



**CALIFORNIA RESIDENTIAL PURCHASE AGREEMENT  
AND JOINT ESCROW INSTRUCTIONS**  
(C.A.R. FORM RPA, Revised 7/24)

Date Prepared: \_\_\_\_\_

**1. OFFER:**

- A. THIS IS AN OFFER FROM** Betty Buyer ("Buyer").  
**B. THE PROPERTY** to be acquired is 123 W Sample Ave, situated  
 in Fresno (City), Fresno (County), California, 93704 (Zip Code),  
 Assessor's Parcel No(s) \_\_\_\_\_ ("Property").  
 (Postal/Mailing address may be different from city jurisdiction. Buyer is advised to investigate.)

**C. THE TERMS OF THE PURCHASE ARE SPECIFIED BELOW AND ON THE FOLLOWING PAGES.**

**D.** Buyer and Seller are referred to herein as the "Parties." Brokers and Agents are not Parties to this Agreement.

**2. AGENCY:**

**A. DISCLOSURE:** The Parties each acknowledge receipt of a "Disclosure Regarding Real Estate Agency Relationship" (C.A.R. Form AD) if represented by a real estate licensee. Buyer's Agent is not legally required to give to Seller's Agent the AD form Signed by Buyer. Seller's Agent is not legally obligated to give to Buyer's Agent the AD form Signed by Seller.

**B. CONFIRMATION:** The following agency relationships are hereby confirmed for this transaction.

**Seller's Brokerage Firm** \_\_\_\_\_ License Number \_\_\_\_\_  
 Is the broker of (check one):  the Seller; or  both the Buyer and Seller (Dual Agent).

**Seller's Agent** \_\_\_\_\_ License Number \_\_\_\_\_  
 Is (check one):  the Seller's Agent (Salesperson or broker associate); or  both the Buyer's and Seller's Agent (Dual Agent).

**Buyer's Brokerage Firm** London Properties License Number \_\_\_\_\_  
 Is the broker of (check one):  the Buyer; or  both the Buyer and Seller (Dual Agent).

**Buyer's Agent** \_\_\_\_\_ License Number \_\_\_\_\_  
 Is (check one):  the Buyer's Agent (Salesperson or broker associate); or  both the Buyer's and Seller's Agent (Dual Agent).

**C.**  More than one Brokerage represents  Seller,  Buyer. See, Additional Broker Acknowledgement (C.A.R. Form ABA).

**D. POTENTIALLY COMPETING BUYERS AND SELLERS:** The Parties each acknowledge receipt of a  "Possible Representation of More than One Buyer or Seller - Disclosure and Consent" (C.A.R. Form PRBS).

**3. TERMS OF PURCHASE AND ALLOCATION OF COSTS:** The items in this paragraph are contractual terms of the Agreement. Referenced paragraphs provide further explanation. This form is 17 pages. The Parties are advised to read all 17 pages.

	Para #	Paragraph Title or Contract Term	Terms and Conditions	Additional Terms
<b>A</b>	5, 5B (cash)	<b>Purchase Price</b>	\$ _____	<input type="checkbox"/> All Cash
<b>B</b>		<b>Close Of Escrow (COE)</b>	____ Days after Acceptance OR on _____ (date)	
<b>C</b>	33A	<b>Expiration of Offer</b>	3 calendar days after all Buyer Signature(s) or _____ (date), at 5PM or _____ <input type="checkbox"/> AM/ <input type="checkbox"/> PM	
<b>D(1)</b>	5A(1)	<b>Initial Deposit Amount</b>	\$ _____ (____% of purchase price) (% number above is for calculation purposes and is not a contractual term)	within 3 (or _____) business days after Acceptance by wire transfer OR <input type="checkbox"/> _____
<b>D(2)</b>	5A(2)	<input type="checkbox"/> <b>Increased Deposit (Money placed into escrow after the initial deposit. Use form DID at time increased deposit is made.)</b>	\$ _____ (____% of purchase price) (% number above is for calculation purposes and is not a contractual term)	Upon removal of all contingencies OR <input type="checkbox"/> _____ (date) OR <input type="checkbox"/> _____
<b>E(1)</b>	5C(1)	<b>Loan Amount(s):</b> First Interest Rate _____ Points _____ If FHA or VA checked, Deliver list of lender required repairs	\$ _____ (____% of purchase price) Fixed rate or <input type="checkbox"/> Initial adjustable rate • not to exceed _____% • Buyer to pay up to _____ points to obtain the rate above 17 (or _____) Days after Acceptance	Conventional or, if checked, <input type="checkbox"/> FHA (Forms FVAC/HID attached) <input type="checkbox"/> VA (Form FVAC attached) <input type="checkbox"/> Seller Financing <input type="checkbox"/> Other: _____
<b>E(2)</b>	5C(2)	<b>Additional Financed Amount</b> Interest Rate _____ Points _____	\$ _____ (____% of purchase price) Fixed rate or <input type="checkbox"/> Initial adjustable rate • not to exceed _____% • Buyer to pay up to _____ points to obtain the rate above	Conventional or, if checked, <input type="checkbox"/> Seller Financing <input type="checkbox"/> Other: _____
<b>E(3)</b>	7A	<b>Occupancy Type</b>	Primary, or if checked, <input type="checkbox"/> Secondary <input type="checkbox"/> Investment	
<b>F</b>	5D	<b>Balance of Down Payment</b>	\$ _____	
		<b>PURCHASE PRICE TOTAL</b>	\$ _____	



