS**(PURCHASER)**

State of California

File No. _____

County of _____

_____ individually and/or as the authorized agent on behalf of the purchaser ("Declarant") is of legal age, being first duly sworn, deposes and states under penalty of perjury under the laws of the State of California.

2. The "Property" is described as follows: _____

2. I have physically inspected the Property. No one is in possession of the Property except: _____

3. I have contacted the seller/property owner regarding the existence of any tenants. To the best of my knowledge, there are no leases, rental agreements or other tenant agreements affecting the property in questions except:

4. This Declaration is given for the purpose of inducing Westcor Land Title Insurance Company and its agents to issue a policy or policies of title insurance which may provide coverage with respect to all matters set forth herein. If Westcor Land Title Insurance Company elects, in its discretion, to (a) accept this Declaration, and (b) issue a title insurance policy or policies to third parties, Westcor Land Title Insurance Company will do so in material reliance on this Declaration and the representation and covenants in this Declaration.

Declarant acknowledges that he/she has read this Declaration, that all the statements made in this Declaration are true and correct of his/her own actual knowledge, and fully understands the legal aspects of any misrepresentations or untrue statements made in this Declaration.

Executed on _____, 20____, at _____, _____.

(City)

(State)

Individually (must be signed individually):

On Behalf of Owner:

State of California

County of _____

SUBSCRIBED AND SWORN TO (or affirmed) before me the undersigned, a Notary Public in and for said County and State, this _____ day of _____, 20____, by _____, personally known to me or proved to me on the basis of satisfactory evidence to the person(s) who appeared before me.

WITNESS my hand and official seal.

This area for official notarial seal

Signature _____

My Commission Expires: _____

Notary Name: _____

Notary Phone: _____

Notary Registration Number: _____

County of Principal Place of Business: _____

EXHIBIT "3"

CALIFORNIA
ASSOCIATION
OF REALTORS®**RESIDENTIAL PURCHASE AGREEMENT
AND JOINT ESCROW INSTRUCTIONS**

(C.A.R. Form RPA-CA, Revised 12/15)

Date Prepared: 01/03/2017

1. OFFER:

- A. THIS IS AN OFFER FROM** Fahd Soliman ("Buyer").
- B. THE REAL PROPERTY** to be acquired is 5021 Topeka Dr, Tarzana, CA 91356, situated in Tarzana (City), (County), California, 91356 (Zip Code), Assessor's Parcel No. (Property).
- C. THE PURCHASE PRICE** offered is Two Million, One Hundred Seventy-Five Thousand Dollars \$ 2,175,000.00.
- D. CLOSE OF ESCROW** shall occur on (date) (or X 30 Days After Acceptance).
- E.** Buyer and Seller are referred to herein as the "Parties." Brokers are not Parties to this Agreement.

2. AGENCY:

- A. DISCLOSURE:** The Parties each acknowledge receipt of a X "Disclosure Regarding Real Estate Agency Relationships" (C.A.R. Form AD).
- B. CONFIRMATION:** The following agency relationships are hereby confirmed for this transaction:
Listing Agent New Wealth Real Estate Inc-Zoya Vladimirskaia (Print Firm Name) is the agent of (check one):
☐ the Seller exclusively; or ☐ both the Buyer and Seller.
Selling Agent Pacific Horizon Realty (Print Firm Name) (if not the same as the Listing Agent) is the agent of (check one): the Buyer exclusively; or X the Seller exclusively; or both the Buyer and Seller.
- C. POTENTIALLY COMPETING BUYERS AND SELLERS:** The Parties each acknowledge receipt of a X "Possible Representation of More than One Buyer or Seller - Disclosure and Consent" (C.A.R. Form PRBS).

3. FINANCE TERMS: Buyer represents that funds will be good when deposited with Escrow Holder.

- A. INITIAL DEPOSIT:** Deposit shall be in the amount of \$ 175,000.00
(1) Buyer Direct Deposit: Buyer shall deliver deposit directly to Escrow Holder by electronic funds transfer, ☐ cashier's check, ☐ personal check, ☐ other () within 3 business days after Acceptance (or ());
OR (2) ☐ Buyer Deposit with Agent: Buyer has given the deposit by personal check (or ()) to the agent submitting the offer (or to ()), made payable to (). The deposit shall be held uncashed until Acceptance and then deposited with Escrow Holder within 3 business days after Acceptance (or ()).
Deposit checks given to agent shall be an original signed check and not a copy.

(Note: Initial and increased deposits checks received by agent shall be recorded in Broker's trust fund log.)

- B. INCREASED DEPOSIT:** Buyer shall deposit with Escrow Holder an increased deposit in the amount of \$ () within Days After Acceptance (or ()).
If the Parties agree to liquidated damages in this Agreement, they also agree to incorporate the increased deposit into the liquidated damages amount in a separate liquidated damages clause (C.A.R. Form RID) at the time the increased deposit is delivered to Escrow Holder.
- C. X ALL CASH OFFER:** No loan is needed to purchase the Property. This offer is NOT contingent on Buyer obtaining a loan. Written verification of sufficient funds to close this transaction IS ATTACHED to this offer or Buyer shall, within 3 (or ()) Days After Acceptance, Deliver to Seller such verification.

D. LOAN(S):

- (1) **FIRST LOAN:** in the amount of \$ ()
This loan will be conventional financing or ☐ FHA, ☐ VA, ☐ Seller financing (C.A.R. Form SFA), ☐ assumed financing (C.A.R. Form AFA), ☐ Other (). This loan shall be at a fixed rate not to exceed () % or ☐ an adjustable rate loan with initial rate not to exceed () %. Regardless of the type of loan, Buyer shall pay points not to exceed () % of the loan amount.
- (2) **SECOND LOAN** in the amount of \$ ()
This loan will be conventional financing or ☐ Seller financing (C.A.R. Form SFA), ☐ assumed financing (C.A.R. Form AFA), ☐ Other (). This loan shall be at a fixed rate not to exceed () % or ☐ an adjustable rate loan with initial rate not to exceed () %. Regardless of the type of loan, Buyer shall pay points not to exceed () % of the loan amount.
- (3) **FHA/VA:** For any FHA or VA loan specified in 3D(1), Buyer has 17 (or ()) Days After Acceptance to Deliver to Seller written notice (C.A.R. Form FVA) of any lender-required repairs or costs that Buyer requests Seller to pay for or otherwise correct. Seller has no obligation to pay or satisfy lender requirements unless agreed in writing. A FHA/VA amendatory clause (C.A.R. Form FVAC) shall be a part of this Agreement.

E. ADDITIONAL FINANCING TERMS: ()

- F. BALANCE OF DOWN PAYMENT OR PURCHASE PRICE** in the amount of \$ 2,000,000.00 to be deposited with Escrow Holder pursuant to Escrow Holder instructions.
- G. PURCHASE PRICE (TOTAL):** \$ 2,175,000.00

Buyer's Initials (F.S) (())Seller's Initials (()) (E.A.)

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CALIFORNIA RESIDENTIAL PURCHASE AGREEMENT (RPA-CA PAGE 1 OF 10)

Pacific Horizon Realty 30700 Russell Ranch Rd #250 Westlake Village, CA 91362
ALEX KATZPhone (818)290-9651 Fax
Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

EdTopeka

H. VERIFICATION OF DOWN PAYMENT AND CLOSING COSTS: Buyer (or Buyer's lender or loan broker pursuant to paragraph 3J(1)) shall, within 3 (or) Days After Acceptance, Deliver to Seller written verification of Buyer's down payment and closing costs. (☐ Verification attached.)

I. APPRAISAL CONTINGENCY AND REMOVAL: This Agreement is (or ☒ is NOT) contingent upon a written appraisal of the Property by a licensed or certified appraiser at no less than the purchase price. Buyer shall, as specified in paragraph 14B(3), in writing, remove the appraisal contingency or cancel this Agreement within 17 (or) Days After Acceptance.

J. LOAN TERMS:

(1) LOAN APPLICATIONS: Within 3 (or) Days After Acceptance, Buyer shall Deliver to Seller a letter from Buyer's lender or loan broker stating that, based on a review of Buyer's written application and credit report, Buyer is prequalified or preapproved for any NEW loan specified in paragraph 3D. If any loan specified in paragraph 3D is an adjustable rate loan, the prequalification or preapproval letter shall be based on the qualifying rate, not the initial loan rate. (☐ Letter attached.)

(2) LOAN CONTINGENCY: Buyer shall act diligently and in good faith to obtain the designated loan(s). Buyer's qualification for the loan(s) specified above is a contingency of this Agreement unless otherwise agreed in writing. If there is no appraisal contingency or the appraisal contingency has been waived or removed, then failure of the Property to appraise at the purchase price does not entitle Buyer to exercise the cancellation right pursuant to the loan contingency if Buyer is otherwise qualified for the specified loan. Buyer's contractual obligations regarding deposit, balance of down payment and closing costs are not contingencies of this Agreement.

(3) LOAN CONTINGENCY REMOVAL:

Within 21 (or) Days After Acceptance, Buyer shall, as specified in paragraph 14, in writing, remove the loan contingency or cancel this Agreement. If there is an appraisal contingency, removal of the loan contingency shall not be deemed removal of the appraisal contingency.

(4) ☐ NO LOAN CONTINGENCY: Obtaining any loan specified above is NOT a contingency of this Agreement. If Buyer does not obtain the loan and as a result does not purchase the Property, Seller may be entitled to Buyer's deposit or other legal remedies.

(5) LENDER LIMITS ON BUYER CREDITS: Any credit to Buyer, from any source, for closing or other costs that is agreed to by the Parties ("Contractual Credit") shall be disclosed to Buyer's lender. If the total credit allowed by Buyer's lender ("Lender Allowable Credit") is less than the Contractual Credit, then (i) the Contractual Credit shall be reduced to the Lender Allowable Credit, and (ii) in the absence of a separate written agreement between the Parties, there shall be no automatic adjustment to the purchase price to make up for the difference between the Contractual Credit and the Lender Allowable Credit.

K. BUYER STATED FINANCING: Seller is relying on Buyer's representation of the type of financing specified (including but not limited to, as applicable, all cash, amount of down payment, or contingent or non-contingent loan). Seller has agreed to a specific closing date, purchase price and to sell to Buyer in reliance on Buyer's covenant concerning financing. Buyer shall pursue the financing specified in this Agreement. Seller has no obligation to cooperate with Buyer's efforts to obtain any financing other than that specified in the Agreement and the availability of any such alternate financing does not excuse Buyer from the obligation to purchase the Property and close escrow as specified in this Agreement.

4. SALE OF BUYER'S PROPERTY:

A. This Agreement and Buyer's ability to obtain financing are NOT contingent upon the sale of any property owned by Buyer.

OR B. This Agreement and Buyer's ability to obtain financing are contingent upon the sale of property owned by Buyer as specified in the attached addendum (C.A.R. Form COP).

5. ADDENDA AND ADVISORIES:

A. ADDENDA:	Addendum #	(C.A.R. Form ADM)
<input type="checkbox"/> Back Up Offer Addendum (C.A.R. Form BUO)		<input type="checkbox"/> Court Confirmation Addendum (C.A.R. Form CCA)
<input type="checkbox"/> Septic, Well and Property Monument Addendum (C.A.R. Form SWPI)		
<input type="checkbox"/> Short Sale Addendum (C.A.R. Form SSA)		<input type="checkbox"/> Other
B. BUYER AND SELLER ADVISORIES:	<input checked="" type="checkbox"/>	Buyer's Inspection Advisory (C.A.R. Form BIA)
<input type="checkbox"/> Probate Advisory (C.A.R. Form PA)		<input type="checkbox"/> Statewide Buyer and Seller Advisory (C.A.R. Form SBSA)
<input type="checkbox"/> Trust Advisory (C.A.R. Form TA)		<input type="checkbox"/> REO Advisory (C.A.R. Form REO)
<input type="checkbox"/> Short Sale Information and Advisory (C.A.R. Form SSIA)		<input type="checkbox"/> Other

6. OTHER TERMS: Offer contingent upon approval of First Mortgagee Penny Mac.

7. ALLOCATION OF COSTS

A. INSPECTIONS, REPORTS AND CERTIFICATES: Unless otherwise agreed in writing, this paragraph only determines who is to pay for the inspection, test, certificate or service ("Report") mentioned; it does not determine who is to pay for any work recommended or identified in the Report.

- (1) ☐ Buyer ☒ Seller shall pay for a natural hazard zone disclosure report, including tax ☐ environmental ☐ Other: _____ prepared by *MyNHD \$74.95
- (2) ☐ Buyer ☐ Seller shall pay for the following Report _____ prepared by _____
- (3) ☐ Buyer ☐ Seller shall pay for the following Report _____ prepared by _____

Buyer's Initials (F.S) ()

Seller's Initials () (E.A)

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CALIFORNIA RESIDENTIAL PURCHASE AGREEMENT (RPA-CA PAGE 2 OF 10)



B. GOVERNMENT REQUIREMENTS AND RETROFIT:

- (1) ☐ Buyer ☒ Seller shall pay for smoke alarm and carbon monoxide device installation and water heater bracing, if required by Law. Prior to Close Of Escrow ("COE"), Seller shall provide Buyer written statement(s) of compliance in accordance with state and local Law, unless Seller is exempt.
- (2) (i) ☐ Buyer ☒ Seller shall pay the cost of compliance with any other minimum mandatory government inspections and reports if required as a condition of closing escrow under any Law.
- (ii) ☐ Buyer ☒ Seller shall pay the cost of compliance with any other minimum mandatory government retrofit standards required as a condition of closing escrow under any Law, whether the work is required to be completed before or after COE.
- (iii) Buyer shall be provided, within the time specified in paragraph 14A, a copy of any required government conducted or point-of-sale inspection report prepared pursuant to this Agreement or in anticipation of this sale of the Property.

C. ESCROW AND TITLE:

- (1) (a) ☒ Buyer ☒ Seller shall pay escrow fee 50/50 _____.
- (b) Escrow Holder shall be Seller's Choice _____.
- (c) The Parties shall, within 5 (or _____) Days After receipt, sign and return Escrow Holder's general provisions.
- (2) (a) ☐ Buyer ☒ Seller shall pay for owner's title insurance policy specified in paragraph 13E _____.
- (b) Owner's title policy to be issued by Seller's Choice _____.
- (Buyer shall pay for any title insurance policy insuring Buyer's lender, unless otherwise agreed in writing.)

D. OTHER COSTS:

- (1) ☐ Buyer ☒ Seller shall pay County transfer tax or fee If any _____.
- (2) ☐ Buyer ☒ Seller shall pay City transfer tax or fee If Any _____.
- (3) ☐ Buyer _____ Seller shall pay Homeowners' Association ("HOA") transfer fee _____.
- (4) Seller shall pay HOA fees for preparing documents required to be delivered by Civil Code §4525.
- (5) ☐ Buyer _____ Seller shall pay HOA fees for preparing all documents other than those required by Civil Code §4525.
- (6) ☐ Buyer to pay for any HOA certification fee.
- (7) ☐ Buyer ☒ Seller shall pay for any private transfer fee If any _____.
- (8) ☐ Buyer _____ Seller shall pay for _____.
- (9) ☐ Buyer _____ Seller shall pay for _____.
- (10) ☐ Buyer _____ Seller shall pay for the cost, not to exceed \$ 1,000.00 _____, of a standard (or ☐ upgraded) one-year home warranty plan, issued by Click here to select your Service Provider _____, with the following optional coverages: ☒ Air Conditioner ☒ Pool/Spa ☐ Other: _____.
- Buyer is informed that home warranty plans have many optional coverages in addition to those listed above. Buyer is advised to investigate these coverages to determine those that may be suitable for Buyer.

OR Buyer waives the purchase of a home warranty plan. Nothing in this paragraph precludes Buyer's purchasing a home warranty plan during the term of this Agreement.

8. ITEMS INCLUDED IN AND EXCLUDED FROM SALE:

A. NOTE TO BUYER AND SELLER: Items listed as included or excluded in the MLS, flyers or marketing materials are not included in the purchase price or excluded from the sale unless specified in paragraph 8 B or C.

B. ITEMS INCLUDED IN SALE: Except as otherwise specified or disclosed,

- (1) All EXISTING fixtures and fittings that are attached to the Property;
- (2) EXISTING electrical, mechanical, lighting, plumbing and heating fixtures, ceiling fans, fireplace inserts, gas logs and grates, solar power systems, built-in appliances, window and door screens, awnings, shutters, window coverings, attached floor coverings, television antennas, satellite dishes, air coolers/conditioners, pool/spa equipment, garage door openers/remote controls, mailbox, in-ground landscaping, trees/shrubs, water features and fountains, water softeners, water purifiers, security systems/alarms and the following if checked: ☐ all stove(s), except _____; ☐ all refrigerator(s) except _____; ☐ all washer(s) and dryer(s), except _____;
- (3) The following additional items: _____
- (4) Existing integrated phone and home automation systems, including necessary components such as intranet and Internet-connected hardware or devices, control units (other than non-dedicated mobile devices, electronics and computers) and applicable software, permissions, passwords, codes and access information, are (☐ are NOT) included in the sale.
- (5) **LEASED OR LIENED ITEMS AND SYSTEMS:** Seller shall, within the time specified in paragraph 14A, (i) disclose to Buyer if any item or system specified in paragraph 8B or otherwise included in the sale is leased, or not owned by Seller, or specifically subject to a lien or other encumbrance, and (ii) Deliver to Buyer all written materials (such as lease, warranty, etc.) concerning any such item. Buyer's ability to assume any such lease, or willingness to accept the Property subject to any such lien or encumbrance, is a contingency in favor of Buyer and Seller as specified in paragraph 14B and C.
- (6) Seller represents that all items included in the purchase price, unless otherwise specified, (i) are owned by Seller and shall be transferred free and clear of liens and encumbrances, except the items and systems identified pursuant to 8B(5) and _____, and (ii) are transferred without Seller warranty regardless of value.

C. ITEMS EXCLUDED FROM SALE: Unless otherwise specified, the following items are excluded from sale: (i) audio and video components (such as flat screen TVs, speakers and other items) if any such item is not itself attached to the Property, even if a bracket or other mechanism attached to the component or item is attached to the Property; (ii) furniture and other items secured to the Property for earthquake purposes; and (iii) _____

_____. Brackets attached to walls, floors or ceilings for any such component, furniture or item shall remain with the Property (or _____ will be removed and holes or other damage shall be repaired, but not painted).

Buyer's Initials (F.S) (_____)

Seller's Initials (MA) (Z.A)

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9. CLOSING AND POSSESSION:

- A. Buyer intends (or ☐ does not intend) to occupy the Property as Buyer's primary residence.
- B. **Seller-occupied or vacant property:** Possession shall be delivered to Buyer: (i) at 6 PM or (☐ AM/ ☐ PM) on the date of Close Of Escrow; (ii) no later than ☐ calendar days after Close Of Escrow; or (iii) at ☐ AM/ ☐ PM on ☐.
- C. **Seller remaining in possession After Close Of Escrow:** If Seller has the right to remain in possession after Close Of Escrow, (i) the Parties are advised to sign a separate occupancy agreement such as C.A.R. Form SIP, for Seller continued occupancy of less than 30 days, C.A.R. Form RLAS for Seller continued occupancy of 30 days or more; and (ii) the Parties are advised to consult with their insurance and legal advisors for information about liability and damage or injury to persons and personal and real property; and (iii) Buyer is advised to consult with Buyer's lender about the impact of Seller's occupancy on Buyer's loan.
- D. **Tenant-occupied property:** Property shall be vacant at least 5 (or ☐) Days Prior to Close Of Escrow, unless otherwise agreed in writing. **Note to Seller:** If you are unable to deliver Property vacant in accordance with rent control and other applicable Law, you may be in breach of this Agreement.
- OR **Tenant to remain in possession (C.A.R. Form TIP).**
- E. At Close Of Escrow: Seller assigns to Buyer any assignable warranty rights for items included in the sale; and Seller shall Deliver to Buyer available Copies of any such warranties. Brokers cannot and will not determine the assignability of any warranties.
- F. At Close Of Escrow, unless otherwise agreed in writing, Seller shall provide keys, passwords, codes and/or means to operate all locks, mailboxes, security systems, alarms, home automation systems and intranet and Internet-connected devices included in the purchase price, and garage door openers. If the Property is a condominium or located in a common interest subdivision, Buyer may be required to pay a deposit to the Homeowners' Association ("HOA") to obtain keys to accessible HOA facilities.

10. STATUTORY AND OTHER DISCLOSURES (INCLUDING LEAD-BASED PAINT HAZARD DISCLOSURES) AND CANCELLATION RIGHTS:

- A. (1) Seller shall, within the time specified in paragraph 14A, Deliver to Buyer: (i) if required by Law, a fully completed: Federal Lead-Based Paint Disclosures (C.A.R. Form FLD) and pamphlet ("Lead Disclosures"); and (ii) unless exempt, fully completed disclosures or notices required by sections 1102 et. seq. and 1103 et. seq. of the Civil Code ("Statutory Disclosures"). Statutory Disclosures include, but are not limited to, a Real Estate Transfer Disclosure Statement ("TDS"), Natural Hazard Disclosure Statement ("NHD"), notice or actual knowledge of release of illegal controlled substance, notice of special tax and/or assessments (or, if allowed, substantially equivalent notice regarding the Mello-Roos Community Facilities Act of 1982 and Improvement Bond Act of 1915) and, if Seller has actual knowledge, of industrial use and military ordnance location (C.A.R. Form SPQ or ESD).
- (2) Any Statutory Disclosure required by this paragraph is considered fully completed if Seller has answered all questions and completed and signed the Seller section(s) and the Listing Agent, if any, has completed and signed the Listing Broker section(s), or, if applicable, an Agent Visual Inspection Disclosure (C.A.R. Form AVID). Nothing stated herein relieves a Buyer's Broker, if any, from the obligation to (i) conduct a reasonably competent and diligent visual inspection of the accessible areas of the Property and disclose, on Section IV of the TDS, or an AVID, material facts affecting the value or desirability of the Property that were or should have been revealed by such an inspection or (ii) complete any sections on all disclosures required to be completed by Buyer's Broker.
- (3) Note to Buyer and Seller: Waiver of Statutory and Lead Disclosures is prohibited by Law.
- (4) Within the time specified in paragraph 14A, (i) Seller, unless exempt from the obligation to provide a TDS, shall, complete and provide Buyer with a Seller Property Questionnaire (C.A.R. Form SPQ); (ii) if Seller is not required to provide a TDS, Seller shall complete and provide Buyer with an Exempt Seller Disclosure (C.A.R. Form ESD).
- (5) Buyer shall, within the time specified in paragraph 14B(1), return Signed Copies of the Statutory, Lead and other disclosures to Seller.
- (6) In the event Seller or Listing Broker, prior to Close Of Escrow, becomes aware of adverse conditions materially affecting the Property, or any material inaccuracy in disclosures, information or representations previously provided to Buyer, Seller shall promptly provide a subsequent or amended disclosure or notice, in writing, covering those items. **However, a subsequent or amended disclosure shall not be required for conditions and material inaccuracies of which Buyer is otherwise aware, or which are disclosed in reports provided to or obtained by Buyer or ordered and paid for by Buyer.**
- (7) If any disclosure or notice specified in paragraph 10A(1), or subsequent or amended disclosure or notice is Delivered to Buyer after the offer is Signed, Buyer shall have the right to cancel this Agreement within 3 Days After Delivery in person, or 5 Days After Delivery by deposit in the mail, by giving written notice of cancellation to Seller or Seller's agent.
- B. **NATURAL AND ENVIRONMENTAL HAZARD DISCLOSURES AND OTHER BOOKLETS:** Within the time specified in paragraph 14A, Seller shall, if required by Law: (i) Deliver to Buyer earthquake guide(s) (and questionnaire), environmental hazards booklet, and home energy rating pamphlet; (ii) disclose if the Property is located in a Special Flood Hazard Area; Potential Flooding (Inundation) Area; Very High Fire Hazard Zone; State Fire Responsibility Area; Earthquake Fault Zone; and Seismic Hazard Zone; and (iii) disclose any other zone as required by Law and provide any other information required for those zones.
- C. **WITHHOLDING TAXES:** Within the time specified in paragraph 14A, to avoid required withholding, Seller shall Deliver to Buyer or qualified substitute, an affidavit sufficient to comply with federal (FIRPTA) and California withholding Law (C.A.R. Form AS or QS).
- D. **MEGAN'S LAW DATABASE DISCLOSURE:** Notice: Pursuant to Section 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet Web site maintained by the Department of Justice at www.meganslaw.ca.gov. Depending on an offender's criminal history, this information will include either the address at which the offender resides or the community of residence and ZIP Code in which he or she resides. (Neither Seller nor Brokers are required to check this website. If Buyer wants further information, Broker recommends that Buyer obtain information from this website during Buyer's inspection contingency period. Brokers do not have expertise in this area.)
- E. **NOTICE REGARDING GAS AND HAZARDOUS LIQUID TRANSMISSION PIPELINES:** This notice is being provided simply to inform you that information about the general location of gas and hazardous liquid transmission pipelines is available to the public via the National Pipeline Mapping System (NPMS) Internet Web site maintained by the United States Department of Transportation at <http://www.npms.phmsa.dot.gov/>. To seek further information about possible transmission pipelines near the Property, you may contact your local gas utility or other pipeline operators in the area. Contact information for pipeline operators is searchable by ZIP Code and county on the NPMS Internet Web site.
- F. **CONDOMINIUM/PLANNED DEVELOPMENT DISCLOSURES:**
- (1) **SELLER HAS:** 7 (or ☐) Days After Acceptance to disclose to Buyer if the Property is a condominium, or is located in a planned development or other common interest subdivision (C.A.R. Form SPQ or ESD).

Buyer's Initials (F.S.) (☐)
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Seller's Initials (E.A.) (☐)



(2) If the Property is a condominium or is located in a planned development or other common interest subdivision, Seller has 3 (or) Days After Acceptance to request from the HOA (C.A.R. Form HOA1): (i) Copies of any documents required by Law; (ii) disclosure of any pending or anticipated claim or litigation by or against the HOA; (iii) a statement containing the location and number of designated parking and storage spaces; (iv) Copies of the most recent 12 months of HOA minutes for regular and special meetings; and (v) the names and contact information of all HOAs governing the Property (collectively, "CI Disclosures"). (vi) private transfer fees; (vii) Pet fee restrictions; and (viii) smoking restrictions. Seller shall itemize and Deliver to Buyer all CI Disclosures received from the HOA and any CI Disclosures in Seller's possession. Buyer's approval of CI Disclosures is a contingency of this Agreement as specified in paragraph 14B(3). The Party specified in paragraph 7, as directed by escrow, shall deposit funds into escrow or direct to HOA or management company to pay for any of the above.

11. CONDITION OF PROPERTY: Unless otherwise agreed in writing: (i) the Property is sold (a) "AS-IS" in its PRESENT physical condition as of the date of Acceptance and (b) subject to Buyer's Investigation rights; (ii) the Property, including pool, spa, landscaping and grounds, is to be maintained in substantially the same condition as on the date of Acceptance; and (iii) all debris and personal property not included in the sale shall be removed by Close Of Escrow.

A. Seller shall, within the time specified in paragraph 14A, DISCLOSE KNOWN MATERIAL FACTS AND DEFECTS affecting the Property, including known insurance claims within the past five years, and make any and all other disclosures required by law.

B. Buyer has the right to conduct Buyer Investigations of the Property and, as specified in paragraph 14B, based upon information discovered in those investigations: (i) cancel this Agreement; or (ii) request that Seller make Repairs or take other action.

C. Buyer is strongly advised to conduct investigations of the entire Property in order to determine its present condition. Seller may not be aware of all defects affecting the Property or other factors that Buyer considers important. Property improvements may not be built according to code, in compliance with current Law, or have had permits issued.

12. BUYER'S INVESTIGATION OF PROPERTY AND MATTERS AFFECTING PROPERTY:

A. Buyer's acceptance of the condition of, and any other matter affecting the Property, is a contingency of this Agreement as specified in this paragraph and paragraph 14B. Within the time specified in paragraph 14B(1), Buyer shall have the right, at Buyer's expense unless otherwise agreed, to conduct inspections, investigations, tests, surveys and other studies ("Buyer Investigations"), including, but not limited to: (i) a general physical inspection; (ii) an inspection specifically for wood destroying pests and organisms. Any inspection for wood destroying pests and organisms shall be prepared by a registered Structural Pest Control company; shall cover the main building and attached structures; may cover detached structures; shall NOT include water tests of shower pans on upper level units unless the owners of property below the shower consent; shall NOT include roof coverings; and, if the Property is a unit in a condominium or other common interest subdivision, the inspection shall include only the separate interest and any exclusive-use areas being transferred, and shall NOT include common areas; and shall include a report ("Pest Control Report") showing the findings of the company which shall be separated into sections for evident infestation or infections (Section 1) and for conditions likely to lead to infestation or infection (Section 2); (iii) inspect for lead-based paint and other lead-based paint hazards; (iv) satisfy Buyer as to any matter specified in the attached Buyer's Inspection Advisory (C.A.R. Form BIA); (v) review the registered sex offender database; (vi) confirm the insurability of Buyer and the Property including the availability and cost of flood and fire insurance; and (vii) review and seek approval of leases that may need to be assumed by Buyer. Without Seller's prior written consent, Buyer shall neither make nor cause to be made: invasive or destructive Buyer Investigations, except for minimally invasive testing required to prepare a Pest Control Report; or inspections by any governmental building or zoning inspector or government employee, unless required by Law.

B. Seller shall make the Property available for all Buyer Investigations. Buyer shall (i) as specified in paragraph 14B, complete Buyer Investigations and either remove the contingency or cancel this Agreement, and (ii) give Seller, at no cost, complete Copies of all such Investigation reports obtained by Buyer, which obligation shall survive the termination of this Agreement.

C. Seller shall have water, gas, electricity and all operable pilot lights on for Buyer's Investigations and through the date possession is made available to Buyer.

D. **Buyer indemnity and seller protection for entry upon property:** Buyer shall: (i) keep the Property free and clear of liens; (ii) repair all damage arising from Buyer Investigations; and (iii) indemnify and hold Seller harmless from all resulting liability, claims, demands, damages and costs. Buyer shall carry, or Buyer shall require anyone acting on Buyer's behalf to carry, policies of liability, workers' compensation and other applicable insurance, defending and protecting Seller from liability for any injuries to persons or property occurring during any Buyer Investigations or work done on the Property at Buyer's direction prior to Close Of Escrow. Seller is advised that certain protections may be afforded Seller by recording a "Notice of Non-Responsibility" (C.A.R. Form NNR) for Buyer Investigations and work done on the Property at Buyer's direction. Buyer's obligations under this paragraph shall survive the termination of this Agreement.

13. TITLE AND VESTING:

A. Within the time specified in paragraph 14, Buyer shall be provided a current preliminary title report ("Preliminary Report"). The Preliminary Report is only an offer by the title insurer to issue a policy of title insurance and may not contain every item affecting title. Buyer's review of the Preliminary Report and any other matters which may affect title are a contingency of this Agreement as specified in paragraph 14B. The company providing the Preliminary Report shall, prior to issuing a Preliminary Report, conduct a search of the General Index for all Sellers except banks or other institutional lenders selling properties they acquired through foreclosure (REOs), corporations, and government entities. Seller shall within 7 Days After Acceptance, give Escrow Holder a completed Statement of Information.

B. Title is taken in its present condition subject to all encumbrances, easements, covenants, conditions, restrictions, rights and other matters, whether of record or not, as of the date of Acceptance except for: (i) monetary liens of record (which Seller is obligated to pay off) unless Buyer is assuming those obligations or taking the Property subject to those obligations; and (ii) those matters which Seller has agreed to remove in writing.

C. Within the time specified in paragraph 14A, Seller has a duty to disclose to Buyer all matters known to Seller affecting title, whether of record or not.

D. At Close Of Escrow, Buyer shall receive a grant deed conveying title (or, for stock cooperative or long-term lease, an assignment of stock certificate or of Seller's leasehold interest), including oil, mineral and water rights if currently owned by Seller. Title shall vest as designated in Buyer's supplemental escrow instructions. THE MANNER OF TAKING TITLE MAY HAVE SIGNIFICANT LEGAL AND TAX CONSEQUENCES. CONSULT AN APPROPRIATE PROFESSIONAL.

