PREPARED FOR THE SELLER

THE 14DAYS DOCUMENT PACKAGE

What the market said about the property and how the decision was made.

A complete record of the marketing period: how the property was exposed to buyers, every offer received, how the offers compared, and what was reviewed before a decision was made.

Produced for every 14days transaction.

PREPARED BY 14DAYS

A Licensed Arizona real estate brokerage that represents the seller

REAL BUYERS. REAL OFFERS. REAL CLARITY.

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WHY WE PRODUCE THIS FOR EVERY SALE

Most property sales are never questioned. If yours is one of them, this record still answers a question worth answering: what did the market actually say about your property, and did you see all of it before you decided?

Some sales are questioned. Inherited property. Property held in a trust. Owners who do not agree. A divorce. A court-supervised sale. In those situations the questions that arise are rarely about the price. They are about the process — how the property was marketed, what offers came in, and how the decision was reached.

WE PRODUCE THIS RECORD THE SAME WAY FOR EVERY TRANSACTION, BECAUSE NO ONE KNOWS IN ADVANCE WHICH SALE WILL BE WHICH.

A note on these samples

The formats shown here are representative. The underlying records are produced for every transaction; presentation continues to be refined. No document in this package reflects an actual property or party.

TRANSACTION SUMMARY

What happened, at a glance

ILLUSTRATIVE SAMPLE — Fictional property and parties. Structure and content reflect an actual 14days file.

THE TRANSACTION

Property	1247 E Maple Ridge Dr, Phoenix, AZ 85032	Listing agreement signed	June 23, 2026
Seller	Jane Doe	Marketing period	June 25 – July 9, 2026 (14days)
Seller capacity	Personal Representative of an Estate	Pricing strategy	Fixed price — $315,000
Listing agent / Broker	Eric Nicks, 14days	MLS marketing	Offered; declined by seller

WHAT THE MARKET SAID

215 BUYERS CONTACTED	9 OFFERS RECEIVED	7 DISTINCT BUYERS
$285,000 – $350,000 RANGE OF OFFERS	$342,500 OFFER ACCEPTED	$332,225 NET TO SELLER

Two buyers submitted revised offers during the marketing period. One offer expired under its 72-hour term before presentation. Six offers were active when the offers were presented to the seller.

THE DECISION

All nine offers were presented to the seller on July 1, 2026. The seller decided the same day.

- The seller accepted a $342,500 offer with a net of $332,225, rather than a $350,000 offer with a net of $336,000.
- The seller stated the decision was based on certainty of closing and the absence of a financing contingency.
- The higher-priced offer carried a 30-day financing contingency and a later closing date.

Recorded at the time of presentation. See Exhibit 6.

Offers presented	July 1, 2026, 9:30 AM
Seller decision	July 1, 2026, 11:05 AM
Purchase agreement executed	July 1, 2026
Close of escrow	July 13, 2026

COMPENSATION AND INDEPENDENCE

Seller commission	3.0% — $10,275
Buyer premium	3.0% — $10,275

Both amounts are disclosed on the settlement statement. See Exhibit 9.

14days does not purchase the properties it markets. Neither the brokerage nor any affiliated person or entity submitted an offer on this property.

EXCLUSIVE RIGHT TO LISTING AGREEMENT
Structured Marketing & Offer Collection

This Exclusive Right to Listing Agreement ("Agreement") is entered into by and between 14days ("Broker") and Jane Doe, as Personal Representative of the Estate of [Decedent} ("Seller") concerning the real property located at:

Property Address: 1247 E. Maple Ridge Dr. Phoenix, AZ. 85032

1. Listing Agent

Eric Nicks will act as the licensed real estate agent representing Seller under Broker.

2. Term of Listing (Marketing Period)

This Agreement shall commence on 6/25/26 and end on 7/9/26 (the "Marketing Period").

The Marketing Period is intended to provide a defined period, commonly fourteen (14) days, during which Broker will actively market the Property and solicit written offers from prospective buyers.

Broker will compile all written offers received during the Marketing Period into a comparative summary designed to assist Seller in evaluating competing offers.

If, at the conclusion of the Marketing Period, Seller is engaged in active negotiations with a buyer who submitted a written offer during the Marketing Period, this Agreement shall remain in effect for up to seven (7) additional calendar days solely for the purpose of completing those negotiations.

If the Property is not placed under contract during the Marketing Period, Broker and Seller will conduct a **Post-Marketing Review** to evaluate the marketing results, buyer activity, and available options before concluding the Marketing Period. The purpose of the Post-Marketing Review is to help Seller understand the market response and make an informed decision regarding any next steps. Seller is not obligated to proceed with any additional marketing or services following the Post-Marketing Review.

3. Pricing Strategy

Seller acknowledges that Broker has provided a recommended pricing strategy based on market conditions, property characteristics, and buyer behavior. Seller agrees to the marketing strategy selected below as part of the overall marketing plan.

Each strategy is designed to influence buyer response and offer activity during the Marketing Period.

☐ A. Open Offer Marketing (No Initial List Price)

The Property will be marketed without a stated list price during the Marketing Period. Buyers will be invited to submit written offers based upon their own evaluation of the Property.

This strategy is intended to generate market-driven offer activity through Broker's structured marketing process.

☐ B. Price Range Marketing

The Property will be marketed within the following range:

Low: $__________________ **High:** $__________________

This strategy provides general pricing guidance while allowing flexibility for buyer offers.

Broker Approval required if MLS Marketing not authorized.

☒ C. Fixed Price Marketing

The Property will be marketed at a fixed price of: **$** 315,000

This strategy is typically used for properties positioned for retail buyers and traditional financing.

Broker Approval required if MLS Marketing not authorized.

Seller acknowledges that no marketing strategy or pricing strategy guarantees a sale or any particular purchase price.

4. MLS Marketing & Authorization

MLS marketing may occur during or after the Marketing Period as selected below.

MLS Marketing During Marketing Period

☐ Seller authorizes Broker to list the Property on the Multiple Listing Service (MLS) during the Marketing Period as part of the overall marketing strategy.

MLS List Price: $____________________

Post-Marketing MLS Activation

☐ If the Property is not placed under contract during the Marketing Period, Seller authorizes Broker to activate the MLS listing pursuant to the plan selected below.

List Price: $________________ **MLS Listing Period:** __________________

MLS Activation Timing: ☐ Immediately upon expiration of the Marketing Period

☐ Upon completion of agreed property preparation or improvements

☐ Other: ______________________________________

Property Preparation Notes (Optional) ____

____

____

All MLS marketing will be conducted in accordance with the terms outlined in this Agreement.

5. Broker Marketing & Approval

Broker will use commercially reasonable efforts to market the Property using marketing methods selected by Broker, which may include digital advertising, direct marketing, MLS (if authorized), public walkthroughs, and other lawful marketing activities.

☒ Broker Approval Required

Broker approval is required when Price Range Marketing or Fixed Price Marketing is selected and MLS Marketing is not authorized. In such cases, the Broker Approval Required box should be selected, in which case this Agreement and marketing plan shall not become effective until approved by Broker.

Broker Approval:

Signed by:
By: Eric Meks
A769262B940F4DF...
Date: 06/25/2026
Broker / Designated Broker

6. Broker Purchases and Affiliated Buyers

Broker does not purchase properties it markets. Accordingly, neither Broker nor its affiliated persons or entities will submit an offer to purchase the Property under this Agreement.

7. Access & Walkthroughs

Seller agrees to provide access to the Property for marketing purposes and buyer walkthrough opportunities during the Marketing Period.

Lockbox Authorization: ☒ Yes ☐ No

If Lockbox access is authorized, Broker may provide access to prospective buyers and agents during the Marketing Period.

If Lockbox access is not authorized, Seller agrees to cooperate in scheduling a minimum of three (3) pre-defined buyer walkthrough opportunities during the Marketing Period, scheduled in advance of or at the beginning of the Marketing Period, at times reasonably designed to maximize participation.

8. Seller Support Resources

If the Property is not placed under contract during the Marketing Period, and Seller has elected Post-Marketing MLS Activation in Section 4, the Seller may select one or more of the following support resources:

☐ **Cleanout / Preparation Assistance**
Broker will assist Seller with identifying and coordinating services related to property cleanout, donations, estate sales, contractors, vendors, and other property preparation needs intended to help prepare the Property for sale. Payment for third-party services remains Seller's responsibility.

☐ **Vacant Property Care**
Broker will provide, at Broker's expense, vacant property care services intended to help maintain the appearance and condition of the Property during the marketing period. Services may include landscape maintenance, pool maintenance, and periodic property visits with photographs provided to Seller.

☐ **Transition Assistance**
Broker agrees to advance $____________ (maximum $5,000) to Seller prior to the close of

escrow. Any advance is contingent upon Broker's approval following review of the title search and any additional documentation reasonably required by Broker.

☐ **Reduced MLS Commission**
The commission stated in Section 9 of this Agreement shall be reduced by one-half percent (0.5%) of the final purchase price. Any such reduction shall be reflected in the subsequent listing agreement or closing documents as applicable.

Seller acknowledges that certain benefits, services, referrals, and assistance described above are subject to Broker approval, availability, and any additional terms that may be required by Broker.

9. Commission & Net Proceeds Disclosure

Seller agrees to pay Broker a commission of ______3%______ of the purchase price upon successful closing.

Buyers may separately agree to pay a Buyer Premium. Unless otherwise agreed in writing, the fee is three percent (3%) of the purchase price. This fee is separate from Seller's commission and will be disclosed on the settlement statement.

Broker will present all written offers received during the Marketing Period unless Seller provides different written instructions. Broker will provide Seller with a comparative summary of the offers and estimated net proceeds to assist Seller in evaluating the offers.

10. Protection Period

If within ninety (90) days after expiration of this Agreement Seller enters into a contract with a buyer who, during the Marketing Period, submitted an offer, toured the Property, or was introduced to the Property through Broker's efforts, Seller shall remain obligated to pay Broker's commission.

11. Excluded Buyers

Seller may identify buyers who had a written offer or an established relationship with the Property before this Agreement was signed. To qualify as an Excluded Buyer:

- The buyer must be identified in writing at the time this Agreement is signed; and
- Seller must provide Broker with any prior written offer or other documentation reasonably demonstrating the prior relationship within three (3) business days after execution of this Agreement.

Excluded Buyers remain eligible to participate in the Marketing Period unless Seller instructs Broker otherwise in writing.

If Seller enters into a contract with a properly disclosed Excluded Buyer based solely on the prior relationship or previously disclosed written offer, Broker shall not be entitled to the commission provided in this Agreement.

However, if an Excluded Buyer submits a new or materially different offer during or after the Marketing Period as a result of Broker's marketing efforts, Broker shall be entitled to the commission provided in this Agreement.

12. Dispute Resolution

Any dispute arising out of this Agreement shall first be submitted to mediation through the Arizona Association of Realtors®. If the dispute is not resolved through mediation, the parties may pursue legal action in a court of competent jurisdiction in the State of Arizona.

13. Additional Terms

Additional terms, if any, may be set forth below:

14. Entire Agreement

This Agreement constitutes the entire agreement between the parties and supersedes all prior discussions, representations, or agreements. Any modifications must be in writing and signed by both parties. Electronic signatures and copies delivered by email or similar means shall be deemed valid and enforceable.

SIGNATURES

Signed by:
Seller1: Jane Doe
78D15B7B844743E... Seller2:____________________
personal representative of the estate of decendent
Date: 06/24/2026 Date: ______________

Broker:

Signed by:
By: Eric Micks
A769262B940F4DF... Date: 06/25/2026
Listing Agent / Authorized Representative

ILLUSTRATIVE SAMPLE — Fictional property and parties. Structure and format reflect an actual 14days file.

