

Primary Information:

Subject Property: 2524 Altantic Ave Riverside, CA 92505	Contract Date : 12/23/2006 Sale Price : \$447,500 List Price : \$450,000 Adjusted Price : \$2,500 Appraised Value : \$455,000 Closing Costs :	Close Date: 01/31/2007 Initial Deposit : \$5,000 Increased Deposit : \$15,000 Credits : \$2,500 First Mortgage : \$430,000
Transaction Status : Pending Transaction Type : Sale		

Description:

5 Bdrm, 2 1/2 Bath; Fireplace; Swimming Pool; 2,860 Sq. Ft.

Property Information:

MLS ID Number : 4804999		
Property Type : Single Family Home	Sub-Division :	Loan File Number : 266858
Year Built : 2000	Lot Number :	Escrow Number : CE-28222
Parcel Number :	Lock Box Number :	CONF Number :

Commission Information:

Broker : \$6,600	Coop Broker : \$0	Referral Fee : \$500
Seller Agent : \$0	Coop Broker : \$0	Seller Coordinator Fee : \$0
Buyer Agent : \$11,500	Coop Broker : \$0	Buyer Coordinator Fee : \$375

Boardwalk Realty
Transaction Information

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Primary Buyer: Beth Abell	Primary Seller: Johnny & Raven Wu
Company:	Company:
Primary Address: 1190 Rainbow Way Ontario, CA 91764	Primary Address: Riverside, CA 92503
Home Phone:	Home Phone:
Home Fax: (555) 921-3405	Home Fax: (555) 785-3990
Work Phone: (555) 922-2000 x233	Work Phone:
Work Fax: (555) 922-2010	Work Fax:
Cell Phone: (555) 205-1669	Cell Phone:
Other:	Other:
E-mail 1: bethabell@gmail.com	E-mail 1: johnnywu@yahoo.com
E-mail 2: betha1299@aol.com	E-mail 2:

Buyer Agent: Jack Andrews	Seller Agent: Jackie Bailey
Company: Boardwalk Realty	Company: Sparks Real Estate
Assistant Name: Lucy Gonzales	Assistant Name: Kellie Sparks
Primary Address: 8803 Business Circle, Suite 100 Riverside, CA 92505	Primary Address: 14487 Georgia Ave, Ste. 200 Riverside, CA 92505
Home Phone: (555) 351-6266	Home Phone:
Home Fax:	Home Fax:
Work Phone: (555) 353-1144 x10	Work Phone: (555) 951-2500 x105
Work Fax: (555) 353-1155	Work Fax: (555) 951-2501
Cell Phone: (555) 208-1989	Cell Phone: (555) 210-1821
Other:	Other:
E-mail 1: jandrews@boardwalkrealty.com	E-mail 1: jackieb@sparksrealty.com
E-mail 2:	E-mail 2:

Buyer Terms:	Value:	Seller Terms:	Value:
Transaction Coordination Fee	\$375	Natural Hazard Disclosure	\$115
Title Fees	TBD	Home Warranty	\$475
County Transfer Tax/Fee	split with seller 50/50	County Transfer Tax/Fee	split with buyer 50/50
Rent Back Deposit	\$1,500	Plumbing Repair	\$231.69
		Fence Repair	\$850.00
		Sprinkler System Repair	\$119.40

Co-Buyer: Don Abell

Company:

Primary Address: 1190 Rainbow Way
Ontario, CA 91764

Home Phone:

Home Fax: (555) 921-3405

Work Phone: (555) 799-4444 x444

Work Fax:

Cell Phone: (555) 888-2222

Other:

E-mail 1:

E-mail 2:

Affiliate Information:

Boardwalk Realty
Transaction Information

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Coordinator : Lucy Gonzales

Company: Boardwalk Realty
Assistant Name:
Primary Address: 8803 Business Circle, Suite 100
Riverside, CA 92505

Work Phone: (555) 353-1144 x21
Work Fax: (555) 353-1155
Cell Phone: (555) 209-8172
Other:
E-mail 1:
E-mail 2:

Seller Agent Coordinator : Kellie Sparks

Company: Sparks Real Estate
Assistant Name:
Primary Address: 14487 Georgia Ave, Ste. 200
Riverside, CA 92505

Work Phone: (555) 951-2500 x101
Work Fax: (555) 951-2501
Cell Phone: (555) 208-1919
Other:
E-mail 1:
E-mail 2:

Title Rep : Ann Molson

Company: Heritage Title
Assistant Name:
Primary Address: 3290 Indiana Ave., Ste. 126
Riverside, CA 92515

Work Phone: (555) 727-5644 x47
Work Fax: (555) 727-5646
Cell Phone:
Other:
E-mail 1:
E-mail 2:

Escrow Officer : Jay Bell

Company: California Escrow
Assistant Name:
Primary Address: 3112 Mountain View Rd., Ste. 22-C
Moreno Valley, CA 92551

Work Phone: (555) 373-2200 x345
Work Fax: (555) 373-2210
Cell Phone:
Other:
E-mail 1:
E-mail 2:

Lender : Tom Brown

Company: Capstone Mortgage
Assistant Name:
Primary Address: 3914 Canyon Rd, Ste. A-152
Riverside, CA 92515

Work Phone: (858) 481-3433
Work Fax: (858) 481-2038
Cell Phone: (619) 980-7463
Other:
E-mail 1:
E-mail 2:

Home Inspector : Ted Blankenship

Company: Quality Inspections
Assistant Name:
Primary Address: 2920 Park View Rd
Riverside, CA 92501

Work Phone: (555) 373-9021 x204
Work Fax: (555) 373-9023
Cell Phone: (555) 209-8011
Other:
E-mail 1:
E-mail 2:

Termite Inspector : Bruce Miller

Company: Terminex	Work Phone: (555) 326-1725
Assistant Name:	Work Fax: (555) 326-1745
Primary Address: 1900 Madison Ave, Ste 2-C Riverside, CA 92501	Cell Phone: (555) 209-7170
	Other:
	E-mail 1:
	E-mail 2:

Home Warranty Rep : Barry Wright

Company: Pacific Home Warranty	Work Phone: (555) 785-2400 x207
Assistant Name:	Work Fax: (555) 785-2420
Primary Address: 2525 Wisconsin Ave, Ste. 204 Riverside, CA 92501	Cell Phone:
	Other:
	E-mail 1:
	E-mail 2:
