

REAL ESTATE PURCHASE AGREEMENT (RESALE) SUMMARY

This document is intended to assist you in submitting an offer for the purchase of the property using Zillow's custom Real Estate Purchase Agreement (Resale) (the "Agreement") and provides a brief explanation of the provisions contained in the Agreement. This document is not an agreement itself and has no binding effect. Nor is this document intended to provide you with any legal advice. If you have any questions about the Agreement, please contact a real estate agent or an attorney.

Section	Summary
Buyer (Sec. 1.1)	Insert your full, legal name(s). We will also ask for you and your agent's contact info on the signature page to the Agreement.
Closing Agent (Sec. 1.2)	Zillow Closing Services is typically our preferred Closing Agent for title and settlement services; however, you are not required to use Zillow Closing Services (or any other Closing Agent we may recommend). You are free to select a different Closing Agent to provide title insurance and related closing services in connection with this transaction.
Property (Sec 1.3(a))	Insert the property address and the assessor's parcel number of the property.
Property (Sec.1.3(c))	Any smart home or touring equipment (such as cameras) are not included in this sale. If you like such equipment in the sale, please insert that here.
Purchase Price, Additional Financial Terms and Proof of Funds (Sec. 1.4; 1.9 and 3.7)	Insert the offer amount and select the method of payment in the applicable box. You may also insert additional financial terms in Section 1.9. However, note that we reserve the right to request proof that you have sufficient funds to complete the transactions (e.g., proof of a down payment or offer amount if cash transaction).
Closing (Sec. 1.6)	<p>Insert the date that you want to close the purchase and take ownership of the property ("Closing Date"). The Closing Date can be extended by written agreement.</p> <p>It is important to monitor the Closing Date because a failure to close by that date may result in a breach of the Agreement and forfeiture of the earnest money deposit (unless the Closing Date is extended by mutual, written agreement).</p>
Earnest Money Deposit (Sec. 1.7)	Insert the amount that you would like to deposit as the earnest money (the "Deposit"). The Deposit represents your good faith to purchase the property. You will have 3 business days from the date of the Agreement to deliver the Deposit to the Closing Agent.
Contingencies (Sec. 3.2 and Exhibit A)	<p>You may select one or more contingencies for your obligation to purchase the property be contingent upon. Those are:</p> <ol style="list-style-type: none">(1) Financing Contingency: The purchase is conditioned upon you obtaining loan confirmation within the contingency period provided for in the Agreement (14 days if the time period is not filled in);(2) Appraisal Contingency: The purchase is conditioned upon the property appraising for an amount not less than the purchase price within the contingency period provided for in the Agreement (21 days if the time period is not filled in); and/or(3) Sale Contingency: The purchase is conditioned upon you entering into contract to sell your primary residence or closing on the sale of your primary residence prior to closing on the purchase of the property). <p>Each of those contingencies are described in Exhibit A (Contingency Addendum), which will need to be completed if a contingency is marked in Section 3.2</p>

<p>Examinations of Title and HOA Documents (Sec. 3.3)</p>	<p>Within 5 business days from the date of the Agreement, the Closing Agent will issue to you a preliminary title report (or title commitment) to insure title of the property, and will provide you with copies of HOA/Planned Community documents (if any).</p> <p>Within 5 business days of receiving those documents, you may object to anything contained in the documents or appearing on the title report by providing us with written notice. Upon receiving an objection, we have 5 business days to let you know how we may cure the issue. You have no obligation to proceed with the purchase if you are not satisfied by our cure plan and, as such, you may terminate the Agreement with a refund of your earnest money within 5 business days of receiving our response.</p>
<p>Inspection Period (Sec. 3.4)</p>	<p>You will have, within the time period agreed upon in Section 3.4 (10 calendar days if the time period is not filled in), to conduct an inspection of the property at your expense (this is the “Inspection Period”). During the Inspection Period, you can elect to terminate the Agreement and receive a return of your Deposit if you are not satisfied with the condition of property by providing to us written notice. Additionally, we may agree during the Inspection Period to make certain repairs to the Property or agree to perform other obligations to address issues identified in your inspection report. Please use our custom Inspection Notice and Response Form to make any such requests. If necessary, that Form will automatically extend the Inspection Period on a day-to-day basis to allow us to respond to your requests and for you to accept (or reject) our responses. If we agree to make repairs to the property, then you have no obligation to purchase the property until those repairs are complete. But if you elect to proceed with Closing prior to completion of any agreed upon repairs, you will be purchasing the property in its existing condition (i.e. “AS IS”) and we will have no further repair obligations.</p>
<p>Title Insurance & Closing Costs (Sec. 4; 5.3)</p>	<p>We will provide marketable title to the Property to you at closing by issuing a standard residential owner’s title insurance policy. The allocation of closing and title costs is identified on Schedule 1 to the accompanying state Addendum per market norms.</p>
<p>Default (Sec. 6)</p>	<p>If either party breaches the Agreement and does not complete the transaction, the non-breaching party’s sole remedy is to retain or recover the Deposit. Both parties waive any right to seek other damages or to force the sale of the property.</p>
<p>Seller’s Property Disclosure Statement (Sec. 8.1)</p>	<p>We will provide you with a comprehensive custom seller disclosure statement that includes information received from the prior owner and obtained during our ownership period. This custom seller disclosure statement generally includes more information about the property than is customarily disclosed in the market. We will also provide any additional disclosure document(s) identified in the state Addendum. If we update the seller disclosure statement after discovering new information about the property, you will have 2 business days to review the updated seller disclosure statement and to determine whether to continue with the transaction.</p>
<p>Customer Survey (Section 9.17)</p>	<p>You have the option to provide your email addresses(es) and/or phone number(s) when signing the Agreement in order to participate in occasional customer surveys.</p>
<p>Affiliated Business Arrangement Disclosure</p>	<p>This disclosure is made in Exhibit B to the Agreement and explains our affiliated business arrangements (e.g., with Zillow Closing Services and Zillow Home Loans). You are never required to use the services of an affiliated entity.</p>
<p>State Addendum</p>	<p>You must also complete the state Addendum to this Agreement to address any other issues that are applicable to the market where the property is located.</p>