

INTRUST PROPERTIES, INC.

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

1144 C Street, Lincoln, CA 95648

irb@ipinc.info

(916) 847-8849

PREMPTIVE VETTING REQUIREMENT FOR COMMUNICATION:

Information required, prior to communication with Intrust Properties, Inc., as set forth herein below 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)
- Preferred method of communication to Intrust Properties, Inc., is, via email, *Do NOT Text Message.*

GUIDELINES FOR OFFER SUBMISSION:

- Provide Current Proof of Funds, including Down Payment and Closing Costs, 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, that is Property Specific, (i.e. address indicating, 28 S. American Street, Stockton, CA 95202), coupled which clearly identifies the Borrower(s), (i.e., Examples: Entity(s), Corporation, LLC, Non-Profit, Individual(s), etc.).

PREMPTIVE RATIFICATION BEFORE VIEWING:

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 (C.A.R. Form BCA, Most Recent)
- PRBS – Possible Representation of More Than one Buyer or Seller (C.A.R. Form PRBS, Revised 12/21)
- CPA – Commercial Purchase Agreement & Joint Escrow Instructions• BRBC – Buyer Representation & Broker Compensation Agreement (C.A.R. Form BRBC, Most Recent)
(C.A.R. Form CPA, Revised 12/24)
- CCPA – CA Consumer Privacy Act Advisory (C.A.R. Form CCPA, Revised 12/22)
- BIA – Buyers Investigation Advisory (C.A.R. Form BIA, Revised 12/21) Make Offer Contingent to viewing the Subject Property within 72 hours after a Bi-Lateral Ratified Agreement (CPA) has been consummated between the Principal(s) to the transaction (i.e., Buyer(s) & Seller(s)).
 - Earnest Money Deposit to be in the form of a Wire Transfer, i.e., Electronic Funds Transfer, or a Cashier's

Check, only!

NOTE: Earnest Money Deposit is to be tendered to the Escrow Holder within 3 Escrow Business Days, after Buyer(s) have viewed the Subject Property, approved of same, and removed their First Contingency, of aforementioned, within a maximum of 24-hours after viewing the Subject Property.