1. TRANSACTION

Property	1247 E Maple Ridge Dr, Phoenix, AZ 85032
Seller	Jane Doe, as Personal Representative of the Estate of [Decedent]
Listing agent / Broker	[Agent], 14days
Marketing period	June 25, 2026 – July 9, 2026 (14days)
Pricing strategy	Fixed Price — $315,000

2. BUYER NETWORK COMPOSITION

Contacts are characterized by category. Buyer identities are not disclosed in this record.

CATEGORY	CONTACTS
Active investor-buyers (prior transaction history)	168
Owners of comparable property within the submarket	31
Contractors and trades	11
Licensed agents	5
Total contacted	215

3. CHANNELS USED

CHANNEL	SENT / STATUS	DELIVERED	OPENED	ENGAGED
Email — buyer network	215	198 delivered	89 opened	34 clicked
SMS — buyer network	215	209 delivered	—	41 engaged
Direct outreach — calls	46	—	—	19 conversations
Property signage	On site	6/25–7/9	—	—
MLS	Not listed	See Section 6	—	—

4. FROM CONTACT TO OFFER

Each stage reflects buyers who took the next action. Narrowing is expected.

Nine offers were submitted by seven distinct buyers. Two buyers submitted revised offers during the window. One offer expired under its 72-hour term before presentation and is recorded as expired in the offer log.

5. PROPERTY ACCESS

Lockbox authorized	Yes
Walkthroughs conducted	9 (June 26 – July 1)
Seller present for showings	No — property vacant

ILLUSTRATIVE SAMPLE — Fictional property and parties. Structure and format reflect an actual 14days file

6. MLS DECISION RECORD

MLS DECISION RECORMLS marketing was offered to Seller before the marketing period began. Seller's elections are recorded below.D

OPTION PRESENTED	STATUS	SELLER ELECTION
MLS listing during the marketing period	Offered	Declined by Seller
MLS “Coming Soon” status during the marketing period	Offered	Declined by Seller
MLS activation after the marketing period, if no offer accepted	Available	Not required — property placed under contract

Seller's stated reason for declining MLS marketing

Property was inherited, occupied by contents, and to be sold as-is. Seller elected to limit public visibility and showings.
Seller was advised that MLS exposure was available at no additional cost and that it may reach buyers the marketplace network does not.

Seller acknowledgment

Seller confirms MLS marketing was offered and explained prior to the marketing period, and that the elections above reflect Seller's own decision.

SELLER SIGNATURE

DATE

LISTING AGENT

7. BROKER INDEPENDENCE

Broker does not purchase properties it markets.

Neither Broker nor any person or entity affiliated with Broker submitted an offer on this Property.
Broker represents Seller only.

8. WHAT THIS RECORD DOES AND DOES NOT SHOW

This record shows

- The channels used and the number of buyers reached in each
- The composition of the buyer network by category
- How buyer engagement narrowed from contact to written offer
- Which exposure options were offered to Seller and what Seller elected

This record does not show

- The identity of individual buyers contacted or their contact information
- Any opinion by Broker as to whether an offer should have been accepted
- An appraisal, broker price opinion, or determination of fair market value

Prepared by 14days on [date] and provided to the seller as part of the transaction file.

The seller decides. 14days provides the framework — independent of any single buyer, documented from start to finish.

OFFER LOG & COMPARISON

Every offer received, in one format, side by side

ILLUSTRATIVE SAMPLE — Fictional property and parties. Structure and content reflect an actual 14days file.

1247 E Maple Ridge Dr, Phoenix, AZ 85032

Marketing period June 25 – July 9, 2026. Nine offers received from seven buyers. Listed in the order received.

#	BUYER / ENTITY	RECEIVED	OFFER	NET TO SELLER	FINANCING	CONT.	ASSIGN	STATUS
1	Buyer 1 / Home Buyer LLC	Jun 25	$300,000	$291,000	All cash	—	No	Expired
2	Buyer 2 / ABC Home Group LLC	Jun 25	$295,000	$286,150	Hard money	None	No	Active
3	Buyer 3 / XYZ Properties LLC	Jun 25	$285,000	$276,450	Hard money	None	Yes	Active
4	Buyer 4	Jun 27	$326,000	$316,220	All cash	7-day insp.	No	Superseded
5	Buyer 5 / DYI Renovations LLC	Jun 27	$335,000	$324,950	Hard money	None	No	Superseded
6	Buyer 4	Jun 27	$341,000	$330,770	All cash	7-day insp.	No	Active
7	Buyer 5 / DYI Renovations LLC	Jun 28	$342,500	$332,225	Hard money	None	No	ACCEPTED
8	Buyer 6	Jun 28	$350,000	$336,000	FHA	30-day fin.	No	Active
9	Buyer 7	Jun 30	$345,000	$334,650	Seller financing	10-day insp.	No	Active

Status

Active - offer available when offers were presented to the seller
Accepted - offer selected by the seller
Expired - offer terminated under its own time limit before presentation
Superseded - replaced by a later offer from the same buyer

HOW TO READ THIS

All offers were submitted on the same 14-day offer form. In each offer, the buyer pays closing costs, and the seller's commission is uniform, which allows the offers to be compared directly. Net to seller reflects those terms.

Because the terms are standardized, the offers differ chiefly in price, financing type, contingencies, timing, and assignment rights. Where a higher price carries greater risk or a later closing, which is visible in these columns.

Two buyers (no. 4 and no. 5) submitted revised offers during the marketing period; the earlier offers are retained and marked superseded. One offer (no. 1) expired under its 72-hour term before presentation, and is retained and marked expired. Six offers were active when the offers were presented to the seller on July 1, 2026.

Data-integrity note:

Offers no. 4 and no. 6 were submitted showing a closing date of July 17, 2027. Confirmed with the buyer on June 27, 2026, as July 17, 2026. Corrected in the log; the original entry is retained.

See Exhibit 6 for the record of how these offers were presented and the seller's decision.

info@14days.com | 602-428-1414

TRANSACTION TIMELINE

When each offer arrived, when it expired, and when the decision was made

ILLUSTRATIVE SAMPLE — Fictional property and parties. Structure and format reflect an actual 14days file.

1247 E Maple Ridge Dr, Phoenix, AZ 85032

Marketing period: June 25 – July 9, 2026. Property placed under contract July 1, 2026

Offer received · Process event · Offer expired or superseded

Jun 23

Listing agreement executed

Fixed price $315,000. MLS marketing offered; Seller declined. Marketing period set at 14days.

Jun 25 (8:00 AM)

Marketing period begins

Property distributed to 215 contacts by email and SMS. Signage installed. Lockbox activated.

Jun 25

3 offers received

$300,000 all cash (72-hour term).
$295,000 hard money · $285,000 hard money (assignable)

Jun 26

Buyer walkthroughs begin

9 walkthroughs conducted between June 26 and July 1.

Jun 27

3 offers received

$326,000 all cash · $335,000 hard money·
$341,000 all cash (revised, supersedes $326,000)

Jun 28 (10:14 AM)

Offer expired

$300,000 all cash offer expired under its 72-hour term. Not available at presentation.

Jun 28

2 offers received

$342,500 hard money (revised, supersedes $335,000).
$350,000 FHA, 30-day financing contingency

Jun 30

1 offer received

$345,000 seller financing, 10-day inspection, split closing costs

Jul 1 (9:30 AM)

All offers presented to Seller

Side-by-side comparison provided. Net proceeds estimated for each offer. Expired offer identified as expired.

Jul 1 (11:05 AM)

Seller decision

Seller accepted the $342,500 hard money offer. Seller cited certainty of closing and no financing contingency.

Jul 1

Purchase agreement executed

Escrow opened with Empire Title Agency.

Jul 9

Marketing period would have ended

Property was under contract from July 1. Post-marketing MLS activation not required.

Jul 13

Close of escrow

Seller proceeds disbursed. Transaction file completed.

Nine offers were received from seven buyers. Two buyers submitted revised offers; superseded offers are retained in the offer log.
One offer expired before presentation and was identified as expired at the time offers were presented.

OFFER PRESENTATION & REVIEW MEMO

Completed at the time offers were presented to the seller

ILLUSTRATIVE SAMPLE — Fictional property and parties. Structure and content reflect an actual 14days file

1. TRANSACTION

Property	1247 E Maple Ridge Dr, Phoenix, AZ 85032	File / escrow no.	2970428
Seller	Jane Doe	Seller capacity	Personal Representative of an Estate
Listing agent / Broker	Eric Nicks	Broker	14days
Marketing period	June 25 – July 9, 2026	Pricing strategy	Fixed price — $315,000

2. PRESENTATION

Date: July 1, 2026 Time: 9:30 AM Presented by: Eric Nicks

Format: ☑ In person ☐ Video ☐ Telephone ☐ Written / electronic only

Others present: None

3. ALL OFFERS RECEIVED DURING THE MARKETING PERIOD

#	BUYER / ENTITY	RECEIVED	OFFER	NET TO SELLER	FINANCING	CONT.	ASSIGN	STATUS
1	Buyer 1 / Home Buyer LLCJun 25	—	$300,000	$291,000	All cash	—	No	Expired Jun 28, 10:14 AM
2	Buyer 2 / ABC Home Group LLCJun 25	—	$295,000	$286,150	Hard money	—	No	Active
3	Buyer 3 / XYZ Properties LLCJun 25	—	$285,000	$276,450	Hard money	—	Yes	Active
4	Buyer 4Jun 27	—	$326,000	$316,220	All cash	7-day insp.	No	Superseded by no. 6
5	Buyer 5 / DYI Renovations LLCJun 27	—	$335,000	$324,950	Hard money	—	No	Superseded by no. 7
6	Buyer 4Jun 27	—	$341,000	$330,770	All cash	7-day insp.	No	Active
7	Buyer 5 / DYI Renovations LLCJun 28	—	$342,500	$332,225	Hard money	—	No	Active — ACCEPTED
8	Buyer 6Jun 28	—	$350,000	$336,000	FHA	3d / 30d	No	Active
9	Buyer 7Jun 30	—	$345,000	$334,650	Seller financing	10-day insp.	No	Active

Nine offers were received from seven buyers. Two buyers submitted revised offers during the marketing period. Data-integrity note: Offer no. 4 and no. 6 were submitted with a closing date of July 17, 2027. Confirmed with buyer on June 27, 2026 as July 17, 2026. Corrected in the offer log; original entry retained.

4. WHAT THE SELLER REVIEWED

Seller confirms the following were provided and reviewed prior to any decision.

- ☑ All written offers received during the marketing period, including expired and superseded offers
- ☑ A side-by-side comparison of all offers using the same categories
- ☑ An estimate of the seller's net proceeds for each offer
- ☑ The terms of each offer — price, contingencies, timing, financing, and assignment rights
- ☑ Proof of funds or financing verification received for each offer, where provided
- ☑ Broker compensation, including both the seller commission and the buyer premium

ILLUSTRATIVE SAMPLE — Fictional property and parties. Structure and content reflect an actual 14days file

5. SELLER QUESTIONS AND DISCUSSION

Recorded factually. Broker did not advise which offer to accept.

Seller asked whether the 30-day financing contingency on offer no. 8 could be shortened. Broker relayed the question to the buyer; buyer declined. Seller asked what recourse existed if the hard money buyer on offer no. 7 failed to fund; Broker identified the earnest deposit and liquidated damages provisions. Seller asked whether the expired offer no. 1 could be reinstated. Broker stated the offer had terminated by its own terms and that any renewal would be at the buyer's discretion. Seller did not request that it be renewed.

6. BROKER DISCLOSURES

Broker does not purchase properties it markets.

Neither Broker nor any person or entity affiliated with Broker submitted an offer on this Property.
Broker represents Seller only. The Seller makes the decision; Broker organizes the information.