Buyer's Initials (F.S.) ()
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Seller's Initials (E.A.) ()



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- E. Buyer shall receive a CLTA/ALTA "Homeowner's Policy of Title Insurance", if applicable to the type of property and buyer. If not, Escrow Holder shall notify Buyer. A title company can provide information about the availability, coverage, and cost of other title policies and endorsements. If the Homeowner's Policy is not available, Buyer shall choose another policy, instruct Escrow Holder in writing and shall pay any increase in cost.
- 14. TIME PERIODS; REMOVAL OF CONTINGENCIES; CANCELLATION RIGHTS:** The following time periods may only be extended, altered, modified or changed by mutual written agreement. Any removal of contingencies or cancellation under this paragraph by either Buyer or Seller must be exercised in good faith and in writing (C.A.R. Form CR or CC).
- A. SELLER HAS: 7 (or) Days** After Acceptance to Deliver to Buyer all Reports, disclosures and information for which Seller is responsible under paragraphs 5, 6, 7, 8B(5), 10A, B, C, and F, 11A and 13A. If, by the time specified, Seller has not Delivered any such item, Buyer after first Delivering to Seller a Notice to Seller to Perform (C.A.R. Form NSP) may cancel this Agreement.
- B. (1) BUYER HAS: 17 (or) Days** After Acceptance, unless otherwise agreed in writing, to: (i) complete all Buyer Investigations; review all disclosures, reports, lease documents to be assumed by Buyer pursuant to paragraph 8B(5), and other applicable information, which Buyer receives from Seller; and approve all matters affecting the Property; and (ii) Deliver to Seller Signed Copies of Statutory and Lead Disclosures and other disclosures Delivered by Seller in accordance with paragraph 10A.
- (2)** Within the time specified in paragraph 14B(1), Buyer may request that Seller make repairs or take any other action regarding the Property (C.A.R. Form RR). Seller has no obligation to agree to or respond to (C.A.R. Form RRRR) Buyer's requests.
- (3)** By the end of the time specified in paragraph 14B(1) (or as otherwise specified in this Agreement), Buyer shall Deliver to Seller a removal of the applicable contingency or cancellation (C.A.R. Form CR or CC) of this Agreement. However, if any report, disclosure or information for which Seller is responsible is not Delivered within the time specified in paragraph 14A, then Buyer has **5 (or) Days** After Delivery of any such items, or the time specified in paragraph 14B(1), whichever is later, to Deliver to Seller a removal of the applicable contingency or cancellation of this Agreement.
- (4) Continuation of Contingency:** Even after the end of the time specified in paragraph 14B(1) and before Seller cancels, if at all, pursuant to paragraph 14D, Buyer retains the right, in writing, to either (i) remove remaining contingencies, or (ii) cancel this Agreement based on a remaining contingency. Once Buyer's written removal of all contingencies is Delivered to Seller, Seller may not cancel this Agreement pursuant to paragraph 14D(1).
- (5) Access to Property:** Buyer shall have access to the Property to conduct inspections and investigations for **17 (or) Days** After Acceptance, whether or not any part of the Buyer's Investigation Contingency has been waived or removed.
- C. REMOVAL OF CONTINGENCIES WITH OFFER:** Buyer removes the contingencies specified in the attached Contingency Removal form (C.A.R. Form CR). If Buyer removes any contingency without an adequate understanding of the Property's condition or Buyer's ability to purchase, Buyer is acting against the advice of Broker.
- D. SELLER RIGHT TO CANCEL:**
- (1) Seller right to Cancel; Buyer Contingencies:** If, by the time specified in this Agreement, Buyer does not Deliver to Seller a removal of the applicable contingency or cancellation of this Agreement, then Seller, after first Delivering to Buyer a Notice to Buyer to Perform (C.A.R. Form NBP), may cancel this Agreement. In such event, Seller shall authorize the return of Buyer's deposit, except for fees incurred by Buyer.
- (2) Seller right to Cancel; Buyer Contract Obligations:** Seller, after first delivering to Buyer a NBP, may cancel this Agreement if, by the time specified in this Agreement, Buyer does not take the following action(s): (i) Deposit funds as required by paragraph 3A, or 3B or if the funds deposited pursuant to paragraph 3A or 3B are not good when deposited; (ii) Deliver a notice of FHA or VA costs or terms as required by paragraph 3D(3) (C.A.R. Form FVA); (iii) Deliver a letter as required by paragraph 3J(1); (iv) Deliver verification, or a satisfactory verification if Seller reasonably disapproves of the verification already provided, as required by paragraph 3C or 3H; (v) In writing assume or accept leases or liens specified in 8B5; (vi) Return Statutory and Lead Disclosures as required by paragraph 10A(5); or (vii) Sign or initial a separate liquidated damages form for an increased deposit as required by paragraphs 3B and 21B; or (viii) Provide evidence of authority to sign in a representative capacity as specified in paragraph 19. In such event, Seller shall authorize the return of Buyer's deposit, except for fees incurred by Buyer.
- E. NOTICE TO BUYER OR SELLER TO PERFORM:** The NBP or NSP shall: (i) be in writing; (ii) be signed by the applicable Buyer or Seller; and (iii) give the other Party at least **2 (or) Days** After Delivery (or until the time specified in the applicable paragraph, whichever occurs last) to take the applicable action. A NBP or NSP may not be Delivered any earlier than **2 Days** Prior to the expiration of the applicable time for the other Party to remove a contingency or cancel this Agreement or meet an obligation specified in paragraph 14.
- F. EFFECT OF BUYER'S REMOVAL OF CONTINGENCIES:** If Buyer removes, in writing, any contingency or cancellation rights, unless otherwise specified in writing, Buyer shall conclusively be deemed to have: (i) completed all Buyer Investigations, and review of reports and other applicable information and disclosures pertaining to that contingency or cancellation right; (ii) elected to proceed with the transaction; and (iii) assumed all liability, responsibility and expense for Repairs or corrections pertaining to that contingency or cancellation right, or for the inability to obtain financing.
- G. CLOSE OF ESCROW:** Before Buyer or Seller may cancel this Agreement for failure of the other Party to close escrow pursuant to this Agreement, Buyer or Seller must first Deliver to the other Party a demand to close escrow (C.A.R. Form DCE). The DCE shall: (i) be signed by the applicable Buyer or Seller; and (ii) give the other Party at least **3 (or) Days** After Delivery to close escrow. A DCE may not be Delivered any earlier than **3 Days** Prior to the scheduled close of escrow.
- H. EFFECT OF CANCELLATION ON DEPOSITS:** If Buyer or Seller gives written notice of cancellation pursuant to rights duly exercised under the terms of this Agreement, the Parties agree to Sign mutual instructions to cancel the sale and escrow and release deposits, if any, to the party entitled to the funds, less fees and costs incurred by that party. Fees and costs may be payable to service providers and vendors for services and products provided during escrow. Except as specified below, **release of funds will require mutual Signed release instructions from the Parties, judicial decision or arbitration award.** If either Party fails to execute mutual instructions to cancel escrow, one Party may make a written demand to Escrow Holder for the deposit. (C.A.R. Form BDRD or SDRD). Escrow Holder, upon receipt, shall promptly deliver notice of the demand to the other Party. If, within 10 Days After Escrow Holder's notice, the other Party does not object to the demand, Escrow Holder shall disburse the deposit to the Party making the demand. If Escrow Holder complies with the preceding process, each Party shall be deemed to have released Escrow Holder from any and all claims or liability related to the disbursement of the deposit. Escrow Holder, at its discretion, may nonetheless require mutual cancellation instructions. **A Party may be subject to a civil penalty of up to \$1,000 for refusal to sign cancellation instructions if no good faith dispute exists as to who is entitled to the deposited funds (Civil Code §1057.3).**

Buyer's Initials (F.S) ()Seller's Initials (E.A.) ()

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- 15. FINAL VERIFICATION OF CONDITION:** Buyer shall have the right to make a final verification of the Property within 5 (or _____) Days Prior to Close Of Escrow, NOT AS A CONTINGENCY OF THE SALE, but solely to confirm: (i) the Property is maintained pursuant to paragraph 11; (ii) Repairs have been completed as agreed; and (iii) Seller has complied with Seller's other obligations under this Agreement (C.A.R. Form VP).
- 16. REPAIRS:** Repairs shall be completed prior to final verification of condition unless otherwise agreed in writing. Repairs to be performed at Seller's expense may be performed by Seller or through others, provided that the work complies with applicable Law, including governmental permit, inspection and approval requirements. Repairs shall be performed in a good, skillful manner with materials of quality and appearance comparable to existing materials. It is understood that exact restoration of appearance or cosmetic items following all Repairs may not be possible. Seller shall: (i) obtain invoices and paid receipts for Repairs performed by others; (ii) prepare a written statement indicating the Repairs performed by Seller and the date of such Repairs; and (iii) provide Copies of invoices and paid receipts and statements to Buyer prior to final verification of condition.
- 17. PRORATIONS OF PROPERTY TAXES AND OTHER ITEMS:** Unless otherwise agreed in writing, the following items shall be PAID CURRENT and prorated between Buyer and Seller as of Close Of Escrow: real property taxes and assessments, interest, rents, HOA regular, special, and emergency dues and assessments imposed prior to Close Of Escrow, premiums on insurance assumed by Buyer, payments on bonds and assessments assumed by Buyer, and payments on Mello-Roos and other Special Assessment District bonds and assessments that are now a lien. The following items shall be assumed by Buyer WITHOUT CREDIT toward the purchase price: prorated payments on Mello-Roos and other Special Assessment District bonds and assessments and HOA special assessments that are now a lien but not yet due. Property will be reassessed upon change of ownership. Any supplemental tax bills shall be paid as follows: (i) for periods after Close Of Escrow, by Buyer; and (ii) for periods prior to Close Of Escrow, by Seller (see C.A.R. Form SPT or SBSA for further information). TAX BILLS ISSUED AFTER CLOSE OF ESCROW SHALL BE HANDLED DIRECTLY BETWEEN BUYER AND SELLER. Prorations shall be made based on a 30-day month.
- 18. BROKERS:**
- A. COMPENSATION:** Seller or Buyer, or both, as applicable, agree to pay compensation to Broker as specified in a separate written agreement between Broker and that Seller or Buyer. Compensation is payable upon Close Of Escrow, or if escrow does not close, as otherwise specified in the agreement between Broker and that Seller or Buyer.
- B. SCOPE OF DUTY:** Buyer and Seller acknowledge and agree that Broker: (i) Does not decide what price Buyer should pay or Seller should accept; (ii) Does not guarantee the condition of the Property; (iii) Does not guarantee the performance, adequacy or completeness of inspections, services, products or repairs provided or made by Seller or others; (iv) Does not have an obligation to conduct an inspection of common areas or areas off the site of the Property; (v) Shall not be responsible for identifying defects on the Property, in common areas, or offsite unless such defects are visually observable by an inspection of reasonably accessible areas of the Property or are known to Broker; (vi) Shall not be responsible for inspecting public records or permits concerning the title or use of Property; (vii) Shall not be responsible for identifying the location of boundary lines or other items affecting title; (viii) Shall not be responsible for verifying square footage, representations of others or information contained in Investigation reports, Multiple Listing Service, advertisements, flyers or other promotional material; (ix) Shall not be responsible for determining the fair market value of the Property or any personal property included in the sale; (x) Shall not be responsible for providing legal or tax advice regarding any aspect of a transaction entered into by Buyer or Seller; and (xi) Shall not be responsible for providing other advice or information that exceeds the knowledge, education and experience required to perform real estate licensed activity. Buyer and Seller agree to seek legal, tax, insurance, title and other desired assistance from appropriate professionals.
- 19. REPRESENTATIVE CAPACITY:** If one or more Parties is signing this Agreement in a representative capacity and not for him/herself as an individual then that Party shall so indicate in paragraph 31 or 32 and attach a Representative Capacity Signature Disclosure (C.A.R. Form RCSD). Wherever the signature or initials of the representative identified in the RCSD appear on this Agreement or any related documents, it shall be deemed to be in a representative capacity for the entity described and not in an individual capacity, unless otherwise indicated. The Party acting in a representative capacity (i) represents that the entity for which that party is acting already exists and (ii) shall Deliver to the other Party and Escrow Holder, within 3 Days After Acceptance, evidence of authority to act in that capacity (such as but not limited to: applicable portion of the trust or Certification Of Trust (Probate Code §18100.5), letters testamentary, court order, power of attorney, corporate resolution, or formation documents of the business entity).
- 20. JOINT ESCROW INSTRUCTIONS TO ESCROW HOLDER:**
- A. The following paragraphs, or applicable portions thereof, of this Agreement constitute the joint escrow instructions of Buyer and Seller to Escrow Holder, which Escrow Holder is to use along with any related counter offers and addenda, and any additional mutual instructions to close the escrow: paragraphs 1, 3, 4B, 5A, 6, 7, 10C, 13, 14G, 17, 18A, 19, 20, 26, 29, 30, 31, 32 and paragraph D of the section titled Real Estate Brokers on page 10. If a Copy of the separate compensation agreement(s) provided for in paragraph 18A, or paragraph D of the section titled Real Estate Brokers on page 10 is deposited with Escrow Holder by Broker, Escrow Holder shall accept such agreement(s) and pay out from Buyer's or Seller's funds, or both, as applicable, the Broker's compensation provided for in such agreement(s). The terms and conditions of this Agreement not set forth in the specified paragraphs are additional matters for the information of Escrow Holder, but about which Escrow Holder need not be concerned. Buyer and Seller will receive Escrow Holder's general provisions, if any, directly from Escrow Holder and will execute such provisions within the time specified in paragraph 7C(1)(c). To the extent the general provisions are inconsistent or conflict with this Agreement, the general provisions will control as to the duties and obligations of Escrow Holder only. Buyer and Seller will execute additional instructions, documents and forms provided by Escrow Holder that are reasonably necessary to close the escrow and, as directed by Escrow Holder, within 3 (or _____) Days, shall pay to Escrow Holder or HOA or HOA management company or others any fee required by paragraphs 7, 10 or elsewhere in this Agreement.**
- B. A Copy of this Agreement including any counter offer(s) and addenda shall be delivered to Escrow Holder within 3 Days After Acceptance (or _____). Buyer and Seller authorize Escrow Holder to accept and rely on Copies and Signatures as defined in this Agreement as originals, to open escrow and for other purposes of escrow. The validity of this Agreement as between Buyer and Seller is not affected by whether or when Escrow Holder Signs this Agreement. Escrow Holder shall provide Seller's Statement of Information to Title company when received from Seller. If Seller delivers an affidavit to Escrow Holder to satisfy Seller's FIRPTA obligation under paragraph 10C, Escrow Holder shall deliver to Buyer a Qualified Substitute statement that complies with federal Law.**

