



**PROBATE OFFER INSTRUCTIONS**  
**FULL AUTHORITY: COURT CONFIRMATION**  
**UNDETERMINED AT THE TIME OF OFFER**

1. Offers to be submitted on CAR California Residential Property Purchase Agreement and Joint Escrow Instructions, accompanied by POF to close, and if a legal entity, the Corporate Resolution or Articles of Organization showing you as the signatory for the Representative Capacity Signature Disclosure
2. Offers are to be submitted “as-is” without any contingencies. The Buyer shall submit a Contingency Removal, with Paragraph C.2 checked. – removal of all contingencies with the offer on a Residential Purchase Agreement (RPA), along with a Probate Agreement Purchase Addendum (PA-PA).
3. This sale shall not be contingent upon the Buyer obtaining financing.
4. With Acceptance Buyer shall deposit 10% of the offer amount wire transferred to Optima Escrow within 24 hours of Acceptance
5. Seller Name, Estate of, Margaret Tucker Evans
6. Property sold “as is”, “where-is”, without warranties or guarantees. Buyer to perform their due diligence.
7. All retrofitting required before the Close of Escrow by any local ordinance or state law shall be at the Buyer’s expense.
8. Structural pest control report and repair work are not conditions of this sale. If Buyer elects to make repairs, the same shall be completed at the Buyer’s expense after the Close of Escrow.
9. The Seller shall select all services
10. Close of Escrow to be not greater than 30 days after acceptance
11. It is imperative that your offer reflect the exact vesting of your buyer (no assignees or “to be determined in escrow”)
12. If Court Confirmation becomes required, the Seller or its representative shall seek Court confirmation of the sale, subject to overbidders, and otherwise comply with the requirements set forth in the California Probate Code relating to the sale of real property subject to Court supervision, including but not limited to Probate Code Sections 2540 and 10308
13. Email offers to dgreen.pmp@gmail.com

***Playa Marina Properties***

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