Seller commission: **3.0% — $10,275** Buyer premium: **3.0% — $10,275**

Both amounts are disclosed on the settlement statement.

7. SELLER DECISION

- [x] Accept offer no. 7
- [ ] Decline all offers — continue marketing
- [ ] Decline all offers — proceed to MLS listing
- [ ] Decline all offers — do not sell at this time
- [ ] Negotiate / counter an offer
- [ ] Other

Notes

Seller accepted offer no. 7 at $342,500. Seller stated the decision was based on certainty of closing and the absence of a financing contingency. Seller declined the higher-priced offer no. 8 due to its 30-day financing contingency and later closing date.

Date of decision: **July 1, 2026** Time: **11:05 AM**

8. ACKNOWLEDGEMENT

Seller acknowledges that the offers listed in Section 3 are all offers received, that the items in Section 4 were provided prior to any decision, and that the decision recorded in Section 7 was made by Seller.

Jane Doe	**July 1, 2026**	**Eric Nicks**
SELLER	DATE	LISTING AGENT

ROLE CLARITY

The seller decides. 14days provides the framework.

14days IS

- ☑ A licensed Arizona real estate brokerage that represents the seller
- ☑ A structured process for marketing a property, receiving offers, and comparing them in one format
- ☑ Independent of any single buyer
- ☑ Documented from start to finish

14days IS NOT

- ☒ A buyer, wholesaler, or iBuyer — 14days does not purchase the properties it markets
- ☒ A price-setting authority, appraiser, or provider of a broker price opinion
- ☒ A substitute for legal, tax, or financial advice
- ☒ A guarantee of any particular sale price or outcome

Broker independence

14days does not purchase properties it markets. Neither the brokerage nor any affiliated person or entity submits an offer on a property the brokerage has been engaged to sell.

WHEN THIS RECORD MATTERS MOST

Every seller receives this file. In some situations it does more than inform — it answers questions that arise later, sometimes years later.

- Inherited property or a probate matter
- Property held in a trust
- A divorce or dissolution of a partnership
- A sale under court supervision
- Multiple owners who do not agree
- Property whose market value is unclear or disputed

Most of the sellers who come to us were referred by someone who had been through it

If you know someone facing one of these situations, we would welcome the conversation.
14days is not appropriate for every property. We will tell you when it is not.

NEXT STEPS

Professional walkthrough

A brief overview of how the process works in practice.

Discussion of a specific

We can review whether this process fits.

14days Purchase and Sale Agreement

This Purchase and Sale Agreement ("Agreement") summarizes the buyer's offer to purchase the property listed below. Seller details and seller acceptance may be completed later if the offer is accepted.

This Agreement shall be governed by the laws of the State of Arizona.

1. Parties and Property

Buyer: [redacted]

Buyer Entity, if applicable: [redacted]

Seller agrees to sell and Buyer agrees to purchase the real property located at:

Property Address: [redacted]

The Property includes all improvements, fixtures, and appurtenances associated with the real property. The legal description on record with the County Recorder is incorporated by reference.

2. Purchase Price and Earnest Deposit

Purchase Price: $342500

Earnest Deposit: $5000

The earnest deposit shall be deposited with escrow within **one (1) business day** after acceptance and applied toward the Purchase Price at closing.

Closing and Escrow

3. Closing shall occur on or before: [redacted] **("Close of Escrow")**

4. Escrow / Title Company: Empire Title, Geri Fortune, gfortune@ewtaz.com, 602-462-8123

Escrow shall be conducted in accordance with standard Arizona escrow practices. If either party requires a reasonable extension due to matters outside their control, the parties agree to cooperate in extending the closing date for a reasonable period necessary to complete the transaction.

5. Closing Costs & Prorations:

Buyer shall pay all customary closing costs, including escrow fees, title charges, and transfer-related costs, unless otherwise agreed.
Seller shall pay existing liens, judgments, encumbrances, property taxes, and HOA dues prorated through closing.

6. Financing

Financing Type: Hard Money

Financing / Other Terms:

Buyer acknowledges that the selected financing method does not relieve Buyer of the obligation to close.

7. Buyer Contingencies

Offer Type: Hard Money

If a contingency is selected, Buyer's obligation may depend on that item being satisfied within the stated timeframe. If no contingency is selected, Buyer is submitting a non-contingent offer.

✔ Non-Contingent Offer Buyer waives all contingencies

8. Proof of Funds / Financing Verification

Buyer confirms that proof of funds or financing capability has been provided or will be provided upon request. If Buyer fails to provide required documentation, Seller may terminate the Agreement and the earnest deposit shall be returned to Buyer.

9. Property Condition

Buyer acknowledges that the Property is sold **AS-IS**, except as otherwise required by law. Seller shall deliver the Property in substantially the same condition as of the date of this Agreement.

If the Property is materially damaged prior to closing, Buyer may:
-- Terminate the Agreement and receive a refund of deposits, or
-- Proceed with closing and receive applicable insurance proceeds.

Title, Buyer Commitment, and Possession

10. Title: Seller shall convey **marketable, insurable title** at closing. If title defects are identified, Seller shall have a reasonable opportunity to cure. If Seller is unable to cure such defects, Buyer may terminate this Agreement and receive a refund of the earnest deposit.

11. Buyer Commitment to Close: Buyer represents that Buyer has the financial ability to complete the transaction and agrees to use good faith efforts to close. If Buyer fails to close due to no fault of Seller, the earnest deposit may be retained by Seller as liquidated damages.

12. Seller Default: If Seller fails to perform, Buyer may:
-- Terminate and receive a refund of the earnest deposit
-- Pursue other remedies allowed by law

13. Limited Pre-Closing Access: Buyer acknowledges Buyer has had the opportunity to inspect the Property prior to this Agreement. Except as otherwise provided in Section 7 (Buyer Contingencies), Seller shall have no obligation to provide access prior to closing. Seller may allow limited access at Seller's discretion. Buyer is responsible for any damage caused by Buyer or its representatives.

14. Possession: Possession shall be delivered at closing unless otherwise agreed.

15. Electronic Signatures: This Agreement may be executed electronically and in counterparts.

16. Acknowledgment of the 14day Method: Buyer and Seller acknowledge that the Property was marketed using the **14day Method**, a structured process designed to:
Create a defined marketing period
Generate competitive offers
Provide transparency in the offer process

17. Offer Expiration

Offer Expiration: **72-Hour**

-- If the 14day Review Period applies, this offer remains open through the seller's 14day marketing period.

-- If the 72-Hour Expiration applies, this offer expires seventy-two (72) hours after submission unless accepted before that time.

If not accepted by Seller prior to the applicable expiration, this Agreement shall automatically terminate and be of no further force or effect.

18. Additional Acknowledgements

Buyer acknowledges that multiple buyers may have submitted offers and that Seller relied on Buyer's offer in entering into this Agreement. The listing broker facilitated the marketing process but is not a party to this Agreement except for compensation disbursed through escrow.

19. Additional Terms or Comments
The following reflects any additional comments or context provided by Buyer during offer submission:

These comments are provided for informational purposes only and do not modify, amend, or supersede the terms of this Agreement unless expressly incorporated elsewhere in this Contract.

20. Entire Agreement: This Agreement represents the entire agreement between the Parties and supersedes all prior discussions or representations. Any amendment must be in writing and signed by both Parties.

Electronic Signature and Acknowledgment

Buyer electronically signed this Offer Submission by checking the electronic signature acknowledgment and entering the name below.

Typed Legal Name: [redacted]

Date Submitted: [redacted]
IP Address: [redacted]
Email: [redacted]

Buyer Entity Information, if applicable

Buyer Entity Name: [redacted]

Signer Name and Title: [redacted]

State of Formation: Arizona

Buyer Mailing Address:

[redacted] United States

[redacted] POF

7:20 0 5 82

Good evenin [redacted]

How would you lik [redacted]

Featured Offers

View All >

New Offer from Better Mortgage

Turn home equity into cash

Borrow as much as $500k to cover big expenses with this opportunity for Happen members.

Check Your Rate

Checking, Savings & CD

LevelUp Rate

$59,702.57

[redacted]

$---

LevelUp Checking

Earn 1.00% APY with balances of $2,500+.

New Invitation

Home | Move Money | DebtIQ | Offers

File No./Escrow No.: [redacted]
Officer/Escrow Officer: [redacted]

Empire Title Agency
16165 North 83rd Avenue
#200 - Office #228
Peoria, AZ 85382
(602) 462-8123

Property Address: [redacted] (MARICOPA)
[redacted]

Borrower: [redacted]

Seller: [redacted]

Lender: [redacted]

Settlement Date: [redacted]
Disbursement Date:

Seller		Description	Borrower	
Debit	**Credit**		**Debit**	**Credit**
		Deposits, Credits, Debits		
	$342,500.00	Sale Price of Property	$342,500.00	
		Deposit		$5,000.00
		Prorations		
$464.42		County Taxes 1/1/2026 to [redacted] @ $878.30/Year		$464.42
		Payoffs		
$27,054.88		Payoff of first mortgage loan to [redacted]		
		Principal: $26,858.17		
		Recording Fee: $30.00		
		Interest: $166.71		
		Commissions		
$10,275.00		Real Estate Commission to [redacted]		
		New Loans		
		Loan Amount		$342,500.00
		Title Charges		
		Title - Lender's Title Insurance to Empire Title Agency	$780.00	
		Title - Owner's Title Insurance to Empire Title Agency	$1,318.00	
		Title - ALTA 8.1 Environmental Protection Lien 7-1-21 Endorsement(s) to Empire Title Agency	$75.00	
		Title - ALTA 9-06 Restrictions, Encroachments, Minerals-Loan Policy (BUNDLED) 4-2-12 (I Endorsement(s) to Empire Title Agency		
		Title - Settlement or closing fee to Empire Title Agency	$833.00	
		Title - Transaction Fee to Empire Title Agency	$200.00	
		Title - Lender CPL to Stewart Title Guaranty Company (STG Remittance for Stewart Title Guaranty: $25.00)	$25.00	
		Government Recording and Transfer Charges		
		Recording fees: Deed to County Recorder $30.00	$30.00	
		Recording Fees: Mortgage to County Recorder $30.00	$30.00	
		Additional Settlement Charges		
$456.72		2nd half tax + Interest to Maricopa County Treasurer		
		Buyer Premium to 14days	$10,275.00	
Seller			**Borrower**	
Debit	**Credit**		**Debit**	**Credit**
$38,251.02	$342,500.00	**Subtotals**	$356,066.00	$347,964.42
		Due From Borrower		$8,101.58
$304,248.98		Due To Seller		
$342,500.00	$342,500.00	**Totals**	$356,066.00	$356,066.00

SUBSTITUTE FORM 1099 SELLER STATEMENT: The information contained herein is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.
SELLER INSTRUCTIONS: If this real estate was your principal residence, file form 2119, Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of form 4797, Form 6252 and/or Schedule D (Form 1040). This transaction does not need to be report on Form 1099-S if you sign a certification containing assurances that any capital gain from this transaction will be exempt from tax under new IRS Code Section 121. You are required by law to provide the Settlement Agent with your correct taxpayer identification number. If you do not provide the Settlement Agent with your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by

law.

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Empire Title Agency to cause the funds to be disbursed in accordance with this statement.

BORROWER(S)

[redacted]

By: ________________________

[redacted]

SELLER(S)

________________________ Date:_______

[redacted]

SETTLEMENT COORDINATOR

____

Geri Fortune

SECTION DIVIDER · APPENDIX A

OFFERS RECEIVED

Every written offer, in full — exactly as submitted.
Included for verification, in the order received.

The nine written offers summarized in Exhibit 4, included in full for verification. Each offer appears as submitted, including offers that expired or were superseded before presentation.

