

Address APN

Offer Qualification Form

This form is required for compliance with California Probate Code § 10160.5. The seller requires it, complete and signed, with every offer. An offer submitted without it, or without the documents listed in Section 5, is incomplete and will be returned for completion before it is considered. This lets the personal representative evaluate who the buyer is, how title will be held, and how the purchase will be funded.

1. BUYER

Buyer's full legal name Phone Email Title will be taken in: ☐ Individual ☐ LLC ☐ Corporation (S/C) ☐ Trust ☐ Partnership☐ Other: Exact vesting as it will appear on the deed

2. REAL ESTATE LICENSE

Is the buyer, or any owner, member, manager, officer or trustee of the buying entity, a licensed real estate agent or broker in any state? ☐ Yes ☐ NoIf yes, name(s), license no(s), and state Brokerage name(s) each licensee works under Brokerage license no.

All license numbers on this form will be verified with the California Department of Real Estate (or the licensing agency of the issuing state).

Are you an agent buying on your own behalf, directly or through an entity? ☐ Yes ☐ No

3. RELATIONSHIPS

Does the buyer's agent or the buyer's brokerage have any interest in the buyer or the buying entity? ☐ Yes ☐ NoIs the buyer related to, employed by, or affiliated with the listing agent, the listing brokerage, the personal representative, an heir or beneficiary, or the estate's attorney? ☐ Yes ☐ No If yes, explain:Will this contract be assigned, or the property resold before closing? ☐ Yes ☐ No

4. FUNDING

Purchase will be paid with: ☐ Cash ☐ Hard money / private loan ☐ Conventional or government loan
☐ Credit line / credit facility ☐ CombinationBank or institution holding the funds Lender name and contact Offer price Deposit amount Down payment Loan amount

Credit lines and other credit facilities are not accepted as a source of the deposit or down payment unless the lender completes and signs the Lender Certification in Section 7.

Documents, acknowledgment, lender certification and signatures

5. DOCUMENTS REQUIRED WITH YOUR OFFER

- ☐ **All buyers:** a copy of the most recent bank or brokerage statement, dated within 30 days, showing the funds for the deposit and down payment (account numbers may be masked except the last four digits). If financing: the lender's pre-approval or commitment letter.
- ☐ **LLC:** Articles of Organization and the current Statement of Information (or equivalent annual filing) from the Secretary of State of the state where it is registered, showing the managing member or manager and the entity's addresses.
- ☐ **Corporation (S/C):** Articles of Incorporation and the current Statement of Information (or equivalent) from the state of registration, showing officers, directors and the entity's addresses.
- ☐ **Trust:** a certification of trust naming the trustee(s) with authority to purchase.
- ☐ **Partnership or other entity:** formation documents and proof of who is authorized to sign.

6. PROBATE SALE ACKNOWLEDGMENT

Buyer understands this is a probate sale. Depending on the personal representative's authority, the sale may require court confirmation and may be subject to overbid in court. California Probate Code § 10160.5 provides that the estate is not liable for any commission or other compensation to an agent or broker who is, directly or indirectly, the purchaser, or whose broker representing the purchaser has any interest in the purchaser.

Buyer's initials

7. LENDER CERTIFICATION (ONLY IF A CREDIT FACILITY FUNDS ANY PART OF THE PURCHASE)

The lender below certifies that the buyer has available credit capacity of at least the amount stated to complete the purchase of the property described above within 90 days of offer acceptance.

Lender NMLS no. (if any) Amount available \$

Authorized officer (print) Phone / email

Officer signature Date

BUYER CERTIFICATION

Certification. I certify that the information on this form and the documents provided are true and complete, and I will notify the listing agent in writing of any change before close of escrow.

Buyer / authorized signer Title Date

Buyer's agent (if any) and license no. Buyer's agent brokerage and license no.

Not represented? The listing agent will gladly represent your offer. Ask for details.