	Para #	Paragraph Title or Contract Term	Terms and Conditions	Additional Terms
G(1)	5E	<b>Seller Credit, if any, to Buyer</b>	<input type="checkbox"/> \$ _____ (_____% of purchase price) (% number above is for calculation purposes and is not a contractual term)	Seller credit to be applied to closing costs OR <input type="checkbox"/> Other: _____
G(2)		<b>ADDITIONAL FINANCE TERMS:</b> _____		
G(3)	18	<input checked="" type="checkbox"/> Seller agrees to pay the obligation of Buyer to compensate Buyer's Broker under a separate agreement (C.A.R. Form SPBB attached).		
H(1)	5B	<b>Verification of All Cash</b> (sufficient funds)	Attached to the offer or <input type="checkbox"/> 3 (or _____) Days after Acceptance	
H(2)	6A	<b>Verification of Down Payment and Closing Costs</b>	Attached to the offer or <input type="checkbox"/> 3 (or _____) Days after Acceptance	
H(3)	6B	<b>Verification of Loan Application</b>	Attached to the offer or <input type="checkbox"/> 3 (or _____) Days after Acceptance	<input type="checkbox"/> Prequalification <input type="checkbox"/> Preapproval <input type="checkbox"/> Fully underwritten preapproval
I	<b>Intentionally Left Blank</b>			
J	16	<b>Final Verification of Condition</b>	5 (or _____) Days prior to COE	
K	23	<b>Assignment Request</b>	17 (or _____) Days after Acceptance	
L		<b>CONTINGENCIES</b>	<b>TIME TO REMOVE CONTINGENCIES</b>	<b>CONTINGENCY REMOVED</b>
L(1)	8A	<b>Loan(s)</b>	17 (or _____) Days after Acceptance	<input type="checkbox"/> No loan contingency
L(2)	8B	<b>Appraisal:</b> Appraisal contingency based upon appraised value at a minimum of purchase price or <input type="checkbox"/> \$ _____	17 (or _____) Days after Acceptance	<input type="checkbox"/> No appraisal contingency Removal of appraisal contingency does not eliminate appraisal cancellation rights in FVAC.
L(3)	8C, 12	<b>Investigation of Property</b>	17 (or _____) Days after Acceptance	<b>REMOVAL OR WAIVER OF CONTINGENCY:</b> Any contingency in L(1)-L(8) may be removed or waived by checking the applicable box above or attaching a Contingency Removal (C.A.R. Form CR-B) and checking the applicable box therein. Removal or Waiver at time of offer is against Agent advice. See <b>paragraph 8I</b> . <input type="checkbox"/> <b>CR-B attached</b>
		<b>Informational Access to Property</b>	17 (or _____) Days after Acceptance	
		Buyer's right to access the Property for informational purposes is <b>NOT</b> a contingency, does <b>NOT</b> create cancellation rights, and applies even if contingencies are removed.		
L(4)	8D	<b>Insurance</b>	17 (or _____) Days after Acceptance	
L(5)	8E, 14A	<b>Review of Seller Documents</b>	17 (or _____) Days after Acceptance, or 5 Days after Delivery, whichever is later	
L(6)	8F, 13A	<b>Preliminary ("Title") Report</b>	17 (or _____) Days after Acceptance or 5 Days after Delivery, whichever is later	
L(7)	8G, 11L	<b>Common Interest Disclosures</b> Per Civil Code § 4525 or Agreement	17 (or _____) Days after Acceptance, or 5 Days after Delivery, whichever is later	
L(8)	8H, 9B(6)	<b>Review of leased or liened items</b> (E.g. solar panels or propane tanks)	17 (or _____) Days after Acceptance, or 5 Days after Delivery, whichever is later	
L(9)	8K	<b>Sale of Buyer's Property.</b> Sale of Buyer's property is not a contingency, UNLESS checked here: <input type="checkbox"/> <b>C.A.R. Form COP attached</b>		
M		<b>Possession</b>	<b>Time for Performance</b>	<b>Additional Terms</b>
M(1)		<b>Time of Possession</b>	Upon notice of recordation, OR <input type="checkbox"/> 6 PM or <input type="checkbox"/> _____ <input type="checkbox"/> AM/ <input type="checkbox"/> PM on date specified, as applicable, in 3M(2) or attached TOPA.	
M(2)	7D	<b>Seller Occupied or Vacant units</b>	COE date or, if checked below, <input type="checkbox"/> _____ days after COE (29 or fewer days) <input type="checkbox"/> _____ days after COE (30 or more days)	C.A.R. Form SIP attached if 29 or fewer days. C.A.R. Form RLAS attached if 30 or more days.
M(3)	4A, 7A	<b>Occupied units by tenants or anyone other than the Seller</b>	<input type="checkbox"/> Tenant Occupied Property Addendum (C.A.R. Form TOPA) attached	Seller shall disclose if occupied by anyone other than Seller, and attach TOPA in a counter offer if not part of Buyer's offer.
N		<b>Documents/Fees/Compliance</b>	<b>Time for Performance</b>	
N(1)	14A	Seller Delivery of Documents	7 (or _____) Days after Acceptance	
N(2)	19B	Sign and return Escrow Holder Provisions and Instructions	5 (or _____) Days after Delivery	
N(3)	11L(2)	Time to pay fees for ordering HOA Documents	3 (or _____) Days after Acceptance	
N(4)	10B(1)	Install smoke alarm(s), CO detector(s), water heater bracing	7 (or _____) Days after Acceptance	
N(5)	32	Evidence of representative authority	3 Days after Acceptance	
O	<b>Intentionally Left Blank</b>			