Appendix A — provided as part of every 14days transaction file.

REAL BUYERS. REAL OFFERS. REAL CLARITY.

14days Purchase and Sale Agreement

This Purchase and Sale Agreement ("Agreement") summarizes the buyer's offer to purchase the property listed below. Seller details and seller acceptance may be completed later if the offer is accepted.

This Agreement shall be governed by the laws of the State of Arizona.

1. Parties and Property

Buyer: [redacted]

Buyer Entity, if applicable: [redacted]

Seller agrees to sell and Buyer agrees to purchase the real property located at:

Property Address: [redacted]

The Property includes all improvements, fixtures, and appurtenances associated with the real property. The legal description on record with the County Recorder is incorporated by reference.

2. Purchase Price and Earnest Deposit

Purchase Price: $300000

Earnest Deposit: $10000

The earnest deposit shall be deposited with escrow within **one (1) business day** after acceptance and applied toward the Purchase Price at closing.

Closing and Escrow

3. Closing shall occur on or before [redacted] **(“Close of Escrow”)**

4. Escrow / Title Company: Empire Title, Geri Fortune, gfortune@ewtaz.com, 602-462-8123

Escrow shall be conducted in accordance with standard Arizona escrow practices. If either party requires a reasonable extension due to matters outside their control, the parties agree to cooperate in extending the closing date for a reasonable period necessary to complete the transaction.

5. Closing Costs & Prorations:

Buyer shall pay all customary closing costs, including escrow fees, title charges, and transfer-related costs, unless otherwise agreed.
Seller shall pay existing liens, judgments, encumbrances, property taxes, and HOA dues prorated through closing.

6. Financing

Financing Type: All Cash

Financing / Other Terms:

Buyer acknowledges that the selected financing method does not relieve Buyer of the obligation to close.

7. Buyer Contingencies

Offer Type: All Cash

If a contingency is selected, Buyer's obligation may depend on that item being satisfied within the stated timeframe. If no contingency is selected, Buyer is submitting a non-contingent offer.

✔ Non-Contingent Offer Buyer waives all contingencies

8. Proof of Funds / Financing Verification

Buyer confirms that proof of funds or financing capability has been provided or will be provided upon request. If Buyer fails to provide required documentation, Seller may terminate the Agreement and the earnest deposit shall be returned to Buyer.

9. Property Condition

Buyer acknowledges that the Property is sold **AS-IS**, except as otherwise required by law. Seller shall deliver the Property in substantially the same condition as of the date of this Agreement.

If the Property is materially damaged prior to closing, Buyer may:
-- Terminate the Agreement and receive a refund of deposits, or
-- Proceed with closing and receive applicable insurance proceeds.

Title, Buyer Commitment, and Possession

10. Title: Seller shall convey **marketable, insurable title** at closing. If title defects are identified, Seller shall have a reasonable opportunity to cure. If Seller is unable to cure such defects, Buyer may terminate this Agreement and receive a refund of the earnest deposit.

11. Buyer Commitment to Close: Buyer represents that Buyer has the financial ability to complete the transaction and agrees to use good faith efforts to close. If Buyer fails to close due to no fault of Seller, the earnest deposit may be retained by Seller as liquidated damages.

12. Seller Default: If Seller fails to perform, Buyer may:
-- Terminate and receive a refund of the earnest deposit
-- Pursue other remedies allowed by law

13. Limited Pre-Closing Access: Buyer acknowledges Buyer has had the opportunity to inspect the Property prior to this Agreement. Except as otherwise provided in Section 7 (Buyer Contingencies), Seller shall have no obligation to provide access prior to closing. Seller may allow limited access at Seller’s discretion. Buyer is responsible for any damage caused by Buyer or its representatives.

14. Possession: Possession shall be delivered at closing unless otherwise agreed.

15. Electronic Signatures: This Agreement may be executed electronically and in counterparts.

16. Acknowledgment of the 14day Method: Buyer and Seller acknowledge that the Property was marketed using the **14day Method**, a structured process designed to:
Create a defined marketing period
Generate competitive offers
Provide transparency in the offer process

17. Offer Expiration

Offer Expiration: **72-Hour**

-- If the 14day Review Period applies, this offer remains open through the seller's 14day marketing period.

-- If the 72-Hour Expiration applies, this offer expires seventy-two (72) hours after submission unless accepted before that time.

If not accepted by Seller prior to the applicable expiration, this Agreement shall automatically terminate and be of no further force or effect.

18. Additional Acknowledgements

Buyer acknowledges that multiple buyers may have submitted offers and that Seller relied on Buyer’s offer in entering into this Agreement. The listing broker facilitated the marketing process but is not a party to this Agreement except for compensation disbursed through escrow.

19. Additional Terms or Comments
The following reflects any additional comments or context provided by Buyer during offer submission:

Property completely as-is. We'll deal with everything as it stands. Buyer may choose to assign this contract into a trust created for the sole purpose of taking title to this property - the beneficiary of the trust remains the buyer on this contract.

These comments are provided for informational purposes only and do not modify, amend, or supersede the terms of this Agreement unless expressly incorporated elsewhere in this Contract.

20. Entire Agreement: This Agreement represents the entire agreement between the Parties and supersedes all prior discussions or representations. Any amendment must be in writing and signed by both Parties.

Electronic Signature and Acknowledgment

Buyer electronically signed this Offer Submission by checking the electronic signature acknowledgment and entering the name below.

Typed Legal Name: [redacted]

Date Submitted: [redacted]
IP Address: [redacted]

Buyer Entity Information, if applicable

Buyer Entity Name: [redacted]

Signer Name and Title: [redacted]

State of Formation: AZ

Buyer Mailing Address:

[redacted]

[redacted] POF

Bell Bank

Good Morning, [redacted]

- Accounts
- Payments & Transfers
- Activity & Approvals
- Stop Payments
- Messages
- Statements & Reports
- ACH Returns/NOC
- Alerts

← Back

[redacted]1161

$422,591.19

Available Balance

Last Updated: June 25, 2026 9:33 AM

Show full account and routing numbers

Transactions | Details & Settings

Search transactions

14days Purchase and Sale Agreement

This Purchase and Sale Agreement ("Agreement") summarizes the buyer's offer to purchase the property listed below. Seller details and seller acceptance may be completed later if the offer is accepted.

This Agreement shall be governed by the laws of the State of Arizona.

1. Parties and Property

Buyer: [redacted]

Buyer Entity, if applicable: [redacted]

Seller agrees to sell and Buyer agrees to purchase the real property located at:

Property Address: [redacted]

The Property includes all improvements, fixtures, and appurtenances associated with the real property. The legal description on record with the County Recorder is incorporated by reference.

2. Purchase Price and Earnest Deposit

Purchase Price: $295000

Earnest Deposit: $2500

The earnest deposit shall be deposited with escrow within **one (1) business day** after acceptance and applied toward the Purchase Price at closing.

Closing and Escrow

3. Closing shall occur on or before: [redacted] **(“Close of Escrow”)**

4. Escrow / Title Company: Empire Title, Geri Fortune, gfortune@ewtaz.com, 602-462-8123

Escrow shall be conducted in accordance with standard Arizona escrow practices. If either party requires a reasonable extension due to matters outside their control, the parties agree to cooperate in extending the closing date for a reasonable period necessary to complete the transaction.

5. Closing Costs & Prorations:

Buyer shall pay all customary closing costs, including escrow fees, title charges, and transfer-related costs, unless otherwise agreed.
Seller shall pay existing liens, judgments, encumbrances, property taxes, and HOA dues prorated through closing.

6. Financing

Financing Type: Hard Money

Financing / Other Terms:

Buyer acknowledges that the selected financing method does not relieve Buyer of the obligation to close.

7. Buyer Contingencies

Offer Type: Hard Money

If a contingency is selected, Buyer's obligation may depend on that item being satisfied within the stated timeframe. If no contingency is selected, Buyer is submitting a non-contingent offer.

✔ Non-Contingent Offer Buyer waives all contingencies

8. Proof of Funds / Financing Verification

Buyer confirms that proof of funds or financing capability has been provided or will be provided upon request. If Buyer fails to provide required documentation, Seller may terminate the Agreement and the earnest deposit shall be returned to Buyer.

9. Property Condition

Buyer acknowledges that the Property is sold **AS-IS**, except as otherwise required by law. Seller shall deliver the Property in substantially the same condition as of the date of this Agreement.

If the Property is materially damaged prior to closing, Buyer may:
-- Terminate the Agreement and receive a refund of deposits, or
-- Proceed with closing and receive applicable insurance proceeds.

Title, Buyer Commitment, and Possession

10. Title: Seller shall convey **marketable, insurable title** at closing. If title defects are identified, Seller shall have a reasonable opportunity to cure. If Seller is unable to cure such defects, Buyer may terminate this Agreement and receive a refund of the earnest deposit.

11. Buyer Commitment to Close: Buyer represents that Buyer has the financial ability to complete the transaction and agrees to use good faith efforts to close. If Buyer fails to close due to no fault of Seller, the earnest deposit may be retained by Seller as liquidated damages.

12. Seller Default: If Seller fails to perform, Buyer may:
-- Terminate and receive a refund of the earnest deposit
-- Pursue other remedies allowed by law

13. Limited Pre-Closing Access: Buyer acknowledges Buyer has had the opportunity to inspect the Property prior to this Agreement. Except as otherwise provided in Section 7 (Buyer Contingencies), Seller shall have no obligation to provide access prior to closing. Seller may allow limited access at Seller’s discretion. Buyer is responsible for any damage caused by Buyer or its representatives.

14. Possession: Possession shall be delivered at closing unless otherwise agreed.

15. Electronic Signatures: This Agreement may be executed electronically and in counterparts.

16. Acknowledgment of the 14day Method: Buyer and Seller acknowledge that the Property was marketed using the **14day Method**, a structured process designed to:
Create a defined marketing period
Generate competitive offers
Provide transparency in the offer process

17. Offer Expiration

Offer Expiration: **72-Hour**

-- If the 14day Review Period applies, this offer remains open through the seller's 14day marketing period.

-- If the 72-Hour Expiration applies, this offer expires seventy-two (72) hours after submission unless accepted before that time.

If not accepted by Seller prior to the applicable expiration, this Agreement shall automatically terminate and be of no further force or effect.

18. Additional Acknowledgements

Buyer acknowledges that multiple buyers may have submitted offers and that Seller relied on Buyer’s offer in entering into this Agreement. The listing broker facilitated the marketing process but is not a party to this Agreement except for compensation disbursed through escrow.

19. Additional Terms or Comments
The following reflects any additional comments or context provided by Buyer during offer submission:

These comments are provided for informational purposes only and do not modify, amend, or supersede the terms of this Agreement unless expressly incorporated elsewhere in this Contract.

20. Entire Agreement: This Agreement represents the entire agreement between the Parties and supersedes all prior discussions or representations. Any amendment must be in writing and signed by both Parties.

Electronic Signature and Acknowledgment

Buyer electronically signed this Offer Submission by checking the electronic signature acknowledgment and entering the name below.

Typed Legal Name: [redacted]

Date Submitted: [redacted]
IP Address: [redacted]

Buyer Entity Information, if applicable

Buyer Entity Name: [redacted]

Signer Name and Title: [redacted]

State of Formation: AZ

Buyer Mailing Address:

[redacted]

February 26th, 2025

Re: Approval For Funds

To Whom It May Concern:

[redacted] as Borrower and [redacted] have been approved for Kiavi Funding Corporation's Pro lending program. This program entails a funding commitment of $5,000,000 in aggregate loans outstanding, available for the acquisition and renovation of residential properties. Before approval of each loan, Kiavi will require an acceptable valuation supporting the property value and all other title conditions to be met. This approval is good for 12 months from the above listed date.

