



# 547 Wagman Drive

San Jose, CA 95129



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Sylvia Wong Real Estate Team

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# Preferred Escrow

<b>COMPANY NAME</b>	<b>ESCROW NUMBER</b>	
Chicago Title	-	
<b>ESCROW OFFICER</b>	<b>PHONE</b>	<b>EMAIL</b>
Vicky Guo	(510) 742-0800	Vicky.Guo@ctt.com

## Instructions

1. Offers will be \*reviewed\* on Wednesday 5/19 at 4:00 PM.
2. Please submit \*CAR FORM\* with loan approval letter, proof of fund, and signed cover page.
3. If your offer removes any contingency, please include signed CR form. Offers with all disclosures signed will be given more weight in comparing offers.
4. We prefer buyer to \*wire\* deposit within 1 business day. We need to use Chicago Title Fremont Vicky Guo/Krystle Wilson because the property owners now live overseas and have a Power of Attorney already prepared by Chicago.
5. We don't want to get into any disagreement after an offer is accepted - therefore Seller has provided Home/Termite/Roof inspections up front as a courtesy. If Buyer wish to conduct further inspection you are free to keep any contingency that you deem appropriate.
6. If you present a non-contingent offer, please note that 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.	Prelim Report	21 pages
2.	NHD Signing Page	3 pages
3.	NHD Summary	5 pages
4.	NHD Full Report	53 pages
5.	SPQ	4 pages
6.	Real Estate Transfer Disclosures Statement	3 pages
7.	AVID	3 pages
8.	Earthquake_hazards_report	1 page
9.	FIRPTA (both sides)	4 pages
10.	Water-Conserving_Plum._Fixtures_&_Carbon_Monoxide_Det._Notice	2 pages
11.	Water_Heater_and_Smoke_Detector_Statement_of_Compliance	1 page
12.	Statewide_Buyer_and_Seller_Advisory	14 pages
13.	Market_Conditions_Advisory	2 pages
14.	Home Inspection Report	33 pages
15.	Termite Inspection	9 pages
16.	WAGMAN-AUTH PG (1)	2 pages
17.	Roof Inspection Report	1 page
18.	Lead-Based_Paint_and_Lead-Based_Paint_Hazards	2 pages
19.	Affiliated_Business_Arrangement_Disclosure_Statement	2 pages
20.	Wildfire_Disaster_Advisory	1 page
21.	Carbon_Monoxide_Detector_Notice	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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