

# **INTRUST PROPERTIES, INC.**<sup>TM/SM</sup>

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

1144 C Street, Lincoln, CA 95648

[irb@ipinc.info](mailto:irb@ipinc.info)

(916) 847-8849

## **PER DIRECTIVES FROM SELLER(S), PREEMPTIVE VETTING REQUIREMENTS FOR COMMUNICATION, SUBMISSION OF INITIAL OFFER, AND VIEWING OF SUBJECT PROPERTY AS FOLLOWS:**

### **AGENT REQUIREMENTS:**

- 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.:

### **PER DIRECTIVES FROM SELLER(S), 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 plus 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 clearly indicate the Name(s), as applicable, the Buyer(s)/Borrower(s)/Entity(s), (C)/(S) Corporation, LLC Corporation, Individual(s)/Trust(s), etc., submitting the Offer on the Subject Property.
- Note: If your Client(s), are seeking Conventional Financing, please provide, from the onset of your submission, if possible, a Conditional Letter of Loan Approval, that is not over 15-days old.

### **PER DIRECTIVES FROM SELLER(S), DO NOT SUBMIT LETTER OF INTENT, I.E., L.O.I., AND/OR ASSIGNS**

Please 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:

- 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)

**ATTENTION: PER DIRECTIVES AND AUTHORIZATION FROM SELLER(S), POTENTIAL BUYER(S) ARE AUTHORIZED TO FACE-TIME, LIVE STREAM/STREAMING WHICH ENCOMPASSES FULL AUDIO & VIDEO OF VACANT BUILDINGS. IN ADDITION, BUILDINGS THAT ARE TENANT OCCUPIED, ARE SUBJECT TO TENANT RIGHTS, AND MUST HAVE WRITTEN, PRIOR AUTHORIZATION FROM TENANT(S), TO VIEW, AND/OR FACE-TIME, LIVE STREAM/STREAMING, WHICH ENCOMPASSES FULL AUDIO & VIDEO.**