If you have any questions or would like additional information, please feel free to contact me via the information provided below.

Respectfully,

[redacted]

P [redacted]

14days Purchase and Sale Agreement

This Purchase and Sale Agreement ("Agreement") summarizes the buyer's offer to purchase the property listed below. Seller details and seller acceptance may be completed later if the offer is accepted.

This Agreement shall be governed by the laws of the State of Arizona.

1. Parties and Property

Buyer: [redacted]

Buyer Entity, if applicable: [redacted]

Seller agrees to sell and Buyer agrees to purchase the real property located at:

Property Address: [redacted]

The Property includes all improvements, fixtures, and appurtenances associated with the real property. The legal description on record with the County Recorder is incorporated by reference.

2. Purchase Price and Earnest Deposit

Purchase Price: $285000

Earnest Deposit: $5000

The earnest deposit shall be deposited with escrow within **one (1) business day** after acceptance and applied toward the Purchase Price at closing.

Closing and Escrow

3. Closing shall occur on or before: [redacted] **("Close of Escrow")**

4. Escrow / Title Company: Empire Title, Geri Fortune, gfortune@ewtaz.com, 602-462-8123

Escrow shall be conducted in accordance with standard Arizona escrow practices. If either party requires a reasonable extension due to matters outside their control, the parties agree to cooperate in extending the closing date for a reasonable period necessary to complete the transaction.

5. Closing Costs & Prorations:

Buyer shall pay all customary closing costs, including escrow fees, title charges, and transfer-related costs, unless otherwise agreed.
Seller shall pay existing liens, judgments, encumbrances, property taxes, and HOA dues prorated through closing.

6. Financing

Financing Type: Hard Money

Financing / Other Terms:

Buyer acknowledges that the selected financing method does not relieve Buyer of the obligation to close.

7. Buyer Contingencies

Offer Type: Hard Money

If a contingency is selected, Buyer's obligation may depend on that item being satisfied within the stated timeframe. If no contingency is selected, Buyer is submitting a non-contingent offer.

✔ Non-Contingent Offer Buyer waives all contingencies

8. Proof of Funds / Financing Verification

Buyer confirms that proof of funds or financing capability has been provided or will be provided upon request. If Buyer fails to provide required documentation, Seller may terminate the Agreement and the earnest deposit shall be returned to Buyer.

9. Property Condition

Buyer acknowledges that the Property is sold **AS-IS**, except as otherwise required by law. Seller shall deliver the Property in substantially the same condition as of the date of this Agreement.

If the Property is materially damaged prior to closing, Buyer may:
-- Terminate the Agreement and receive a refund of deposits, or
-- Proceed with closing and receive applicable insurance proceeds.

Title, Buyer Commitment, and Possession

10. Title: Seller shall convey **marketable, insurable title** at closing. If title defects are identified, Seller shall have a reasonable opportunity to cure. If Seller is unable to cure such defects, Buyer may terminate this Agreement and receive a refund of the earnest deposit.

11. Buyer Commitment to Close: Buyer represents that Buyer has the financial ability to complete the transaction and agrees to use good faith efforts to close. If Buyer fails to close due to no fault of Seller, the earnest deposit may be retained by Seller as liquidated damages.

12. Seller Default: If Seller fails to perform, Buyer may:
-- Terminate and receive a refund of the earnest deposit
-- Pursue other remedies allowed by law

13. Limited Pre-Closing Access: Buyer acknowledges Buyer has had the opportunity to inspect the Property prior to this Agreement. Except as otherwise provided in Section 7 (Buyer Contingencies), Seller shall have no obligation to provide access prior to closing. Seller may allow limited access at Seller's discretion. Buyer is responsible for any damage caused by Buyer or its representatives.

14. Possession: Possession shall be delivered at closing unless otherwise agreed.

15. Electronic Signatures: This Agreement may be executed electronically and in counterparts.

16. Acknowledgment of the 14day Method: Buyer and Seller acknowledge that the Property was marketed using the **14day Method**, a structured process designed to:
Create a defined marketing period
Generate competitive offers
Provide transparency in the offer process

17. Offer Expiration

Offer Expiration: **72-Hour**

-- If the 14day Review Period applies, this offer remains open through the seller's 14day marketing period.

-- If the 72-Hour Expiration applies, this offer expires seventy-two (72) hours after submission unless accepted before that time.

If not accepted by Seller prior to the applicable expiration, this Agreement shall automatically terminate and be of no further force or effect.

18. Additional Acknowledgements

Buyer acknowledges that multiple buyers may have submitted offers and that Seller relied on Buyer's offer in entering into this Agreement. The listing broker facilitated the marketing process but is not a party to this Agreement except for compensation disbursed through escrow.

19. Additional Terms or Comments
The following reflects any additional comments or context provided by Buyer during offer submission:

These comments are provided for informational purposes only and do not modify, amend, or supersede the terms of this Agreement unless expressly incorporated elsewhere in this Contract.

20. Entire Agreement: This Agreement represents the entire agreement between the Parties and supersedes all prior discussions or representations. Any amendment must be in writing and signed by both Parties.

Electronic Signature and Acknowledgment

Buyer electronically signed this Offer Submission by checking the electronic signature acknowledgment and entering the name below.

Typed Legal Name: [redacted]

Date Submitted: [redacted]
IP Address: [redacted]
Email: [redacted]

Buyer Entity Information, if applicable

Buyer Entity Name: [redacted]

Signer Name and Title: [redacted]

State of Formation: AZ

Buyer Mailing Address:

[redacted]

April 14, 2026,

[redacted]

Congratulations on your preapproval.

Your loan request has been preapproved based on a review of the property information you provided, which is subject to a formal underwriting review.

Loan Breakdown

Loan Program	**Hard money, Quick close**
Purchase Price (up to)	**$1,000,000.00**
Expiration Date	**90 days from date of letter**

At Boomerang Capital, we are committed to making your property purchase as smooth as possible. Our clients have considered us a trusted lender for many years giving them the confidence to close their properties time and time again.

If you or your real estate agent have any questions regarding this preapproval, please don't hesitate to give me a call at [redacted]

I look forward to helping you finance your new property.

Sincerely,

[redacted]

Licensed in the state of Arizona and Texas
NMLS# 1792860

Office: [redacted]
Cell: [redacted]
Email: [redacted]

14days Purchase and Sale Agreement

This Purchase and Sale Agreement ("Agreement") summarizes the buyer's offer to purchase the property listed below. Seller details and seller acceptance may be completed later if the offer is accepted.

This Agreement shall be governed by the laws of the State of Arizona.

1. Parties and Property

Buyer: [redacted]

Buyer Entity, if applicable:

Seller agrees to sell and Buyer agrees to purchase the real property located at:

Property Address: [redacted]

The Property includes all improvements, fixtures, and appurtenances associated with the real property. The legal description on record with the County Recorder is incorporated by reference.

2. Purchase Price and Earnest Deposit

Purchase Price: $326000

Earnest Deposit: $5000

The earnest deposit shall be deposited with escrow within **one (1) business day** after acceptance and applied toward the Purchase Price at closing.

Closing and Escrow

3. Closing shall occur on or before: [redacted] **("Close of Escrow")**

4. Escrow / Title Company: Empire Title, Geri Fortune, gfortune@ewtaz.com, 602-462-8123

Escrow shall be conducted in accordance with standard Arizona escrow practices. If either party requires a reasonable extension due to matters outside their control, the parties agree to cooperate in extending the closing date for a reasonable period necessary to complete the transaction.

5. Closing Costs & Prorations:

Buyer shall pay all customary closing costs, including escrow fees, title charges, and transfer-related costs, unless otherwise agreed.
Seller shall pay existing liens, judgments, encumbrances, property taxes, and HOA dues prorated through closing.

6. Financing

Financing Type: All Cash

Financing / Other Terms:

Buyer acknowledges that the selected financing method does not relieve Buyer of the obligation to close.

7. Buyer Contingencies

Offer Type: All Cash

If a contingency is selected, Buyer's obligation may depend on that item being satisfied within the stated timeframe. If no contingency is selected, Buyer is submitting a non-contingent offer.

✔ Contingent Offer: Buyer’s obligations are contingent upon the following:
Inspection Contingency: Yes

Inspection Days: Buyer shall have 7 days after acceptance to conduct inspections. Buyer may cancel within this period and receive a refund of the earnest deposit.

8. Proof of Funds / Financing Verification

Buyer confirms that proof of funds or financing capability has been provided or will be provided upon request. If Buyer fails to provide required documentation, Seller may terminate the Agreement and the earnest deposit shall be returned to Buyer.

9. Property Condition

Buyer acknowledges that the Property is sold **AS-IS**, except as otherwise required by law. Seller shall deliver the Property in substantially the same condition as of the date of this Agreement.

If the Property is materially damaged prior to closing, Buyer may:
-- Terminate the Agreement and receive a refund of deposits, or
-- Proceed with closing and receive applicable insurance proceeds.

Title, Buyer Commitment, and Possession

10. Title: Seller shall convey **marketable, insurable title** at closing. If title defects are identified, Seller shall have a reasonable opportunity to cure. If Seller is unable to cure such defects, Buyer may terminate this Agreement and receive a refund of the earnest deposit.

11. Buyer Commitment to Close: Buyer represents that Buyer has the financial ability to complete the transaction and agrees to use good faith efforts to close. If Buyer fails to close due to no fault of Seller, the earnest deposit may be retained by Seller as liquidated damages.

12. Seller Default: If Seller fails to perform, Buyer may:
-- Terminate and receive a refund of the earnest deposit
-- Pursue other remedies allowed by law

13. Limited Pre-Closing Access: Buyer acknowledges Buyer has had the opportunity to inspect the Property prior to this Agreement. Except as otherwise provided in Section 7 (Buyer Contingencies), Seller shall have no obligation to provide access prior to closing. Seller may allow limited access at Seller’s discretion. Buyer is responsible for any damage caused by Buyer or its representatives.

14. Possession: Possession shall be delivered at closing unless otherwise agreed.

15. Electronic Signatures: This Agreement may be executed electronically and in counterparts.

16. Acknowledgment of the 14day Method: Buyer and Seller acknowledge that the Property was marketed using the **14day Method**, a structured process designed to:
Create a defined marketing period
Generate competitive offers
Provide transparency in the offer process

17. Offer Expiration

Offer Expiration: **72-Hour**

-- If the 14day Review Period applies, this offer remains open through the seller's 14day marketing period.

-- If the 72-Hour Expiration applies, this offer expires seventy-two (72) hours after submission unless accepted before that time.

If not accepted by Seller prior to the applicable expiration, this Agreement shall automatically terminate and be of no further force or effect.

18. Additional Acknowledgements

Buyer acknowledges that multiple buyers may have submitted offers and that Seller relied on Buyer's offer in entering into this Agreement. The listing broker facilitated the marketing process but is not a party to this Agreement except for compensation disbursed through escrow.

19. Additional Terms or Comments
The following reflects any additional comments or context provided by Buyer during offer submission:

Everything to remain in the house except for the tractor. Our plan is to have the inspections done no later than July 2 and we are willing to sign off once the inspections are done.

These comments are provided for informational purposes only and do not modify, amend, or supersede the terms of this Agreement unless expressly incorporated elsewhere in this Contract.

20. Entire Agreement: This Agreement represents the entire agreement between the Parties and supersedes all prior discussions or representations. Any amendment must be in writing and signed by both Parties.

Electronic Signature and Acknowledgment

Buyer electronically signed this Offer Submission by checking the electronic signature acknowledgment and entering the name below.

