

1654 Melody Ln, San Jose, CA 95133

Listing Agent: Lilly Luo (Jing Luo) 650.740.6339

Email: LILLYLUOREALTY@GMAIL.COM

CALBRE#: 01444964

Dear Potential Selling Agents/Buyers:

Thank you for your interest in this property.

To make the offer process more efficient, we are asking that you follow these few instructions. Please be sure that you have reviewed the disclosure packet and the **Buyer has signed the Acknowledgment of Receipt and all disclosures and reports.**

With your offer, please include:

- Signed Disclosure Index (follows this page)
- Signed Disclosure and Reports in Buyer-to-sign package
- Pre-Approval letter (From Direct Lender or Bank, or DU letter)
- Proof of funds
- Copy of initial deposit check (3% of Purchase Price)
- AS IS Sale Addendum

And Whatever else you would like us to know.

If you are e-mailing your offer, please send it to lillyluorealty@gmail.com

Again,

Thank you for your interest.

Lilly Luo (Jing Luo)
Sr. Real Estate Specialist / Loan Consultant

Cell: 650-740-6339
Fax: 408-608-1614
lillyluorealty@gmail.com
CalBRE#01444964 • NMLS#312310

HONEST, FAST and ACCURATE Real Estate Service Provider
1288 Kifer Road, Suite 208
Sunnyvale, CA 94086
www.mxrc.com/LillyLuo

MAXREAL

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Jing Luo has not verified any of the information contained in the documents that were prepared by other people. Buyers need to satisfy themselves as to the issues discussed in these documents.

Following this cover sheet you will find:

1) AGENCY:

- a. Agency Relationship Form

2) PROPERTY INFORMATION:

- a. Preliminary Title Report
- b. Market Conditions Advisory

3) TRANSFER DISCLOSURES:

- a. CAR Transfer Disclosure Statement
- b. CAR Supplemental, Statutory and Contractual Disclosure
- c. Seller Property Questionnaire
- d. AVID
- e. Seller's Disclosure Addendum
- f. Seller's Affidavit of NON-Foreign Status and California Withholding Exemption

4) GENERAL DISCLOSURES:

- a. Lead Based Paint Disclosure
- b. PRDS Shoes Off Advisory
- c. Water Heater and Smoke Detector Statement of Compliance
- d. Carbon Monoxide Detector Notice
- e. Mold Disclosure
- f. Income Tax Impact Disclosure
- g. MAXREAL School District Advisory
- h. PRDS Buyer Advisory Regarding California High-Speed Rail
- i. MLS Listing Client Version Receipt

5) NATURAL HAZARDS / ENVIRONMENTAL:

- a. Acknowledgment of Receipt of Homeowner's Guide
- b. Residential Earthquake Hazards Report
- c. San Jose Street Tree Disclosure
- d. JCP Map Cover Pages
- e. Natural Hazards Disclosure
- f. Acknowledgement of Receipt
- g. JCP Natural Hazard/Tax/Environmental Reports
- i. Green Energy Booklet Receipt

6) INSPECTIONS & REPORTS:

- a. Termite Inspection – HomeGuard (Jan 2014)
- b. Property Inspection – HomeGuard (Jan 2014)
- c. Roof Report – HomeGuard (Jan 2014)
- d. Termite Inspection – HomeGuard (March 2014)
- b. Property Inspection – HomeGuard (March 2014)
- c. Roof Report – HomeGuard (March 2014).

For further information or questions please call:

Lilly Luo (Jing Luo) at (650) 740-6339

Buyers who intend to present an offer on this property should acknowledge receipt of this packet and return the signed copy of this cover sheet along with the appropriate purchase contract.

The undersigned Buyer acknowledges receipt of all of the above documents.

X _____
BUYER

X _____
Co-BUYER

DATE