

INTRUST PROPERTIES, INC.

CA DRE #00997045 (Corp) CA DRE #00980402 (Designated Officer)

1144 C Street, Lincoln, CA 95648

irb@ipinc.info

(916) 847-8849

PREEMPTIVE VETTING REQUIREMENTS FOR COMMUNICATION, AND SUBMISSION OF INITIAL OFFER, AS FOLLOWS:

- Personal CA D.R.E. License Number(s)
- Company name, and CA D.R.E. License Number(s) Company, address, phone numbers, and email(s)
- Your business & personal phone number(s), and email(s), coupled with Real Estate Brokerage contact phone number(s), including area code(s)
- Reference communication to Intrust Properties, Inc.:

DO NOT SEND TEXT MESSAGES. Communicate, via email, coupled with phone conversations.

GUIDELINES FOR OFFER SUBMISSION, AND INITIAL VIEWING OF THE SUBJECT PROPERTY, AS FOLLOWS:

- Provide Current Proof of Funds, as follows: If cash, funds for entire Purchase Price + Closing Costs. If financed, provide confirmation of funds for Down Payment and Closing Costs. Note: All funds must be Date Stamped, not older than 15 days, that indicate the Name(s)/Identity(s), of the Individual(s)/Trust(s)/Corporation(s) submitting the Offer on the Subject Property.
- Note: If your Client(s), are seeking Conventional Financing, please provide, from the onset of your submission, a Conditional Letter of Loan Approval, that is not over 15-days old, which clearly identifies the Borrower(s), (i.e., Examples: Entity(s), Corporation, LLC, Non-Profit, Individual(s), etc.).

NOTE: DO NOT SUBMIT LETTER OF INTENT, I.E., L.O.I.!

Submit the most current/updated C.A.R. Forms/AIR Forms (as applicable, etc.), as set forth herein below, with Offer, coupled with any, and all other applicable documents thereto:

- BCA – Broker Compensation Advisory (Most Recent C.A.R. Form BCA, Rev. 6/25)
- PRBS – Possible Representation of More Than one Buyer or Seller (Most Recent C.A.R. Form PRBS, Rev. 6/25)
- CPA – Commercial Purchase Agreement & Joint Escrow Instructions (Most Recent C.A.R. Form CPA, Rev. 12/25)
- BRBC – Buyer Representation & Broker Compensation Agreement (Most Recent C.A.R. Form BRBC, Rev. 12/25)
- CCPA – CA Consumer Privacy Act Advisory (C.A.R. Form CCPA, Revised the week of 12/15/2025)
- BIA – Buyers Investigation Advisory (C.A.R. Form BIA, Revised the week of 12/15/2025)
Suggestion: To expedite your Buyer(s) consummation of their transaction, make Offer Contingent to viewing the Subject Property within 72 hours after a Bi-Lateral Ratified Agreement, (i.e., CPA, or applicable Air Forms) have been consummated between the Principal(s) to the transaction, (i.e., Buyer(s) & Seller.

Note: Provided Buyer(s) approve of the Subject Property, after viewing same, the Earnest Money Deposit is to be in the form of a Wire Transfer, i.e., Electronic Funds Transfer, or Cashier's Check!