



CALIFORNIA
ASSOCIATION
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**CALIFORNIA
RESIDENTIAL PURCHASE AGREEMENT
AND JOINT ESCROW INSTRUCTIONS**
For Use With Single Family Residential Property -- Attached or Detached
(C.A.R. Form RPA-CA, Revised 1/06)

Date November 26, 2007 at COVINA, California.

1. OFFER:
A. THIS IS AN OFFER FROM MICHAEL LARSON, DEBORAH LARSON ("Buyer").

B. THE REAL PROPERTY TO BE ACQUIRED is described as 10882 Mackay #308SE, Anaheim CA 92804
Assessor's Parcel No. 127-551-08, situated in
Anaheim, County of ORANGE, California, ("Property").

C. THE PURCHASE PRICE offered is Four Hundred Twenty Thousand
Dollars \$ 420,000.00

D. CLOSE OF ESCROW shall occur on _____ (date) (or 35 Days After Acceptance).

2. FINANCE TERMS: Obtaining the loans below is a contingency of this Agreement unless: (i) either 2K or 2L is checked below, or (ii) otherwise agreed in writing. Buyer shall act diligently and in good faith to obtain the designated loans. Obtaining deposit, down payment and closing costs is not a contingency. Buyer represents that funds will be good when deposited with Escrow Holder.

A. INITIAL DEPOSIT: Buyer has given a deposit in the amount of _____ \$ 5,000.00
to the agent submitting the offer (or _____), by personal check
(or _____), made payable to _____,
which shall be held uncashed until Acceptance and then deposited within 3 business days after Acceptance
(or _____), with
Escrow Holder, (or into Broker's trust account).

B. INCREASED DEPOSIT: Buyer shall deposit with Escrow Holder an increased deposit in the amount of _____ \$
within _____ Days After Acceptance, or _____

C. FIRST LOAN IN THE AMOUNT OF _____ \$ 315,000.00

(1) NEW First Deed of Trust in favor of lender, encumbering the Property, securing a note payable at maximum
interest of _____ % fixed rate or _____ % initial adjustable rate with a maximum interest rate
of _____ %, balance due in _____ years, amortized over _____ years. Buyer shall
pay loan fees/points not to exceed _____. (These terms apply whether the designated loan
is conventional, FHA or VA.)

(2) FHA VA: (The following terms only apply to the FHA or VA loan that is checked.)
Seller shall pay _____ % discount points. Seller shall pay other fees not allowed to be paid by Buyer,
 not to exceed \$ _____. Seller shall pay the cost of lender required Repairs (including
those for wood destroying pest) not otherwise provided for in this Agreement, not to exceed
\$ _____. (Actual loan amount may increase if mortgage insurance premiums, funding
fees or closing costs are financed.)

D. ADDITIONAL FINANCING TERMS: Seller financing, (C.A.R. Form SFA); secondary financing, _____ \$
(C.A.R. Form PAA, paragraph 4A); assumed financing (C.A.R. Form PAA, paragraph 4B)

E. BALANCE OF PURCHASE PRICE (not including costs of obtaining loans and other closing costs) in the amount of ... \$ 100,000.00
to be deposited with Escrow Holder within sufficient time to close escrow.

F. PURCHASE PRICE (TOTAL): _____ \$ 420,000.00

G. LOAN APPLICATIONS: Within 7 (or _____) Days After Acceptance, Buyer shall provide Seller a letter from lender or mortgage loan
broker stating that, based on a review of Buyer's written application and credit report, Buyer is prequalified or preapproved for the NEW loan
specified in 2C above.

H. VERIFICATION OF DOWN PAYMENT AND CLOSING COSTS: Buyer (or Buyer's lender or loan broker pursuant to 2G) shall, within
7 (or _____) Days After Acceptance, provide Seller written verification of Buyer's down payment and closing costs.

I. LOAN CONTINGENCY REMOVAL: (i) Within 17 (or _____) Days After Acceptance, Buyer shall, as specified in paragraph 14, remove
the loan contingency or cancel this Agreement; OR (ii) (if checked) the loan contingency shall remain in effect until the designated loans are
funded.

J. APPRAISAL CONTINGENCY AND REMOVAL: This Agreement is (OR, if checked, is NOT) contingent upon the Property appraising at no
less than the specified purchase price. If there is a loan contingency, at the time the loan contingency is removed (or, if checked, within 17 (or
_____) Days After Acceptance), Buyer shall, as specified in paragraph 14B(3), remove the appraisal contingency or cancel this Agreement.
If there is no loan contingency, Buyer shall, as specified in paragraph 14B(3), remove the appraisal contingency within 17 (or _____) Days
After Acceptance.

K. NO LOAN CONTINGENCY (if checked): Obtaining any loan in paragraphs 2C, 2D or elsewhere in this Agreement is NOT a contingency of this
Agreement. If Buyer does not obtain the loan and as a result Buyer does not purchase the Property, Seller may be entitled to Buyer's deposit or
other legal remedies.

L. ALL CASH OFFER (if checked): No loan is needed to purchase the Property. Buyer shall, within 7 (or _____) Days After Acceptance,
provide Seller written verification of sufficient funds to close this transaction.

3. CLOSING AND OCCUPANCY:

A. Buyer intends (or does not intend) to occupy the Property as Buyer's primary residence.

B. Seller-occupied or vacant property: Occupancy shall be delivered to Buyer at 12 AM PM, on the date of Close Of Escrow,
 on _____; or no later than _____ Days After Close Of Escrow. (C.A.R. Form PAA, paragraph 2.) If transfer of title and
occupancy do not occur at the same time, Buyer and Seller are advised to: (i) enter into a written occupancy agreement, and (ii) consult with their
insurance and legal advisors.

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Buyer's Initials (ML) (DL)
Seller's Initials (ML) (DL)
Reviewed by _____ Date _____



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SUBJECT TO
COUNTER OFFER