Buyer's Initials (F.S.) (_____)
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Seller's Initials (E.A.) (_____)



- C. Brokers are a party to the escrow for the sole purpose of compensation pursuant to paragraph 18A and paragraph D of the section titled Real Estate Brokers on page 10. Buyer and Seller irrevocably assign to Brokers compensation specified in paragraph 18A, and irrevocably instruct Escrow Holder to disburse those funds to Brokers at Close Of Escrow or pursuant to any other mutually executed cancellation agreement. Compensation instructions can be amended or revoked only with the written consent of Brokers. Buyer and Seller shall release and hold harmless Escrow Holder from any liability resulting from Escrow Holder's payment to Broker(s) of compensation pursuant to this Agreement.
- D. Upon receipt, Escrow Holder shall provide Seller and Seller's Broker verification of Buyer's deposit of funds pursuant to paragraph 3A and 3B. Once Escrow Holder becomes aware of any of the following, Escrow Holder shall immediately notify all Brokers: (i) if Buyer's initial or any additional deposit or down payment is not made pursuant to this Agreement, or is not good at time of deposit with Escrow Holder; or (ii) if Buyer and Seller instruct Escrow Holder to cancel escrow.
- E. A Copy of any amendment that affects any paragraph of this Agreement for which Escrow Holder is responsible shall be delivered to Escrow Holder within 3 Days after mutual execution of the amendment.

21. REMEDIES FOR BUYER'S BREACH OF CONTRACT:

- A. Any clause added by the Parties specifying a remedy (such as release or forfeiture of deposit or making a deposit non-refundable) for failure of Buyer to complete the purchase in violation of this Agreement shall be deemed invalid unless the clause independently satisfies the statutory liquidated damages requirements set forth in the Civil Code.
- B. **LIQUIDATED DAMAGES:** If Buyer fails to complete this purchase because of Buyer's default, Seller shall retain, as liquidated damages, the deposit actually paid. If the Property is a dwelling with no more than four units, one of which Buyer intends to occupy, then the amount retained shall be no more than 3% of the purchase price. Any excess shall be returned to Buyer. Except as provided in paragraph 14H, release of funds will require mutual, Signed release instructions from both Buyer and Seller, judicial decision or arbitration award. **AT THE TIME OF ANY INCREASED DEPOSIT BUYER AND SELLER SHALL SIGN A SEPARATE LIQUIDATED DAMAGES PROVISION INCORPORATING THE INCREASED DEPOSIT AS LIQUIDATED DAMAGES (C.A.R. FORM RID).**

Buyer's Initials F.S.

Seller's Initials PA / E.A.

22. DISPUTE RESOLUTION:

- A. **MEDIATION:** The Parties agree to mediate any dispute or claim arising between them out of this Agreement, or any resulting transaction, before resorting to arbitration or court action through the C.A.R. Real Estate Mediation Center for Consumers (www.consumermediation.org) or through any other mediation provider or service mutually agreed to by the Parties. The Parties also agree to mediate any disputes or claims with Broker(s), who, in writing, agree to such mediation prior to, or within a reasonable time after, the dispute or claim is presented to the Broker. Mediation fees, if any, shall be divided equally among the Parties involved. If, for any dispute or claim to which this paragraph applies, any Party (i) commences an action without first attempting to resolve the matter through mediation, or (ii) before commencement of an action, refuses to mediate after a request has been made, then that Party shall not be entitled to recover attorney fees, even if they would otherwise be available to that Party in any such action. THIS MEDIATION PROVISION APPLIES WHETHER OR NOT THE ARBITRATION PROVISION IS INITIALED. Exclusions from this mediation agreement are specified in paragraph 22C.

B. ARBITRATION OF DISPUTES:

The Parties agree that any dispute or claim in Law or equity arising between them out of this Agreement or any resulting transaction, which is not settled through mediation, shall be decided by neutral, binding arbitration. The Parties also agree to arbitrate any disputes or claims with Broker(s), who, in writing, agree to such arbitration prior to, or within a reasonable time after, the dispute or claim is presented to the Broker. The arbitrator shall be a retired judge or justice, or an attorney with at least 5 years of residential real estate Law experience, unless the parties mutually agree to a different arbitrator. The Parties shall have the right to discovery in accordance with Code of Civil Procedure §1283.05. In all other respects, the arbitration shall be conducted in accordance with Title 9 of Part 3 of the Code of Civil Procedure. Judgment upon the award of the arbitrator(s) may be entered into any court having jurisdiction. Enforcement of this agreement to arbitrate shall be governed by the Federal Arbitration Act. Exclusions from this arbitration agreement are specified in paragraph 22C.

"NOTICE: BY INITIALING IN THE SPACE BELOW YOU ARE AGREEING TO HAVE ANY DISPUTE ARISING OUT OF THE MATTERS INCLUDED IN THE 'ARBITRATION OF DISPUTES' PROVISION DECIDED BY NEUTRAL ARBITRATION AS PROVIDED BY CALIFORNIA LAW AND YOU ARE GIVING UP ANY RIGHTS YOU MIGHT POSSESS TO HAVE THE DISPUTE LITIGATED IN A COURT OR JURY TRIAL. BY INITIALING IN THE SPACE BELOW YOU ARE GIVING UP YOUR JUDICIAL RIGHTS TO DISCOVERY AND APPEAL, UNLESS THOSE RIGHTS ARE SPECIFICALLY INCLUDED IN THE 'ARBITRATION OF DISPUTES' PROVISION. IF YOU REFUSE TO SUBMIT TO ARBITRATION AFTER AGREEING TO THIS PROVISION, YOU MAY BE COMPELLED TO ARBITRATE UNDER THE AUTHORITY OF THE CALIFORNIA CODE OF CIVIL PROCEDURE. YOUR AGREEMENT TO THIS ARBITRATION PROVISION IS VOLUNTARY."

"WE HAVE READ AND UNDERSTAND THE FOREGOING AND AGREE TO SUBMIT DISPUTES ARISING OUT OF THE MATTERS INCLUDED IN THE 'ARBITRATION OF DISPUTES' PROVISION TO NEUTRAL ARBITRATION."

Buyer's Initials F.S.

Seller's Initials PA / E.A.

C. ADDITIONAL MEDIATION AND ARBITRATION TERMS:

- (1) **EXCLUSIONS:** The following matters are excluded from mediation and arbitration: (i) a judicial or non-judicial foreclosure or other action or proceeding to enforce a deed of trust, mortgage or installment land sale contract as defined in Civil Code §2985; (ii) an unlawful detainer action; and (iii) any matter that is within the jurisdiction of a probate, small claims or bankruptcy court.

Buyer's Initials (F.S.) (_____)

Seller's Initials (PA) (E.A.)

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(2) **PRESERVATION OF ACTIONS:** The following shall not constitute a waiver nor violation of the mediation and arbitration provisions: (i) the filing of a court action to preserve a statute of limitations; (ii) the filing of a court action to enable the recording of a notice of pending action, for order of attachment, receivership, injunction, or other provisional remedies; or (iii) the filing of a mechanic's lien.

(3) **BROKERS:** Brokers shall not be obligated nor compelled to mediate or arbitrate unless they agree to do so in writing. Any Broker(s) participating in mediation or arbitration shall not be deemed a party to this Agreement.

23. SELECTION OF SERVICE PROVIDERS: Brokers do not guarantee the performance of any vendors, service or product providers ("Providers"), whether referred by Broker or selected by Buyer, Seller or other person. Buyer and Seller may select ANY Providers of their own choosing.

24. MULTIPLE LISTING SERVICE ("MLS"): Brokers are authorized to report to the MLS a pending sale and, upon Close Of Escrow, the sales price and other terms of this transaction shall be provided to the MLS to be published and disseminated to persons and entities authorized to use the information on terms approved by the MLS.

25. ATTORNEY FEES: In any action, proceeding, or arbitration between Buyer and Seller arising out of this Agreement, the prevailing Buyer or Seller shall be entitled to reasonable attorney fees and costs from the non-prevailing Buyer or Seller, except as provided in paragraph 22A.

26. ASSIGNMENT: Buyer shall not assign all or any part of Buyer's interest in this Agreement without first having obtained the separate written consent of Seller to a specified assignee. Such consent shall not be unreasonably withheld. Any total or partial assignment shall not relieve Buyer of Buyer's obligations pursuant to this Agreement unless otherwise agreed in writing by Seller. (C.A.R. Form AOAA).

27. EQUAL HOUSING OPPORTUNITY: The Property is sold in compliance with federal, state and local anti-discrimination Laws.

