

TUSCANY REALTY CONTRACT REVIEW

(C.A.R. Form RPA-CA Rev. 10/02)

Section Address:

1	Contract Date	
1C	Purchase Price	
1D	Close of Escrow	
2A	Initial Deposit	
2B	Increased Deposit	
2C	First Loan	
2D	Second Loan	
2E	Balance at Close	
2G	Loan Application	
2H	Verify Down Payment	
2I	Loan Contingency	
2J	Appraisal Contingency	
2K	No Loan Contingency	
2L	All Cash Offer	
3A	Primary Residence?	
3B	Occupancy Time & Date	
3C	Tenant Occupied?	
4A1	Pest Inspections Who Pay?	
4A2	WPA Attached?	
4B3	Natural Hazard Report Who Pay?	
4D1	Who Pay Escrow Fee?	
4D2	Who Pay Title Insurance?	
4E1	Who Pay County Transfer Tax?	
4E2	Who Pays City Transfer Tax?	
4E3	Who Pays HOA Transfer Fee?	
4E4	Who Pay HOA Doc Fee?	
4E5	Who Pay Home Warranty & Amount?	
8B3	Included Items	
8C	Excluded Items	
14A	Buyer Disclosure Period	
14B1	Inspection Contingency Report	
16	Initialed Liquidated Damages	
17	Initialed Dispute Resolution	
25	Other Terms & Conditions	
31	Expiration Date of Offer	

County	Escrow Chrgs.	Title Fees	County Xfer Tx.	City Transfer Tax
Santa Clara	Seller Pay	Seller Pay	Seller Pay – 1.10	Buyer/Seller (50%) Alviso, Palo Alto, Mt. View, S.J. – 3.30
Alameda	Buyer Pay	Buyer Pay	Seller Pay – 1.10	Buyer/Seller (50%) Alameda -5.40 Albany – 8.50 Berkley – 15.00 Hayward – 4.50 Oakland – 15.00 Piedmont – 13.00 San Leandro – 6.00
Sacramento	Buyer/Seller 50%	Seller Pay	Seller Pay -1.10	Buyer/Seller (5-%) Sacramento - 2.75
Fresno	Buyer/Seller 50%	Seller Pay	Seller Pay – 1.10	None
Contra Costa	Buyer Pay	Buyer Pay	Seller Pay – 1.10	El Cerrito – 7.00 Richmond – 7.00 San Pablo – 7.00 Pinole – 5.50
Merced	Buyer/Seller 50%	Buyer/Seller 50%	Seller Pay – 1.10	None