



CALIFORNIA ASSOCIATION OF REALTORS®

BUYER COUNTEROFFER No. 1 (C.A.R. Form BCO, 11/14)

Date October 5, 2021

This is a counteroffer to the: [X] Seller Counteroffer No. 1, [] Seller Multiple Counteroffer No. , or [] Other ("Offer"), dated October 4, 2021, on property known as 107 E 2nd Ave, La Habra, CA 90631 ("Property"), between Jim Sadro, City Manager ("Buyer") and Luis Carlos Ramos, Valarie Duran ("Seller").

- 1. TERMS: The terms and conditions of the above referenced document are accepted subject to the following:
A. Paragraphs in the Offer that require initials by all parties, but are not initialed by all parties, are excluded from the final agreement unless specifically referenced for inclusion in paragraph 1C of this or another Counteroffer or an addendum.
B. Unless otherwise agreed in writing, down payment and loan amount(s) will be adjusted in the same proportion as in the original Offer, but deposit amount(s) shall remain unchanged from the original Offer.
C. OTHER TERMS: city received the counter offer, dated October 4, 2021 in the about of \$540,000.00. Although the city is not accepting the counter amount of \$540,000.00, they are presenting a new full and final offer in the amount \$520,000.00.
D. The following attached addenda are incorporated into this Buyer Counteroffer: [] Addendum No. []

- 2. EXPIRATION: This Buyer Counteroffer shall be deemed revoked and the deposits, if any, shall be returned:
A. Unless by 5:00pm on the third Day After the date it is signed in paragraph 3 (if more than one signature then, the last signature date)(or by 5:00 [] AM [X] PM on 10/07/2021 (date)) (i) it is signed in paragraph 4 by Seller and (ii) a copy of the signed Buyer Counteroffer is personally received by Buyer or , who is authorized to receive it.
OR B. If Buyer withdraws it in writing (CAR Form WOO) anytime prior to Acceptance.

3. OFFER: BUYER MAKES THIS COUNTEROFFER ON THE TERMS ABOVE AND ACKNOWLEDGES RECEIPT OF A COPY.
Buyer Jim Sadro, City Manager Date
Buyer Date

4. ACCEPTANCE: I/WE accept the above Buyer Counteroffer (if checked [] SUBJECT TO THE ATTACHED COUNTEROFFER) and acknowledge receipt of a Copy.
Seller Luis Carlos Ramos Date 10/06/2021 Time [] AM/[] PM
Seller Valarie Duran Date 10/06/2021 Time [] AM/[] PM

CONFIRMATION OF ACCEPTANCE:
(/) (Initials) Confirmation of Acceptance: A Copy of Signed Acceptance was personally received by Buyer or Buyer's authorized agent as specified in paragraph 2A on (date) at [] AM/[] PM. A binding Agreement is created when a Copy of Signed Acceptance is personally received by Buyer or Buyer's authorized agent whether or not confirmed in this document.

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