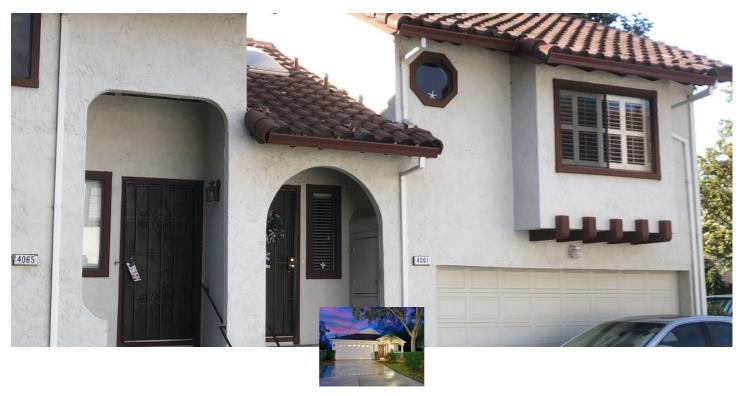
4061 Marshall Terrace, Fremont, CA 94536



# 4061 Marshall Terrace

#### Fremont, CA 94536



#### Sylvia So-Yi Wong

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Sylvia Wong Real Estate Team

01908304

(510) 574-5696

### **Preferred Escrow**

COMPANY NAME	ESCROW NUMBER	
First American Title Company	-	
ESCROW OFFICER	PHONE	EMAIL
Yvonne Sta Maria	(510) 360-8222	YStaMaria@firstam.com

# Instructions

- 1. Offers deadline is Wednesday 08/11/2021 by 5:00 PM.
- 2. Disclosure Package can be retrieved from <u>https://app.disclosures.io/link/4061-Marshall-</u> <u>Terrace-icop58zj.</u>
- 3. Please submit \*CAR FORM\* with loan approval letter, proof of fund, and <u>at least this cover page</u> <u>signed</u>.
- 4. Please wire deposit within 1 business day of acceptance.
- If your offer removes any contingency, please include signed <u>Contingency Removal form</u>.
  {Although signing all disclosures up front is not required, if an offer comes with all disclosures signed, it will be given more weight}.
- 6. <u>First American Title Fremont</u> (Yvone Sta Maria) has ordered the HOA package. I appreciate if you keep this escrow company.
- Seller has provided <u>Home/Termite/Roof inspections</u> up front as a courtesy. Property is to be sold strictly "As-Is". <u>Please write "As Is; No Repair or Credit is requested by buyer" on paragraph</u> <u>6 "Other Terms" section.</u>

THANK YOU FOR YOUR HARD WORK. I HOPE TO SEE YOU IN ESCROW.

#### **Documents**

1.	Preliminary Title Report	14 pages
2.	Natural Hazard Disclosure Report (Full Report)	53 pages
3.	Natural Hazard Disclosure Signature Page	1 page
4.	Natural Hazard Disclosure Report (Summery)	3 pages
5.	SPQ	4 pages
6.	TDS	3 pages
7.	FIRPTA1	2 pages
8.	FIRPTA2	2 pages
9.	Homeowners_guide_to_earthquake_safety	39 pages
10.	Earthquake_hazards_report	1 page
11.	Statewide_buyer_and_seller_advisory	14 pages
12.	Market_conditions_advisory	2 pages
13.	Water_heater_and_smoke_detector_statement_of_compliance	1 page
14.	Waterconserving_plum_fixturescarbon_monoxide_det_notice	2 pages
15.	Wildfire_disaster_advisory	1 page
16.	Affiliated_business_arrangement_disclosure_statement421	2 pages
17.	Buyers_inspection_waiver	1 page

## Signatures

BUYER	DATE
BUYER	DATE
AGENT	DATE
AGENT	DATE