28. TERMS AND CONDITIONS OF OFFER:

This is an offer to purchase the Property on the above terms and conditions. The liquidated damages paragraph or the arbitration of disputes paragraph is incorporated in this Agreement if initialed by all Parties or if incorporated by mutual agreement in a counter offer or addendum. If at least one but not all Parties initial, a counter offer is required until agreement is reached. Seller has the right to continue to offer the Property for sale and to accept any other offer at any time prior to notification of Acceptance. The Parties have read and acknowledge receipt of a Copy of the offer and agree to the confirmation of agency relationships. If this offer is accepted and Buyer subsequently defaults, Buyer may be responsible for payment of Brokers' compensation. This Agreement and any supplement, addendum or modification, including any Copy, may be Signed in two or more counterparts, all of which shall constitute one and the same writing.

29. TIME OF ESSENCE; ENTIRE CONTRACT; CHANGES: Time is of the essence. All understandings between the Parties are incorporated in this Agreement. Its terms are intended by the Parties as a final, complete and exclusive expression of their Agreement with respect to its subject matter, and may not be contradicted by evidence of any prior agreement or contemporaneous oral agreement. If any provision of this Agreement is held to be ineffective or invalid, the remaining provisions will nevertheless be given full force and effect. Except as otherwise specified, this Agreement shall be interpreted and disputes shall be resolved in accordance with the Laws of the State of California. **Neither this Agreement nor any provision in it may be extended, amended, modified, altered or changed, except in writing Signed by Buyer and Seller.**

30. DEFINITIONS: As used in this Agreement:

A. "Acceptance" means the time the offer or final counter offer is accepted in writing by a Party and is delivered to and personally received by the other Party or that Party's authorized agent in accordance with the terms of this offer or a final counter offer.

B. "Agreement" means this document and any counter offers and any incorporated addenda, collectively forming the binding agreement between the Parties. Addenda are incorporated only when Signed by all Parties.

C. "C.A.R. Form" means the most current version of the specific form referenced or another comparable form agreed to by the parties.

D. "Close Of Escrow", including "COE", means the date the grant deed, or other evidence of transfer of title, is recorded.

E. "Copy" means copy by any means including photocopy, NCR, facsimile and electronic.

F. "Days" means calendar days. However, after Acceptance, the last Day for performance of any act required by this Agreement (including Close Of Escrow) shall not include any Saturday, Sunday, or legal holiday and shall instead be the next Day.

G. "Days After" means the specified number of calendar days after the occurrence of the event specified, not counting the calendar date on which the specified event occurs, and ending at 11:59 PM on the final day.

H. "Days Prior" means the specified number of calendar days before the occurrence of the event specified, not counting the calendar date on which the specified event is scheduled to occur.

I. "Deliver", "Delivered" or "Delivery", unless otherwise specified in writing, means and shall be effective upon: personal receipt by Buyer or Seller or the individual Real Estate Licensee for that principal as specified in the section titled Real Estate Brokers on page 10, regardless of the method used (i.e., messenger, mail, email, fax, other).

J. "Electronic Copy" or "Electronic Signature" means, as applicable, an electronic copy or signature complying with California Law. Buyer and Seller agree that electronic means will not be used by either Party to modify or alter the content or integrity of this Agreement without the knowledge and consent of the other Party.

K. "Law" means any law, code, statute, ordinance, regulation, rule or order, which is adopted by a controlling city, county, state or federal legislative, judicial or executive body or agency.

L. "Repairs" means any repairs (including pest control), alterations, replacements, modifications or retrofitting of the Property provided for under this Agreement.

M. "Signed" means either a handwritten or electronic signature on an original document, Copy or any counterpart.

31. EXPIRATION OF OFFER: This offer shall be deemed revoked and the deposit, if any, shall be returned to Buyer unless the offer is Signed by Seller and a Copy of the Signed offer is personally received by Buyer, or by Alex Katz who is authorized to receive it, by 5:00 PM on the third Day after this offer is signed by Buyer (or by 12 AM/ ☒ PM, on January 10, 2017 (date)).

One or more Buyers is signing this Agreement in a representative capacity and not for him/herself as an individual. See attached Representative Capacity Signature Disclosure (C.A.R. Form RCSD-B) for additional terms.

Date BUYER

(Print name) Fahd Soliman

Date 01/03/2017 BUYER

(Print name)

☐ Additional Signature Addendum attached (C.A.R. Form ASA).

Seller's Initials (AK) (E.A.)



32. ACCEPTANCE OF OFFER: Seller warrants that Seller is the owner of the Property, or has the authority to execute this Agreement. Seller accepts the above offer, and agrees to sell the Property on the above terms and conditions. Seller has read and acknowledges receipt of a Copy of this Agreement, and authorizes Broker to Deliver a Signed Copy to Buyer.

(If checked) SELLER'S ACCEPTANCE IS SUBJECT TO ATTACHED COUNTER OFFER (C.A.R. Form SCO or SMCO) DATED:

One or more Sellers is signing this Agreement in a representative capacity and not for him/herself as an individual. See attached Representative Capacity Signature Disclosure (C.A.R. Form RCSD-S) for additional terms.

Date 1-4-17 SELLER

(Print name) Pauline Akseirod - Akseirod Family Trust

Date 01-05-2017 SELLER

(Print name) ED AKSELROD - STRONGHOLD ASSET mgmt. PRESIDENT

Additional Signature Addendum attached (C.A.R. Form ASA).

(/) (Do not initial if making a counter offer.) **CONFIRMATION OF ACCEPTANCE:** A Copy of Signed Acceptance was personally received by Buyer or Buyer's authorized agent on (date) at AM/ PM. A binding Agreement is created when a Copy of Signed Acceptance is personally received by Buyer or Buyer's authorized agent whether or not confirmed in this document. Completion of this confirmation is not legally required in order to create a binding Agreement; it is solely intended to evidence the date that Confirmation of Acceptance has occurred.

REAL ESTATE BROKERS:

- A. Real Estate Brokers are not parties to the Agreement between Buyer and Seller.
 B. Agency relationships are confirmed as stated in paragraph 2.
 C. If specified in paragraph 3A(2), Agent who submitted the offer for Buyer acknowledges receipt of deposit.
 D. **COOPERATING BROKER COMPENSATION:** Listing Broker agrees to pay Cooperating Broker (Selling Firm) and Cooperating Broker agrees to accept, out of Listing Broker's proceeds in escrow, the amount specified in the MLS, provided Cooperating Broker is a Participant of the MLS in which the Property is offered for sale or a reciprocal MLS. If Listing Broker and Cooperating Broker are not both Participants of the MLS, or a reciprocal MLS, in which the Property is offered for sale, then compensation must be specified in a separate written agreement (C.A.R. Form CBC). Declaration of License and Tax (C.A.R. Form DLT) may be used to document that tax reporting will be required or that an exemption exists.

Real Estate Broker (Selling Firm) Pacific Horizon Realty

By Alex Katz CalBRE Lic. # 01259658 Date 01/03/2017
 By CalBRE Lic. # Date
 Address 30700 Russell Ranch Rd #250 City Westlake Village State CA Zip 91362
 Telephone (818)290-9651 Fax E-mail alexkatz29@yahoo.com

Real Estate Broker (Listing Firm) New Wealth Real Estate Inc-Zoya Vladimirska

By Zoya Vladimirska CalBRE Lic. # 01852964 Date 01/03/2017
 By CalBRE Lic. # Date
 Address 5445 Sylvia Ave City Tarzana State CA Zip 91356
 Telephone (213)841-9437 Fax E-mail zoya36@aol.com

ESCROW HOLDER ACKNOWLEDGMENT:

Escrow Holder acknowledges receipt of a Copy of this Agreement, (if checked, a deposit in the amount of \$), counter offer numbers Seller's Statement of Information and

, and agrees to act as Escrow Holder subject to paragraph 20 of this Agreement, any supplemental escrow instructions and the terms of Escrow Holder's general provisions.

Escrow Holder is advised that the date of Confirmation of Acceptance of the Agreement as between Buyer and Seller is

Escrow Holder Escrow #

By Date

Address

Phone/Fax/E-mail //

Escrow Holder has the following license number #

Department of Business Oversight, Department of Insurance, Bureau of Real Estate.

PRESENTATION OF OFFER: () () Listing Broker presented this offer to Seller on (date).
 Broker or Designee Initials

REJECTION OF OFFER: () () No counter offer is being made. This offer was rejected by Seller on (date).
 Seller's Initials

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Published and Distributed by: REAL ESTATE BUSINESS SERVICES, INC. Buyer Acknowledges that page 10 is part of this Agreement (F.S) ()
 a subsidiary of the CALIFORNIA ASSOCIATION OF REALTORS® Buyer's Initials

*525 South Virgil Avenue, Los Angeles, California 90020

RPA-CA REVISED 12/15 (PAGE 10 of 10)

Reviewed by
 Broker or Designee



CALIFORNIA RESIDENTIAL PURCHASE AGREEMENT (RPA-CA PAGE 10 OF 10)

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48065 www.zipLogix.com

EdTopeka



Property Address: 5021 Topeka Dr, Tarzana, CA 91356

("Property").

1. IMPORTANCE OF PROPERTY INVESTIGATION: The physical condition of the land and improvements being purchased is not guaranteed by either Seller or Brokers. You have an affirmative duty to exercise reasonable care to protect yourself, including discovery of the legal, practical and technical implications of disclosed facts, and the investigation and verification of information and facts that you know or that are within your diligent attention and observation. A general physical inspection typically does not cover all aspects of the Property nor items affecting the Property that are not physically located on the Property. If the professionals recommend further investigations, including a recommendation by a pest control operator to inspect inaccessible areas of the Property, you should contact qualified experts to conduct such additional investigations.

2. BROKER OBLIGATIONS: Brokers do not have expertise in all areas and therefore cannot advise you on many items, such as those listed below. If Broker gives you referrals to professionals, Broker does not guarantee their performance.

3. YOU ARE STRONGLY ADVISED TO INVESTIGATE THE CONDITION AND SUITABILITY OF ALL ASPECTS OF THE PROPERTY, INCLUDING BUT NOT LIMITED TO THE FOLLOWING. IF YOU DO NOT DO SO, YOU ARE ACTING AGAINST THE ADVICE OF BROKERS.

