Residential Offer Summary and Disclosure Checklist

Harbor Light Realty · File 26-0312 · Prepared March 1, 2026 for seller's review

Property	
Address	418 Alder Ct, Santa Cruz, CA 95060
List price	$749,000
Seller response due	Friday, March 6, 2026, 5:00 PM

Offer	
Buyer's agent	Priya Raman, Coastline Realty
Offer price	$742,000
Earnest money	$20,000 within 3 business days of acceptance
Financing	Conventional, 20% down, pre-approval attached
Close of escrow	30 days after acceptance
Contingencies	Inspection 10 days · Loan 17 days · Appraisal 17 days

Disclosures	
Transfer disclosure statement	Completed, sent to buyer's agent March 1
Natural hazard report	Ordered, delivered March 1
Lead-based paint	Not required, built 1984
Agency disclosure	Signed by all parties

Dates to watch	
Inspection removal	March 16, 2026
Loan and appraisal removal	March 23, 2026
Close of escrow	April 5, 2026

Jordan Ellis

Jordan Ellis, listing agent

Seller