Typed Legal Name: [redacted]

Date Submitted: [redacted]
IP Address: [redacted]
Email: [redacted]

Buyer Entity Information, if applicable

Buyer Entity Name:

Signer Name and Title:

State of Formation:

Buyer Mailing Address:

, ,

Marc Sterling POF

The Power of OPPENHEIMER Thinking
Wealth Management | Capital Markets | Investment Banking

Oppenheimer & Co. Inc.
85 Broad Street
New York, NY 10004
(212) 668-8000

HOUSEHOLD SUMMARY

Special Message

This statement has been provided to you through electronic delivery.
Thank you for helping us 'Go Green'!

For the Period Ending: 05/31/26

Financial Professional
RICHARDSON, JILL - K7T
100 SE 3RD AVENUE
SUITE 2100
FT LAUDERDALE, FL 33394
(800) 327-8324

[redacted]

Account		Cash, Money Funds & Bank Deposits	Priced Securities	Total Asset Value	Direct Investments [1]	Adjusted Asset Value [2]	Previous Month Adj Asset Value	Statement Enclosed [3]
[redacted]	[redacted]	$55,450.56	$129,907.20	$185,357.76	$0.00	$185,357.76	$132,678.40	Yes
[redacted]		2,055.95	341,280.68	343,336.63	0.00	343,336.63	333,907.56	Yes
[redacted]		6,849.69	117,460.87	124,310.56	0.00	124,310.56	124,080.93	Yes
[redacted]		192.69	0.00	192.69	227,839.23	228,031.92	206,102.18	Yes
[redacted]		9,295.75	323,241.99	332,537.74	0.00	332,537.74	331,288.39	Yes
[redacted]		3,075.80	113,447.63	116,523.43	0.00	116,523.43	115,168.34	Yes
	Totals	**$76,920.44**	**$1,025,338.37**	**$1,102,258.81**	**$227,839.23**	**$1,330,098.04**	**$1,243,225.80**	

[1] Values for Direct Investments, which are not included in the Total Asset Value for your account, are provided for informational purposes only. Note that p[redacted] furnished periodically by the entities issuing and/or managing such investments. Due to timing of such pricing, values for Direct Investment reflect the most recent prices available, which may not be month-end values.

[2] "Adjusted Asset Value" is the sum of "Total Asset Value" and "Direct Investments".

[3] "No" in the Statement Enclosed column indicates that a statement was not generated for the specified account due to lack of activity during the period. However, as a courtesy, current values for the account are displayed for informational purposes.

14days Purchase and Sale Agreement

This Purchase and Sale Agreement ("Agreement") summarizes the buyer's offer to purchase the property listed below. Seller details and seller acceptance may be completed later if the offer is accepted.

This Agreement shall be governed by the laws of the State of Arizona.

1. Parties and Property

Buyer: [redacted]

Buyer Entity, if applicable: [redacted]

Seller agrees to sell and Buyer agrees to purchase the real property located at:

Property Address: [redacted]

The Property includes all improvements, fixtures, and appurtenances associated with the real property. The legal description on record with the County Recorder is incorporated by reference.

2. Purchase Price and Earnest Deposit

Purchase Price: $335000

Earnest Deposit: $5000

The earnest deposit shall be deposited with escrow within **one (1) business day** after acceptance and applied toward the Purchase Price at closing.

Closing and Escrow

3. Closing shall occur on or before: [redacted] **("Close of Escrow")**

4. Escrow / Title Company: Empire Title, Geri Fortune, gfortune@ewtaz.com, 602-462-8123

Escrow shall be conducted in accordance with standard Arizona escrow practices. If either party requires a reasonable extension due to matters outside their control, the parties agree to cooperate in extending the closing date for a reasonable period necessary to complete the transaction.

5. Closing Costs & Prorations:

Buyer shall pay all customary closing costs, including escrow fees, title charges, and transfer-related costs, unless otherwise agreed.
Seller shall pay existing liens, judgments, encumbrances, property taxes, and HOA dues prorated through closing.

6. Financing

Financing Type: Hard Money

Financing / Other Terms:

Buyer acknowledges that the selected financing method does not relieve Buyer of the obligation to close.

7. Buyer Contingencies

Offer Type: Hard Money

If a contingency is selected, Buyer's obligation may depend on that item being satisfied within the stated timeframe. If no contingency is selected, Buyer is submitting a non-contingent offer.

✔ Non-Contingent Offer Buyer waives all contingencies

8. Proof of Funds / Financing Verification

Buyer confirms that proof of funds or financing capability has been provided or will be provided upon request. If Buyer fails to provide required documentation, Seller may terminate the Agreement and the earnest deposit shall be returned to Buyer.

9. Property Condition

Buyer acknowledges that the Property is sold **AS-IS**, except as otherwise required by law. Seller shall deliver the Property in substantially the same condition as of the date of this Agreement.

If the Property is materially damaged prior to closing, Buyer may:
-- Terminate the Agreement and receive a refund of deposits, or
-- Proceed with closing and receive applicable insurance proceeds.

Title, Buyer Commitment, and Possession

10. Title: Seller shall convey **marketable, insurable title** at closing. If title defects are identified, Seller shall have a reasonable opportunity to cure. If Seller is unable to cure such defects, Buyer may terminate this Agreement and receive a refund of the earnest deposit.

11. Buyer Commitment to Close: Buyer represents that Buyer has the financial ability to complete the transaction and agrees to use good faith efforts to close. If Buyer fails to close due to no fault of Seller, the earnest deposit may be retained by Seller as liquidated damages.

12. Seller Default: If Seller fails to perform, Buyer may:
-- Terminate and receive a refund of the earnest deposit
-- Pursue other remedies allowed by law

13. Limited Pre-Closing Access: Buyer acknowledges Buyer has had the opportunity to inspect the Property prior to this Agreement. Except as otherwise provided in Section 7 (Buyer Contingencies), Seller shall have no obligation to provide access prior to closing. Seller may allow limited access at Seller’s discretion. Buyer is responsible for any damage caused by Buyer or its representatives.

14. Possession: Possession shall be delivered at closing unless otherwise agreed.

15. Electronic Signatures: This Agreement may be executed electronically and in counterparts.

16. Acknowledgment of the 14day Method: Buyer and Seller acknowledge that the Property was marketed using the **14day Method**, a structured process designed to:
Create a defined marketing period
Generate competitive offers
Provide transparency in the offer process

17. Offer Expiration

Offer Expiration: **72-Hour**

-- If the 14day Review Period applies, this offer remains open through the seller's 14day marketing period.

-- If the 72-Hour Expiration applies, this offer expires seventy-two (72) hours after submission unless accepted before that time.

If not accepted by Seller prior to the applicable expiration, this Agreement shall automatically terminate and be of no further force or effect.

18. Additional Acknowledgements

Buyer acknowledges that multiple buyers may have submitted offers and that Seller relied on Buyer's offer in entering into this Agreement. The listing broker facilitated the marketing process but is not a party to this Agreement except for compensation disbursed through escrow.

19. Additional Terms or Comments
The following reflects any additional comments or context provided by Buyer during offer submission:

These comments are provided for informational purposes only and do not modify, amend, or supersede the terms of this Agreement unless expressly incorporated elsewhere in this Contract.

20. Entire Agreement: This Agreement represents the entire agreement between the Parties and supersedes all prior discussions or representations. Any amendment must be in writing and signed by both Parties.

Electronic Signature and Acknowledgment

Buyer electronically signed this Offer Submission by checking the electronic signature acknowledgment and entering the name below.

Typed Legal Name: [redacted]

Date Submitted: [redacted]
IP Address: [redacted]
Email: [redacted]

Buyer Entity Information, if applicable

Buyer Entity Name: [redacted]

Signer Name and Title: [redacted]

State of Formation: Arizona

Buyer Mailing Address:

[redacted]

[redacted] POF

Here are the soft terms below. most of this is set in stone and the only real thing we need to decide on is the down payment.

12 month loan
9.75% rate
1% fee ONLY
NO appraisal – can close in 48 hours
NO prepayment penalties
Up to 80-90% LTC depending on SOFT credit score and past projects.

Here is what I need to get the terms approved for you. Please send over

- Purchase contract or prelim contract
- Rehab budget line item estimate
- Are you closing in [redacted] if you have anyone else going to be on the loan then we need application for them
- Confirm you are ok with SOFT credit check?

Once you get me these couple things, then I can get the loan approved for closing
Let me know
Regards

NMLS# 396288
BK-091779
Submit a Loan Request

Ethan Bubel
Texas Sales Manager
Ethan@capitalfund1.com
d. 469-489-0194 | o. 469.501.1820
400 E Las Colinas Blvd | STE 270
Irving, TX 75039
www.CapitalFund1.com
@CapitalFund1

14days Purchase and Sale Agreement

This Purchase and Sale Agreement ("Agreement") summarizes the buyer's offer to purchase the property listed below. Seller details and seller acceptance may be completed later if the offer is accepted.

This Agreement shall be governed by the laws of the State of Arizona.

1. Parties and Property

Buyer: [redacted]

Buyer Entity, if applicable:

Seller agrees to sell and Buyer agrees to purchase the real property located at:

Property Address: [redacted]

The Property includes all improvements, fixtures, and appurtenances associated with the real property. The legal description on record with the County Recorder is incorporated by reference.

2. Purchase Price and Earnest Deposit

Purchase Price: $341000

Earnest Deposit: $5000

The earnest deposit shall be deposited with escrow within **one (1) business day** after acceptance and applied toward the Purchase Price at closing.

Closing and Escrow

3. Closing shall occur on or before: [redacted] **(“Close of Escrow”)**

4. Escrow / Title Company: Empire Title, Geri Fortune, gfortune@ewtaz.com, 602-462-8123

Escrow shall be conducted in accordance with standard Arizona escrow practices. If either party requires a reasonable extension due to matters outside their control, the parties agree to cooperate in extending the closing date for a reasonable period necessary to complete the transaction.

5. Closing Costs & Prorations:

Buyer shall pay all customary closing costs, including escrow fees, title charges, and transfer-related costs, unless otherwise agreed.
Seller shall pay existing liens, judgments, encumbrances, property taxes, and HOA dues prorated through closing.

6. Financing

Financing Type: All Cash

Financing / Other Terms:

Buyer acknowledges that the selected financing method does not relieve Buyer of the obligation to close.

7. Buyer Contingencies

Offer Type: All Cash

If a contingency is selected, Buyer's obligation may depend on that item being satisfied within the stated timeframe. If no contingency is selected, Buyer is submitting a non-contingent offer.

✔ Contingent Offer: Buyer’s obligations are contingent upon the following:
Inspection Contingency: Yes

Inspection Days: Buyer shall have 7 days after acceptance to conduct inspections. Buyer may cancel within this period and receive a refund of the earnest deposit.

8. Proof of Funds / Financing Verification

Buyer confirms that proof of funds or financing capability has been provided or will be provided upon request. If Buyer fails to provide required documentation, Seller may terminate the Agreement and the earnest deposit shall be returned to Buyer.

9. Property Condition

Buyer acknowledges that the Property is sold **AS-IS**, except as otherwise required by law. Seller shall deliver the Property in substantially the same condition as of the date of this Agreement.

If the Property is materially damaged prior to closing, Buyer may:
-- Terminate the Agreement and receive a refund of deposits, or
-- Proceed with closing and receive applicable insurance proceeds.

Title, Buyer Commitment, and Possession

10. Title: Seller shall convey **marketable, insurable title** at closing. If title defects are identified, Seller shall have a reasonable opportunity to cure. If Seller is unable to cure such defects, Buyer may terminate this Agreement and receive a refund of the earnest deposit.

11. Buyer Commitment to Close: Buyer represents that Buyer has the financial ability to complete the transaction and agrees to use good faith efforts to close. If Buyer fails to close due to no fault of Seller, the earnest deposit may be retained by Seller as liquidated damages.