- A. GENERAL CONDITION OF THE PROPERTY, ITS SYSTEMS AND COMPONENTS:** Foundation, roof (condition, age, leaks, useful life), plumbing, heating, air conditioning, electrical, mechanical, security, pool/spa (cracks, leaks, operation), other structural and nonstructural systems and components, fixtures, built-in appliances, any personal property included in the sale, and energy efficiency of the Property.
- B. SQUARE FOOTAGE, AGE, BOUNDARIES:** Square footage, room dimensions, lot size, age of improvements and boundaries. Any numerical statements regarding these items are APPROXIMATIONS ONLY and have not been verified by Seller and cannot be verified by Brokers. Fences, hedges, walls, retaining walls and other barriers or markers do not necessarily identify true Property boundaries.
- C. WOOD DESTROYING PESTS:** Presence of, or conditions likely to lead to the presence of wood destroying pests and organisms.
- D. SOIL STABILITY:** Existence of fill or compacted soil, expansive or contracting soil, susceptibility to slippage, settling or movement, and the adequacy of drainage.
- E. WATER AND UTILITIES; WELL SYSTEMS AND COMPONENTS; WASTE DISPOSAL:** Water and utility availability, use restrictions and costs. Water quality, adequacy, condition, and performance of well systems and components. The type, size, adequacy, capacity and condition of sewer and septic systems and components, connection to sewer, and applicable fees.
- F. ENVIRONMENTAL HAZARDS:** Potential environmental hazards, including, but not limited to, asbestos, lead-based paint and other lead contamination, radon, methane, other gases, fuel oil or chemical storage tanks, contaminated soil or water, hazardous waste, waste disposal sites, electromagnetic fields, nuclear sources, and other substances, materials, products, or conditions (including mold (airborne, toxic or otherwise), fungus or similar contaminants).
- G. EARTHQUAKES AND FLOODING:** Susceptibility of the Property to earthquake/seismic hazards and propensity of the Property to flood.
- H. FIRE, HAZARD AND OTHER INSURANCE:** The availability and cost of necessary or desired insurance may vary. The location of the Property in a seismic, flood or fire hazard zone, and other conditions, such as the age of the Property and the claims history of the Property and Buyer, may affect the availability and need for certain types of insurance. Buyer should explore insurance options early as this information may affect other decisions, including the removal of loan and inspection contingencies.
- I. BUILDING PERMITS, ZONING AND GOVERNMENTAL REQUIREMENTS:** Permits, inspections, certificates, zoning, other governmental limitations, restrictions, and requirements affecting the current or future use of the Property, its development or size.
- J. RENTAL PROPERTY RESTRICTIONS:** Some cities and counties impose restrictions that limit the amount of rent that can be charged, the maximum number of occupants, and the right of a landlord to terminate a tenancy. Deadbolt or other locks and security systems for doors and windows, including window bars, should be examined to determine whether they satisfy legal requirements.
- K. SECURITY AND SAFETY:** State and local Law may require the installation of barriers, access alarms, self-latching mechanisms and/or other measures to decrease the risk to children and other persons of existing swimming pools and hot tubs, as well as various fire safety and other measures concerning other features of the Property.
- L. NEIGHBORHOOD, AREA, SUBDIVISION CONDITIONS; PERSONAL FACTORS:** Neighborhood or area conditions, including schools, law enforcement, crime statistics, registered felons or offenders, fire protection, other government services, availability, adequacy and cost of internet connections or other technology services and installations, commercial, industrial or agricultural activities, existing and proposed transportation, construction and development that may affect noise, view, or traffic, airport noise, noise or odor from any source, wild and domestic animals, other nuisances, hazards, or circumstances, protected species, wetland properties, botanical diseases, historic or other governmentally protected sites or improvements, cemeteries, facilities and condition of common areas of common interest subdivisions, and possible lack of compliance with any governing documents or Homeowners' Association requirements, conditions and influences of significance to certain cultures and/or religions, and personal needs, requirements and preferences of Buyer.

By signing below, Buyers acknowledge that they have read, understand, accept and have received a Copy of this Advisory. Buyers are encouraged to read it carefully.

Buyer

Fahd Soliman

Buyer

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BIA REVISED 11/14 (PAGE 1 OF 1)

BUYER'S INSPECTION ADVISORY (BIA PAGE 1 OF 1)

**POSSIBLE REPRESENTATION OF MORE THAN ONE BUYER
OR SELLER - DISCLOSURE AND CONSENT**

(C.A.R. Form PRBS, 11/14)

A real estate broker (Broker), whether a corporation, partnership or sole proprietorship, may represent more than one buyer or seller. This multiple representation can occur through an individual licensed as a broker or salesperson or through different individual broker's or salespersons (associate licensees) acting under the Broker's license. The associate licensees may be working out of the same or different office locations.

Multiple Buyers: Broker (individually or through its associate licensees) may be working with many prospective buyers at the same time. These prospective buyers may have an interest in, and make offers on, the same properties. Some of these properties may be listed with Broker and some may not. Broker will not limit or restrict any particular buyer from making an offer on any particular property whether or not Broker represents other buyers interested in the same property.

Multiple Sellers: Broker (individually or through its associate licensees) may have listings on many properties at the same time. As a result, Broker will attempt to find buyers for each of those listed properties. Some listed properties may appeal to the same prospective buyers. Some properties may attract more prospective buyers than others. Some of these prospective buyers may be represented by Broker and some may not. Broker will market all listed properties to all prospective buyers whether or not Broker has another or other listed properties that may appeal to the same prospective buyers.

Dual Agency: If Seller is represented by Broker, Seller acknowledges that broker may represent prospective buyers of Seller's property and consents to Broker acting as a dual agent for both seller and buyer in that transaction. If Buyer is represented by Broker, buyer acknowledges that Broker may represent sellers of property that Buyer is interested in acquiring and consents to Broker acting as a dual agent for both buyer and seller with regard to that property.

In the event of dual agency, seller and buyer agree that: **(a)** Broker, without the prior written consent of the Buyer, will not disclose to seller that the Buyer is willing to pay a price greater than the offered price; **(b)** Broker, without the prior written consent of the seller, will not disclose to the buyer that seller is willing to sell property at a price less than the listing price; and **(c)** other than as set forth in (a) and (b) above, a dual agent is obligated to disclose known facts materially affecting the value or desirability of the property to both parties.

Offers not necessarily confidential: Buyer is advised that seller or listing agent may disclose the existence, terms, or conditions of buyer's offer unless all parties and their agent have signed a written confidentiality agreement. Whether any such information is actually disclosed depends on many factors, such as current market conditions, the prevailing practice in the real estate community, the listing agent's marketing strategy and the instructions of the seller.

Buyer and seller understand that Broker may represent more than one buyer or more than one seller and even both buyer and seller on the same transaction and consents to such relationships.

Seller and/or Buyer acknowledges reading and understanding this Possible Representation of More Than One Buyer or Seller - Disclosure and Consent and agrees to the agency possibilities disclosed.

Seller	<i>Ed Akselrod - Stronghold</i>	Trustee/Akselrod Family Trust	Date	1-4-17
Seller		Asset mgmt coop	Date	01-25-2017
Buyer		Fahd Soliman	Date	01/03/2017
Buyer			Date	
Real Estate Broker (Firm)	New Wealth Real Estate Inc-Zoya Vladimirska	CalBRE Lic #	Date	
By	<i>Zoya Vladimirska</i>	CalBRE Lic #	Date	
Real Estate Broker (Firm)	Pacific Horizon Realty	CalBRE Lic # 01992436	Date	01/03/2017
By	<i>Alex Katz</i>	CalBRE Lic # 01259658	Date	01/03/2017

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PRBS 11/14 (PAGE 1 OF 1)

POSSIBLE REPRESENTATION OF MORE THAN ONE BUYER OR SELLER (PRBS PAGE 1 OF 1)



(Selling Firm to Buyer)
(As required by the Civil Code)
(C.A.R. Form AD, Revised 12/14)

(If checked) This form is being provided in connection with a transaction for a leasehold interest exceeding one year as per Civil Code section 2079.13(k) and (m).

When you enter into a discussion with a real estate agent regarding a real estate transaction, you should from the outset understand what type of agency relationship or representation you wish to have with the agent in the transaction.

SELLER'S AGENT

A Seller's agent under a listing agreement with the Seller acts as the agent for the Seller only. A Seller's agent or a subagent of that agent has the following affirmative obligations:

To the Seller: A Fiduciary duty of utmost care, integrity, honesty and loyalty in dealings with the Seller.

To the Buyer and the Seller:

(a) Diligent exercise of reasonable skill and care in performance of the agent's duties.

(b) A duty of honest and fair dealing and good faith.

(c) A duty to disclose all facts known to the agent materially affecting the value or desirability of the property that are not known to, or within the diligent attention and observation of, the parties. An agent is not obligated to reveal to either party any confidential information obtained from the other party that does not involve the affirmative duties set forth above.

BUYER'S AGENT

A selling agent can, with a Buyer's consent, agree to act as agent for the Buyer only. In these situations, the agent is not the Seller's agent, even if by agreement the agent may receive compensation for services rendered, either in full or in part from the Seller. An agent acting only for a Buyer has the following affirmative obligations:

To the Buyer: A fiduciary duty of utmost care, integrity, honesty and loyalty in dealings with the Buyer.

To the Buyer and the Seller:

(a) Diligent exercise of reasonable skill and care in performance of the agent's duties.

(b) A duty of honest and fair dealing and good faith.

(c) A duty to disclose all facts known to the agent materially affecting the value or desirability of the property that are not known to, or within the diligent attention and observation of, the parties.

An agent is not obligated to reveal to either party any confidential information obtained from the other party that does not involve the affirmative duties set forth above.

AGENT REPRESENTING BOTH SELLER AND BUYER

A real estate agent, either acting directly or through one or more associate licensees, can legally be the agent of both the Seller and the Buyer in a transaction, but only with the knowledge and consent of both the Seller and the Buyer.

In a dual agency situation, the agent has the following affirmative obligations to both the Seller and the Buyer:

(a) A fiduciary duty of utmost care, integrity, honesty and loyalty in the dealings with either the Seller or the Buyer.

(b) Other duties to the Seller and the Buyer as stated above in their respective sections.

In representing both Seller and Buyer, the agent may not, without the express permission of the respective party, disclose to the other party that the Seller will accept a price less than the listing price or that the Buyer will pay a price greater than the price offered.

The above duties of the agent in a real estate transaction do not relieve a Seller or Buyer from the responsibility to protect his or her own interests. You should carefully read all agreements to assure that they adequately express your understanding of the transaction. A real estate agent is a person qualified to advise about real estate. If legal or tax advice is desired, consult a competent professional.

Throughout your real property transaction you may receive more than one disclosure form, depending upon the number of agents assisting in the transaction. The law requires each agent with whom you have more than a casual relationship to present you with this disclosure form. You should read its contents each time it is presented to you, considering the relationship between you and the real estate agent in your specific transaction. This disclosure form includes the provisions of Sections 2079.13 to 2079.24, inclusive, of the Civil Code set forth on page 2. Read it carefully. I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE AND THE PORTIONS OF THE CIVIL CODE PRINTED ON THE BACK (OR A SEPARATE PAGE).

☒ Buyer ☐ Seller ☐ Landlord ☐ Tenant

Fahd Soliman

Date 01/03/2017

☐ Buyer ☐ Seller ☐ Landlord ☐ Tenant

Date

Agent *Pacific Horizon Realty*

BRE Lic. # 01992436

Real Estate Broker (Firm)

By *Alex Katz* BRE Lic. # 01259658

Date 01/03/2017

(Salesperson or Broker-Associate) Alex Katz

Agency Disclosure Compliance (Civil Code §2079.14):

When the listing brokerage company also represents Buyer/Tenant: The Listing Agent shall have one AD form signed by Seller/Landlord and a different AD form signed by Buyer/Tenant.

