



# 4061 Marshall Terrace

Fremont, CA 94536



**Sylvia So-Yi Wong**

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Sylvia Wong Real Estate Team

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# Preferred Escrow

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

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_fixtures__carbon_monoxide_det_notice	2 pages
15.	Wildfire_disaster_advisory	1 page
16.	Affiliated_business_arrangement_disclosure_statement__421	2 pages
17.	Buyers_inspection_waiver	1 page

# Signatures

**BUYER**

**DATE**

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**BUYER**

**DATE**

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**AGENT**

**DATE**

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**AGENT**

**DATE**

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