12. Seller Default: If Seller fails to perform, Buyer may:
-- Terminate and receive a refund of the earnest deposit
-- Pursue other remedies allowed by law

13. Limited Pre-Closing Access: Buyer acknowledges Buyer has had the opportunity to inspect the Property prior to this Agreement. Except as otherwise provided in Section 7 (Buyer Contingencies), Seller shall have no obligation to provide access prior to closing. Seller may allow limited access at Seller’s discretion. Buyer is responsible for any damage caused by Buyer or its representatives.

14. Possession: Possession shall be delivered at closing unless otherwise agreed.

15. Electronic Signatures: This Agreement may be executed electronically and in counterparts.

16. Acknowledgment of the 14day Method: Buyer and Seller acknowledge that the Property was marketed using the **14day Method**, a structured process designed to:
Create a defined marketing period
Generate competitive offers
Provide transparency in the offer process

17. Offer Expiration

Offer Expiration: **72-Hour**

-- If the 14day Review Period applies, this offer remains open through the seller's 14day marketing period.

-- If the 72-Hour Expiration applies, this offer expires seventy-two (72) hours after submission unless accepted before that time.

If not accepted by Seller prior to the applicable expiration, this Agreement shall automatically terminate and be of no further force or effect.

18. Additional Acknowledgements

Buyer acknowledges that multiple buyers may have submitted offers and that Seller relied on Buyer's offer in entering into this Agreement. The listing broker facilitated the marketing process but is not a party to this Agreement except for compensation disbursed through escrow.

19. Additional Terms or Comments
The following reflects any additional comments or context provided by Buyer during offer submission:

All items to remain in the house except for the tractor

These comments are provided for informational purposes only and do not modify, amend, or supersede the terms of this Agreement unless expressly incorporated elsewhere in this Contract.

20. Entire Agreement: This Agreement represents the entire agreement between the Parties and supersedes all prior discussions or representations. Any amendment must be in writing and signed by both Parties.

Electronic Signature and Acknowledgment

Buyer electronically signed this Offer Submission by checking the electronic signature acknowledgment and entering the name below.

Typed Legal Name: [redacted]

Date Submitted: [redacted]
IP Address: [redacted]
Email: [redacted]

Buyer Entity Information, if applicable

Buyer Entity Name:

Signer Name and Title:

State of Formation:

Buyer Mailing Address:

, ,

Marc Sterling POF

The Power of OPPENHEIMER Thinking
Wealth Management | Capital Markets | Investment Banking

Oppenheimer & Co. Inc.
85 Broad Street
New York, NY 10004
(212) 668-8000

HOUSEHOLD SUMMARY

Special Message

This statement has been provided to you through electronic delivery.
Thank you for helping us 'Go Green'!

For the Period Ending: 05/31/26

Financial Professional
RICHARDSON, JILL - K7T
100 SE 3RD AVENUE
SUITE 2100
FT LAUDERDALE, FL 33394
(800) 327-8324

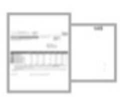
[redacted]

Account	Cash, Money Funds & Bank Deposits	Priced Securities	Total Asset Value	Direct Investments [1]	Adjusted Asset Value [2]	Previous Month Adj Asset Value	Statement Enclosed [3]
[redacted]	$55,450.56	$129,907.20	$185,357.76	$0.00	$185,357.76	$132,678.40	Yes
[redacted]	2,055.95	341,280.68	343,336.63	0.00	343,336.63	333,907.56	Yes
[redacted]	6,849.69	117,460.87	124,310.56	0.00	124,310.56	124,080.93	Yes
[redacted]	192.69	0.00	192.69	227,839.23	228,031.92	206,102.18	Yes
[redacted]	9,295.75	323,241.99	332,537.74	0.00	332,537.74	331,288.39	Yes
[redacted]	3,075.80	113,447.63	116,523.43	0.00	116,523.43	115,168.34	Yes
Totals	**$76,920.44**	**$1,025,338.37**	**$1,102,258.81**	**$227,839.23**	**$1,330,098.04**	**$1,243,225.80**	

[1] Values for Direct Investments, which are not included in the Total Asset Value for your account, are provided for informational purposes only. Note that prices for Direct Investments are furnished periodically by the entities issuing and/or managing such investments. Due to timing of such pricing, values for Direct Investment reflect the most recent prices available, which may not be month-end values.

[2] "Adjusted Asset Value" is the sum of "Total Asset Value" and "Direct Investments".

[3] "No" in the Statement Enclosed column indicates that a statement was not generated for the specified account due to lack of activity during the period. However, as a courtesy, current values for the account are displayed for informational purposes.



14days Purchase and Sale Agreement

This Purchase and Sale Agreement ("Agreement") summarizes the buyer's offer to purchase the property listed below. Seller details and seller acceptance may be completed later if the offer is accepted.

This Agreement shall be governed by the laws of the State of Arizona.

1. Parties and Property

Buyer: [redacted]

Buyer Entity, if applicable: [redacted]

Seller agrees to sell and Buyer agrees to purchase the real property located at:

Property Address: [redacted]

The Property includes all improvements, fixtures, and appurtenances associated with the real property. The legal description on record with the County Recorder is incorporated by reference.

2. Purchase Price and Earnest Deposit

Purchase Price: $342500

Earnest Deposit: $5000

The earnest deposit shall be deposited with escrow within **one (1) business day** after acceptance and applied toward the Purchase Price at closing.

Closing and Escrow

3. Closing shall occur on or before: [redacted] **(“Close of Escrow”)**

4. Escrow / Title Company: Empire Title, Geri Fortune, gfortune@ewtaz.com, 602-462-8123

Escrow shall be conducted in accordance with standard Arizona escrow practices. If either party requires a reasonable extension due to matters outside their control, the parties agree to cooperate in extending the closing date for a reasonable period necessary to complete the transaction.

5. Closing Costs & Prorations:

Buyer shall pay all customary closing costs, including escrow fees, title charges, and transfer-related costs, unless otherwise agreed.
Seller shall pay existing liens, judgments, encumbrances, property taxes, and HOA dues prorated through closing.

6. Financing

Financing Type: Hard Money

Financing / Other Terms:

Buyer acknowledges that the selected financing method does not relieve Buyer of the obligation to close.

7. Buyer Contingencies

Offer Type: Hard Money

If a contingency is selected, Buyer's obligation may depend on that item being satisfied within the stated timeframe. If no contingency is selected, Buyer is submitting a non-contingent offer.

✔ Non-Contingent Offer Buyer waives all contingencies

8. Proof of Funds / Financing Verification

Buyer confirms that proof of funds or financing capability has been provided or will be provided upon request. If Buyer fails to provide required documentation, Seller may terminate the Agreement and the earnest deposit shall be returned to Buyer.

9. Property Condition

Buyer acknowledges that the Property is sold **AS-IS**, except as otherwise required by law. Seller shall deliver the Property in substantially the same condition as of the date of this Agreement.

If the Property is materially damaged prior to closing, Buyer may:
-- Terminate the Agreement and receive a refund of deposits, or
-- Proceed with closing and receive applicable insurance proceeds.

Title, Buyer Commitment, and Possession

10. Title: Seller shall convey **marketable, insurable title** at closing. If title defects are identified, Seller shall have a reasonable opportunity to cure. If Seller is unable to cure such defects, Buyer may terminate this Agreement and receive a refund of the earnest deposit.

11. Buyer Commitment to Close: Buyer represents that Buyer has the financial ability to complete the transaction and agrees to use good faith efforts to close. If Buyer fails to close due to no fault of Seller, the earnest deposit may be retained by Seller as liquidated damages.

12. Seller Default: If Seller fails to perform, Buyer may:
-- Terminate and receive a refund of the earnest deposit
-- Pursue other remedies allowed by law

13. Limited Pre-Closing Access: Buyer acknowledges Buyer has had the opportunity to inspect the Property prior to this Agreement. Except as otherwise provided in Section 7 (Buyer Contingencies), Seller shall have no obligation to provide access prior to closing. Seller may allow limited access at Seller’s discretion. Buyer is responsible for any damage caused by Buyer or its representatives.

14. Possession: Possession shall be delivered at closing unless otherwise agreed.

15. Electronic Signatures: This Agreement may be executed electronically and in counterparts.

16. Acknowledgment of the 14day Method: Buyer and Seller acknowledge that the Property was marketed using the **14day Method**, a structured process designed to:
Create a defined marketing period
Generate competitive offers
Provide transparency in the offer process

17. Offer Expiration

Offer Expiration: **72-Hour**

-- If the 14day Review Period applies, this offer remains open through the seller's 14day marketing period.

-- If the 72-Hour Expiration applies, this offer expires seventy-two (72) hours after submission unless accepted before that time.

If not accepted by Seller prior to the applicable expiration, this Agreement shall automatically terminate and be of no further force or effect.

18. Additional Acknowledgements

Buyer acknowledges that multiple buyers may have submitted offers and that Seller relied on Buyer's offer in entering into this Agreement. The listing broker facilitated the marketing process but is not a party to this Agreement except for compensation disbursed through escrow.

19. Additional Terms or Comments
The following reflects any additional comments or context provided by Buyer during offer submission:

These comments are provided for informational purposes only and do not modify, amend, or supersede the terms of this Agreement unless expressly incorporated elsewhere in this Contract.

20. Entire Agreement: This Agreement represents the entire agreement between the Parties and supersedes all prior discussions or representations. Any amendment must be in writing and signed by both Parties.

Electronic Signature and Acknowledgment

Buyer electronically signed this Offer Submission by checking the electronic signature acknowledgment and entering the name below.

Typed Legal Name: [redacted]

Date Submitted: [redacted]
IP Address: [redacted]
Email: [redacted]

Buyer Entity Information, if applicable

Buyer Entity Name: [redacted]

Signer Name and Title: [redacted]

State of Formation: Arizona

Buyer Mailing Address:

[redacted] United States

[redacted] POF

7:20 0 5 82

Good evenin[redacted]

How would you lik[redacted]

Featured Offers

View All >

New Offer from Better Mortgage

Turn home equity into cash

Borrow as much as $500k to cover big expenses with this opportunity for Happen members.

Check Your Rate

Checking, Savings & CD

LevelUp Rate

$59,702.57

[redacted]

$---

LevelUp Checking

Earn 1.00% APY with balances of $2,500+.

New Invitation

Home Move Money DebtIQ Offers

14days Purchase and Sale Agreement

This Purchase and Sale Agreement ("Agreement") summarizes the buyer's offer to purchase the property listed below. Seller details and seller acceptance may be completed later if the offer is accepted.

This Agreement shall be governed by the laws of the State of Arizona.

1. Parties and Property

Buyer:

Buyer Entity, if applicable:

Seller agrees to sell and Buyer agrees to purchase the real property located at:

Property Address:

The Property includes all improvements, fixtures, and appurtenances associated with the real property. The legal description on record with the County Recorder is incorporated by reference.

2. Purchase Price and Earnest Deposit

Purchase Price:

Earnest Deposit:

The earnest deposit shall be deposited with escrow within **one (1) business day** after acceptance and applied toward the Purchase Price at closing.

Closing and Escrow

3. Closing shall occur on or before: **("Close of Escrow")**

4. Escrow / Title Company: Empire Title, Geri Fortune, gfortune@ewtaz.com, 602-462-8123

Escrow shall be conducted in accordance with standard Arizona escrow practices. If either party requires a reasonable extension due to matters outside their control, the parties agree to cooperate in extending the closing date for a reasonable period necessary to complete the transaction.

5. Closing Costs & Prorations:

Buyer shall pay all customary closing costs, including escrow fees, title charges, and transfer-related costs, unless otherwise agreed.
Seller shall pay existing liens, judgments, encumbrances, property taxes, and HOA dues prorated through closing.