When Seller/Landlord and Buyer/Tenant are represented by different brokerage companies: (i) the Listing Agent shall have one AD form signed by Seller/Landlord and (ii) the Buyer's/Tenant's Agent shall have one AD form signed by Buyer/Tenant and either that same or a different AD form presented to Seller/Landlord for signature prior to presentation of the offer. If the same form is used, Seller may sign here:

Seller/Landlord

Date

Seller/Landlord

Date

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AD REVISED 12/14 (PAGE 1 OF 2)

DISCLOSURE REGARDING REAL ESTATE AGENCY RELATIONSHIP (AD PAGE 1 OF 2)



2079.13 As used in Sections 2079.14 to 2079.24, inclusive, the following terms have the following meanings: (a) "Agent" means a person acting under provisions of Title 9 (commencing with Section 2295) in a real property transaction, and includes a person who is licensed as a real estate broker under Chapter 3 (commencing with Section 10130) of Part 1 of Division 4 of the Business and Professions Code, and under whose license a listing is executed or an offer to purchase is obtained. (b) "Associate licensee" means a person who is licensed as a real estate broker or salesperson under Chapter 3 (commencing with Section 10130) of Part 1 of Division 4 of the Business and Professions Code and who is either licensed under a broker or has entered into a written contract with a broker to act as the broker's agent in connection with acts requiring a real estate license and to function under the broker's supervision in the capacity of an associate licensee. The agent in the real property transaction bears responsibility for his or her associate licensees who perform as agents of the agent. When an associate licensee owes a duty to any principal, or to any buyer or seller who is not a principal, in a real property transaction, that duty is equivalent to the duty owed to that party by the broker for whom the associate licensee functions. (c) "Buyer" means a transferee in a real property transaction, and includes a person who executes an offer to purchase real property from a seller through an agent, or who seeks the services of an agent in more than a casual, transitory, or preliminary manner, with the object of entering into a real property transaction. "Buyer" includes vendee or lessee. (d) "Commercial real property" means all real property in the state, except single-family residential real property, dwelling units made subject to Chapter 2 (commencing with Section 1940) of Title 5, mobilehomes, as defined in Section 798.3, or recreational vehicles, as defined in Section 799.29. (e) "Dual agent" means an agent acting, either directly or through an associate licensee, as agent for both the seller and the buyer in a real property transaction. (f) "Listing agreement" means a contract between an owner of real property and an agent, by which the agent has been authorized to sell the real property or to find or obtain a buyer. (g) "Listing agent" means a person who has obtained a listing of real property to act as an agent for compensation. (h) "Listing price" is the amount expressed in dollars specified in the listing for which the seller is willing to sell the real property through the listing agent. (i) "Offering price" is the amount expressed in dollars specified in an offer to purchase for which the buyer is willing to buy the real property. (j) "Offer to purchase" means a written contract executed by a buyer acting through a selling agent that becomes the contract for the sale of the real property upon acceptance by the seller. (k) "Real property" means any estate specified by subdivision (1) or (2) of Section 761 in property that constitutes or is improved with one to four dwelling units, any commercial real property, any leasehold in these types of property exceeding one year's duration, and mobilehomes, when offered for sale or sold through an agent pursuant to the authority contained in Section 10131.6 of the Business and Professions Code. (l) "Real property transaction" means a transaction for the sale of real property in which an agent is employed by one or more of the principals to act in that transaction, and includes a listing or an offer to purchase. (m) "Sell," "sale," or "sold" refers to a transaction for the transfer of real property from the seller to the buyer, and includes exchanges of real property between the seller and buyer, transactions for the creation of a real property sales contract within the meaning of Section 2985, and transactions for the creation of a leasehold exceeding one year's duration. (n) "Seller" means the transferor in a real property transaction, and includes an owner who lists real property with an agent, whether or not a transfer results, or who receives an offer to purchase real property of which he or she is the owner from an agent on behalf of another. "Seller" includes both a vendor and a lessor. (o) "Selling agent" means a listing agent who acts alone, or an agent who acts in cooperation with a listing agent, and who sells or finds and obtains a buyer for the real property, or an agent who locates property for a buyer or who finds a buyer for a property for which no listing exists and presents an offer to purchase to the seller. (p) "Subagent" means a person to whom an agent delegates agency powers as provided in Article 5 (commencing with Section 2349) of Chapter 1 of Title 9. However, "subagent" does not include an associate licensee who is acting under the supervision of an agent in a real property transaction.

2079.14 Listing agents and selling agents shall provide the seller and buyer in a real property transaction with a copy of the disclosure form specified in Section 2079.16, and, except as provided in subdivision (c), shall obtain a signed acknowledgement of receipt from that seller or buyer, except as provided in this section or Section 2079.15, as follows: (a) The listing agent, if any, shall provide the disclosure form to the seller prior to entering into the listing agreement. (b) The selling agent shall provide the disclosure form to the seller as soon as practicable prior to presenting the seller with an offer to purchase, unless the selling agent previously provided the seller with a copy of the disclosure form pursuant to subdivision (a). (c) Where the selling agent does not deal on a face-to-face basis with the seller, the disclosure form prepared by the selling agent may be furnished to the seller (and acknowledgement of receipt obtained for the selling agent from the seller) by the listing agent, or the selling agent may deliver the disclosure form by certified mail addressed to the seller at his or her last known address, in which case no signed acknowledgement of receipt is required. (d) The selling agent shall provide the disclosure form to the buyer as soon as practicable prior to execution of the buyer's offer to purchase, except that if the offer to purchase is not prepared by the selling agent, the selling agent shall present the disclosure form to the buyer not later than the next business day after the selling agent receives the offer to purchase from the buyer.

2079.15 In any circumstance in which the seller or buyer refuses to sign an acknowledgement of receipt pursuant to Section 2079.14, the agent, or an associate licensee acting for an agent, shall set forth, sign, and date a written declaration of the facts of the refusal.

2079.16 Reproduced on Page 1 of this AD form.

2079.17 (a) As soon as practicable, the selling agent shall disclose to the buyer and seller whether the selling agent is acting in the real property transaction exclusively as the buyer's agent, exclusively as the seller's agent, or as a dual agent representing both the buyer and the seller. This relationship shall be confirmed in the contract to purchase and sell real property or in a separate writing executed or acknowledged by the seller, the buyer, and the selling agent prior to or coincident with execution of that contract by the buyer and the seller, respectively. (b) As soon as practicable, the listing agent shall disclose to the seller whether the listing agent is acting in the real property transaction exclusively as the seller's agent, or as a dual agent representing both the buyer and seller. This relationship shall be confirmed in the contract to purchase and sell real property or in a separate writing executed or acknowledged by the seller and the listing agent prior to or coincident with the execution of that contract by the seller. (c) The confirmation required by subdivisions (a) and (b) shall be in the following form.

(DO NOT COMPLETE. SAMPLE ONLY) _____ is the agent of (check one): ☐ the seller exclusively; or ☐ both the buyer and seller.

(Name of Listing Agent)

(DO NOT COMPLETE. SAMPLE ONLY) _____ is the agent of (check one): ☐ the buyer exclusively; or ☐ the seller exclusively; or

(Name of Selling Agent if not the same as the Listing Agent)

☐ both the buyer and seller.

(d) The disclosures and confirmation required by this section shall be in addition to the disclosure required by Section 2079.14.

2079.18 No selling agent in a real property transaction may act as an agent for the buyer only, when the selling agent is also acting as the listing agent in the transaction.

2079.19 The payment of compensation or the obligation to pay compensation to an agent by the seller or buyer is not necessarily determinative of a particular agency relationship between an agent and the seller or buyer. A listing agent and a selling agent may agree to share any compensation or commission paid, or any right to any compensation or commission for which an obligation arises as the result of a real estate transaction, and the terms of any such agreement shall not necessarily be determinative of a particular relationship.

2079.20 Nothing in this article prevents an agent from selecting, as a condition of the agent's employment, a specific form of agency relationship not specifically prohibited by this article if the requirements of Section 2079.14 and Section 2079.17 are complied with.

2079.21 A dual agent shall not disclose to the buyer that the seller is willing to sell the property at a price less than the listing price, without the express written consent of the seller. A dual agent shall not disclose to the seller that the buyer is willing to pay a price greater than the offering price, without the express written consent of the buyer. This section does not alter in any way the duty or responsibility of a dual agent to any principal with respect to confidential information other than price.

2079.22 Nothing in this article precludes a listing agent from also being a selling agent, and the combination of these functions in one agent does not, of itself, make that agent a dual agent.

2079.23 A contract between the principal and agent may be modified or altered to change the agency relationship at any time before the performance of the act which is the object of the agency with the written consent of the parties to the agency relationship.

2079.24 Nothing in this article shall be construed to either diminish the duty of disclosure owed buyers and sellers by agents and their associate licensees, subagents, and employees or to relieve agents and their associate licensees, subagents, and employees from liability for their conduct in connection with acts governed by this article or for any breach of a fiduciary duty or a duty of disclosure.



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Reviewed by _____ Date _____



AD REVISED 12/14 (PAGE 2 OF 2)

DISCLOSURE REGARDING REAL ESTATE AGENCY RELATIONSHIP (AD PAGE 2 OF 2)

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EdTopeka

In re Stronghold Asset Management Corp., Debtor(s)	Chapter 11 Bankr. Case No. 1:16-bk-11961-MT
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NOTE: When using this form to indicate service of a proposed order, DO NOT list any person or entity in Category I. Proposed orders do not generate an NEF because only orders that have been entered are placed on the CM/ECF docket.

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

Law Offices of Louis J. Esbin
25129 The Old Road, Suite 114, Stevenson Ranch, CA 91381-2273

A true and correct copy of the foregoing document described **NOTICE OF MOTION AND MOTION FOR AUTHORITY OF DEBTOR TO SELL REAL PROPERTY OF THE ESTATE FREE OF LIENS, CLAIMS OR INTERESTS; MEMORANDUM OF POINTS AND AUTHORITIES; DECLARATIONS IN SUPPORT**[11 U.S.C. Sections 363 and 1129; Local Rule 6004-1(c) and 9013-1(o)] will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner indicated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF") - Pursuant to controlling General Order(s) and Local Bankruptcy Rule(s) ("LBR"), the foregoing document will be served by the court via NEF and hyperlink to the document. On April 12, 2017, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following person(s) are on the Electronic Mail Notice List to receive NEF transmission at the email address(es) indicated below:

Louis J. Esbin (esbinlaw@sbcglobal.net)
William F. McDonald (william@mcdonaldlawsd.com)

Katherine Bunker, Esq. (kate.bunker@usdoj.gov)
United States Trustee (ustpregion16.wh.ecf@usdoj.gov)

2. SERVED BY U.S. MAIL OR OVERNIGHT MAIL (indicate method for each person or entity served):

On April 12, 2017, I served the following person(s) and/or entity(ies) at the last known address(es) in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States Mail, first class, postage prepaid, and/or with an overnight mail service addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Hon. Maureen Tighe, Bankruptcy Judge, Crtrm 302
21041 Burbank Blvd., Woodland Hills, CA 91364

Edward Akselrod, President
Stronghold Asset Management Corp.
18054 Valley Vista Blvd., Encino, California 91316

Los Angeles Tax Collector
P.O Box 54110
Los Angeles CA 90054-0010

Pacific Horizon Realty
Att: Alex Katz
30700 Russell Ranch R #250, Westlake Village, CA 91362

New Wealth Real Estate Inc.
Att: Zoya Vladimirska
5445 Sylvia Ave., Tarzana, CA 91356

☐ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, FACSIMILE TRANSMISSION OR EMAIL (indicate method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on April 12, 2017, I served the following person(s) and/or entity(ies) by personal delivery, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

April 12, 2017

Linda Dekker

/s/ Linda Dekker

Date

Type Name

Signature