SELLER PAYMENT TO BUYER'S BROKER
(C.A.R. Form SPBB, Revised 7/24)

The following terms and conditions are hereby incorporated in and made a part of the Purchase Agreement, OR [ ] Other
dated \_\_\_\_\_, ("Agreement")
on property known as \_\_\_\_\_ ("Property")
in which \_\_\_\_\_ is referred to as "Buyer",
and \_\_\_\_\_ is referred to as "Seller".
and \_\_\_\_\_ is referred to as "Buyer's Broker",
and \_\_\_\_\_ is referred to as "Seller's Broker."

Notice: The amount or rate of real estate commissions is not fixed by law. They are set by each Broker individually
and may be negotiable between Seller and Broker(s) (real estate commissions include all compensation and fees
to Broker).

1. SELLER PAYMENT TO BUYER'S BROKER:

- A. AMOUNT: Subject to paragraph 1B below, Seller agrees to pay Buyer's Broker \_\_\_\_\_% of the purchase price OR, if
checked [ ] \$ \_\_\_\_\_ out of the transaction proceeds.
B. MAXIMUM SELLER PAYMENT OBLIGATION: Seller shall only be obligated to pay Buyer's Broker the lesser of: (i)
the amount specified in paragraph 1A, or (ii) the amount Buyer is obligated to pay Buyer's Broker pursuant to their
Buyer Representation Agreement, and if applicable less any amount that others have agreed to pay Buyer's Broker.
If there is no Buyer Representation Agreement, then Seller has no obligation to pay Buyer's Broker.

2. BUYER REPRESENTATION REGARDING COMPENSATION: Buyer represents that, as of the date signed by Buyer
below, Buyer has a signed representation with Buyer's Broker and the amount specified in paragraph 1 is no more than
the amount Buyer is obligated to pay Buyer's Broker pursuant to that Buyer Representation Agreement, and if applicable
less any amount that others have agreed to pay Buyer's Broker.

3. DELIVERY OF BUYER REPRESENTATION AGREEMENT: Buyer authorizes Buyer's Broker and, if applicable, escrow
holder, upon request, to deliver to Seller or Seller's Broker a copy of the portion of the Buyer Representation Agreement
identifying the compensation Buyer has agreed to pay Buyer's Broker, such as the last page of C.A.R. Form BRBC.

4. THIRD PARTY BENEFICIARY: Seller acknowledges and agrees that Buyer's Broker is a third-party beneficiary of this
agreement and may pursue Seller for failure to pay the amount specified in this document.

By signing below, Buyer and Seller each acknowledge that they have read, understand, accept, and have received
a Copy of this Seller Payment for Buyer's Broker.

Buyer \_\_\_\_\_ Date \_\_\_\_\_
Buyer \_\_\_\_\_ Date \_\_\_\_\_
Seller \_\_\_\_\_ Date \_\_\_\_\_
Seller \_\_\_\_\_ Date \_\_\_\_\_

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