6. Financing

Financing Type:

Financing / Other Terms:

Buyer acknowledges that the selected financing method does not relieve Buyer of the obligation to close.

7. Buyer Contingencies

Offer Type:

If a contingency is selected, Buyer's obligation may depend on that item being satisfied within the stated timeframe. If no contingency is selected, Buyer is submitting a non-contingent offer.

Contingent Offer: Buyer’s obligations are contingent upon the following:
Inspection Contingency:

Inspection Days: Buyer shall have 7 days after acceptance to conduct inspections. Buyer may cancel within this period and receive a refund of the earnest deposit.

8. Proof of Funds / Financing Verification

Buyer confirms that proof of funds or financing capability has been provided or will be provided upon request. If Buyer fails to provide required documentation, Seller may terminate the Agreement and the earnest deposit shall be returned to Buyer.

9. Property Condition

Buyer acknowledges that the Property is sold **AS-IS**, except as otherwise required by law. Seller shall deliver the Property in substantially the same condition as of the date of this Agreement.

If the Property is materially damaged prior to closing, Buyer may:
-- Terminate the Agreement and receive a refund of deposits, or
-- Proceed with closing and receive applicable insurance proceeds.

Title, Buyer Commitment, and Possession

10. Title: Seller shall convey **marketable, insurable title** at closing. If title defects are identified, Seller shall have a reasonable opportunity to cure. If Seller is unable to cure such defects, Buyer may terminate this Agreement and receive a refund of the earnest deposit.

11. Buyer Commitment to Close: Buyer represents that Buyer has the financial ability to complete the transaction and agrees to use good faith efforts to close. If Buyer fails to close due to no fault of Seller, the earnest deposit may be retained by Seller as liquidated damages.

12. Seller Default: If Seller fails to perform, Buyer may:
-- Terminate and receive a refund of the earnest deposit
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13. Limited Pre-Closing Access: Buyer acknowledges Buyer has had the opportunity to inspect the Property prior to this Agreement. Except as otherwise provided in Section 7 (Buyer Contingencies), Seller shall have no obligation to provide access prior to closing. Seller may allow limited access at Seller’s discretion. Buyer is responsible for any damage caused by Buyer or its representatives.

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16. Acknowledgment of the 14day Method: Buyer and Seller acknowledge that the Property was marketed using the **14day Method**, a structured process designed to:
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Generate competitive offers
Provide transparency in the offer process

17. Offer Expiration

Offer Expiration

-- If the 14day Review Period applies, this offer remains open through the seller's 14day marketing period.

-- If the 72-Hour Expiration applies, this offer expires seventy-two (72) hours after submission unless accepted before that time.

If not accepted by Seller prior to the applicable expiration, this Agreement shall automatically terminate and be of no further force or effect.

18. Additional Acknowledgements

Buyer acknowledges that multiple buyers may have submitted offers and that Seller relied on Buyer’s offer in entering into this Agreement. The listing broker facilitated the marketing process but is not a party to this Agreement except for compensation disbursed through escrow.

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The following reflects any additional comments or context provided by Buyer during offer submission:

All items to remain in the house except for the tractor

These comments are provided for informational purposes only and do not modify, amend, or supersede the terms of this Agreement unless expressly incorporated elsewhere in this Contract.

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Electronic Signature and Acknowledgment

Buyer electronically signed this Offer Submission by checking the electronic signature acknowledgment and entering the name below.

Typed Legal Name:

Date Submitted:
IP Address:
Email:

Buyer Entity Information, if applicable

Buyer Entity Name:

Signer Name and Title:

State of Formation:

Buyer Mailing Address:

, ,

WELLS FARGO

Wells Fargo Business Online®

Sign Off | Home | Locations | Contact Us | Español | Online Security Guarantee | Product Search

Accounts | Transfers & Payments | Brokerage | Account Services | Messages & Alerts | Online Solutions | Open an Account

Account Summary | Account Activity | Money Map | Statements & Documents

Account Activity

Act Now! Access through QuickBooks

Select Account View: Business and Personal Accounts | Go

Account: [redacted] | Go

Help

Account Information

Wells Fargo Simple Business Checking
[redacted] Edit Nickname
View Account Profile
View Debit Card Profile
View Monthly Service Fee
View Account Routing Number

Activity Summary

Ending Collected Balance as of 11/06/14	$1,260,609.26
Current Posted Balance	$1,260,609.26
Pending Withdrawals/ Debits	$0.00
Pending Deposits/ Credits	$0.00
Available Balance Learn More	**$1,260,609.26**

Additional Services

Design My Card
Set Up Overdraft Protection
View Fees And Information

Automate transfers
It's an easy way to control cash flow
Learn More

The Available Balance shown above reflects the most up-to-date information available on your account. The balances shown below next to the last transaction of each day do not reflect any pending withdrawals or holds on deposited funds that may have been outstanding on your account when the transaction posted. If you had insufficient available funds when the transaction posted to your account, fees may have been assessed.

Transactions

Download Activity

Show Transactions | Find Transactions

Show: All Transactions with Balances for Last 90 Days | Go

Set Default View

Date	Description	Deposits / Credits	Withdrawals / Debits	Ending Daily Balance
Pending Transactions Note: Debit card transaction amounts may change Learn More				
No pending transactions meet your criteria above.				

Transfers & Payments

Transfers
Transfer money & make payments
Send/Receive Money with WF SurePay
Schedule an automatic transfer

Payments
Pay bills with Bill Pay
Pay employees/vendors with Direct Pay

14days Purchase and Sale Agreement

This Purchase and Sale Agreement ("Agreement") summarizes the buyer's offer to purchase the property listed below. Seller details and seller acceptance may be completed later if the offer is accepted.

This Agreement shall be governed by the laws of the State of Arizona.

1. Parties and Property

Buyer:

Buyer Entity, if applicable:

Seller agrees to sell and Buyer agrees to purchase the real property located at:

Property Address:

The Property includes all improvements, fixtures, and appurtenances associated with the real property. The legal description on record with the County Recorder is incorporated by reference.

2. Purchase Price and Earnest Deposit

Purchase Price:

Earnest Deposit:

The earnest deposit shall be deposited with escrow within **one (1) business day** after acceptance and applied toward the Purchase Price at closing.

Closing and Escrow

3. Closing shall occur on or before: **(“Close of Escrow”)**

4. Escrow / Title Company: Empire Title, Geri Fortune, gfortune@ewtaz.com, 602-462-8123

Escrow shall be conducted in accordance with standard Arizona escrow practices. If either party requires a reasonable extension due to matters outside their control, the parties agree to cooperate in extending the closing date for a reasonable period necessary to complete the transaction.

5. Closing Costs & Prorations:

Buyer shall pay all customary closing costs, including escrow fees, title charges, and transfer-related costs, unless otherwise agreed.
Seller shall pay existing liens, judgments, encumbrances, property taxes, and HOA dues prorated through closing.

6. Financing

Financing Type:

Financing / Other Terms:

Buyer acknowledges that the selected financing method does not relieve Buyer of the obligation to close.

7. Buyer Contingencies

Offer Type:

If a contingency is selected, Buyer's obligation may depend on that item being satisfied within the stated timeframe. If no contingency is selected, Buyer is submitting a non-contingent offer.

Contingent Offer: Buyer’s obligations are contingent upon the following:
Inspection Contingency:

Inspection Days: Buyer shall have 7 days after acceptance to conduct inspections. Buyer may cancel within this period and receive a refund of the earnest deposit.

8. Proof of Funds / Financing Verification

Buyer confirms that proof of funds or financing capability has been provided or will be provided upon request. If Buyer fails to provide required documentation, Seller may terminate the Agreement and the earnest deposit shall be returned to Buyer.

9. Property Condition

Buyer acknowledges that the Property is sold **AS-IS**, except as otherwise required by law. Seller shall deliver the Property in substantially the same condition as of the date of this Agreement.

If the Property is materially damaged prior to closing, Buyer may:
-- Terminate the Agreement and receive a refund of deposits, or
-- Proceed with closing and receive applicable insurance proceeds.

Title, Buyer Commitment, and Possession

10. Title: Seller shall convey **marketable, insurable title** at closing. If title defects are identified, Seller shall have a reasonable opportunity to cure. If Seller is unable to cure such defects, Buyer may terminate this Agreement and receive a refund of the earnest deposit.

11. Buyer Commitment to Close: Buyer represents that Buyer has the financial ability to complete the transaction and agrees to use good faith efforts to close. If Buyer fails to close due to no fault of Seller, the earnest deposit may be retained by Seller as liquidated damages.

12. Seller Default: If Seller fails to perform, Buyer may:
-- Terminate and receive a refund of the earnest deposit
-- Pursue other remedies allowed by law

13. Limited Pre-Closing Access: Buyer acknowledges Buyer has had the opportunity to inspect the Property prior to this Agreement. Except as otherwise provided in Section 7 (Buyer Contingencies), Seller shall have no obligation to provide access prior to closing. Seller may allow limited access at Seller’s discretion. Buyer is responsible for any damage caused by Buyer or its representatives.

14. Possession: Possession shall be delivered at closing unless otherwise agreed.

15. Electronic Signatures: This Agreement may be executed electronically and in counterparts.

16. Acknowledgment of the 14day Method: Buyer and Seller acknowledge that the Property was marketed using the **14day Method**, a structured process designed to:
Create a defined marketing period
Generate competitive offers
Provide transparency in the offer process

17. Offer Expiration

Offer Expiration

-- If the 14day Review Period applies, this offer remains open through the seller's 14day marketing period.

-- If the 72-Hour Expiration applies, this offer expires seventy-two (72) hours after submission unless accepted before that time.

If not accepted by Seller prior to the applicable expiration, this Agreement shall automatically terminate and be of no further force or effect.

18. Additional Acknowledgements

Buyer acknowledges that multiple buyers may have submitted offers and that Seller relied on Buyer's offer in entering into this Agreement. The listing broker facilitated the marketing process but is not a party to this Agreement except for compensation disbursed through escrow.

19. Additional Terms or Comments
The following reflects any additional comments or context provided by Buyer during offer submission:

All items to remain in the house except for the tractor

These comments are provided for informational purposes only and do not modify, amend, or supersede the terms of this Agreement unless expressly incorporated elsewhere in this Contract.

20. Entire Agreement: This Agreement represents the entire agreement between the Parties and supersedes all prior discussions or representations. Any amendment must be in writing and signed by both Parties.

Electronic Signature and Acknowledgment

Buyer electronically signed this Offer Submission by checking the electronic signature acknowledgment and entering the name below.

Typed Legal Name:

Date Submitted:
IP Address:
Email:

Buyer Entity Information, if applicable

Buyer Entity Name:

Signer Name and Title:

State of Formation:

Buyer Mailing Address:

, ,

WACHOVIA

JOHN DOE
9999 MOUNT FUNDS DRIVE
LAS VEGAS NV 89147-5231

AVAILABLE BALANCE CONFIRMATION

DATE:	
ACCOUNT NO:	2000026240000
SWIFT NO:	PNBPUS3MXXX
ACCOUNT TYPE:	PERSONAL HIGH YIELD CHECKING
BALANCE:	USD 8,336,441.69
DESCRIPTION:	VERIFICATION OF FUNDS

We, Wachovia Bank, confirm that our client, **JOHN DOE,** currently has available on deposit USD 20,336,441.69. The funds are available for immediate use. This letter puts no financial obligation on said funds. These funds are clear of any holds, liens or encumbrances.

Sally Mae Joe

Commercial Banking Manager
1111 Tulson Drive Ste.400E
Addison, TX 75000-4633
Ph (972) 419-8888
Fx (972) 499-8888

14days.com