

Thank you for specifying ValuEscrow, Inc. on your next transaction!

CALIFORNIA ASSOCIATION OF REALTORS® Residential Purchase Agreement (C.A.R. Form RPA-CA)

Page 2, Section C

**B. GOVERNMENT REQUIREMENTS AND RETROFIT:**

- (1)  Buyer  Seller shall pay for smoke detector installation and/or water heater bracing, if required by Law. Prior to Close Of Escrow, Seller shall provide Buyer written statement(s) of compliance in accordance with state and local Law, unless exempt.
- (2)  Buyer  Seller shall pay the cost of compliance with any other minimum mandatory government retrofit standards, inspections and reports if required as a condition of closing escrow under any Law. \_\_\_\_\_

**C. ESCROW AND TITLE:**

- (1)  Buyer  Seller shall pay escrow fee \_\_\_\_\_  
Escrow Holder shall be ValuEscrow, Inc.
- (2)  Buyer  Seller shall pay for **owner's** title insurance policy specified in paragraph 12E \_\_\_\_\_  
Owner's title policy to be issued by \_\_\_\_\_  
(Buyer shall pay for any title insurance policy insuring Buyer's **lender**, unless otherwise agreed in writing.)

**D. OTHER COSTS:**

- (3)  Buyer  Seller shall pay \_\_\_\_\_  
 Buyer  Seller shall pay County transfer tax or fee \_\_\_\_\_
- Buyer  Seller shall pay City transfer tax or fee \_\_\_\_\_
- Buyer  Seller shall pay Homeowner's Association ("HOA") transfer fee \_\_\_\_\_
- (4)  Buyer  Seller shall pay HOA document preparation fees \_\_\_\_\_
- (5)  Buyer  Seller shall pay for any private transfer fee \_\_\_\_\_

**Please specify:  
"ValuEscrow, Inc."**