



COUNTER OFFER No. 1
For use by Seller or Buyer. May be used for Multiple Counter Offer.
(C.A.R. Form CO, Revised 10/04)

Date November 2, 2006, at Downey, California.
This is a counter offer to the: [X] California Residential Purchase Agreement, [ ] Counter Offer, or [ ] Other ("Offer"),
dated November 1, 2006, on property known as 8320 E. Florence Ave ("Property"),
between Jose Ramirez, Maria Ramirez ("Buyer") and
George L. Miller, Cathy S Miller ("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 initiated by all parties, are excluded from the final agreement unless specifically referenced for inclusion in paragraph 1C of this or another Counter Offer.
B. Unless otherwise agreed in writing, down payment and loan amount(s) will be adjusted in the same proportion as in the original Offer.
C. 1. Purchase Price to be \$840,000.00
2. Deposit to be \$10,000.00
3. Seller will not exceed \$3,000.00 for any repair works
4. Buyer provide a lender's pre-approved letter by 11/3/06
5. If the buyer is not approved for the loan within 20 days, the escrow will be cancelled and the seller will keep the 10,000.00 deposit.

- D. The following attached supplements are incorporated into this Counter Offer: [ ] Addendum No. [ ] [ ] [ ]
2. RIGHT TO ACCEPT OTHER OFFERS: Seller has the right to continue to offer the Property for sale or for other transaction, and to accept any other offer at any time prior to notification of acceptance, as described in paragraph 3. If this is a Seller Counter Offer, Seller's acceptance of another offer prior to Buyer's acceptance and communication of notification of this Counter Offer, shall revoke this Counter Offer.
3. EXPIRATION: This Counter Offer shall be deemed revoked and the deposits, if any, shall be returned unless this Counter Offer is signed by the Buyer or Seller to whom it is sent and a Copy of the signed Counter Offer is personally received by the person making this Counter Offer or the seller's agent
who is authorized to receive it, by 5:00 PM on the third Day After this Counter Offer is made or, (if checked) by [X] November 6, 2006 (date), at 5:00 [ ] AM [X] PM. This Counter Offer may be executed in counterparts.

- 4. [X] (If checked:) MULTIPLE COUNTER OFFER: Seller is making a Counter Offer(s) to another prospective buyer(s) on terms that may or may not be the same as in this Counter Offer. Acceptance of this Counter Offer by Buyer shall not be binding unless and until it is subsequently re-Signed by Seller in paragraph 7 below and a Copy of the Counter Offer Signed in paragraph 7 is personally received by Buyer or by buyer's agent, who is authorized to receive it, by 5:00PM on the third Day after this Counter Offer is made or, (if checked) by [ ] (date), at 5:00 [ ] AM [X] PM. Prior to the completion of all of these events, Buyer and Seller shall have no duties or obligations for the purchase or sale of the Property.

- 5. OFFER: [ ] BUYER OR [X] SELLER MAKES THIS COUNTER OFFER ON THE TERMS ABOVE AND ACKNOWLEDGES RECEIPT OF A COPY.
George L. Miller Date November 2, 2006
Cathy S Miller Date November 2, 2006

- 6. ACCEPTANCE: I/WE accept the above Counter Offer (if checked [ ] SUBJECT TO THE ATTACHED COUNTER OFFER) and acknowledge receipt of a Copy.
Date \_\_\_\_\_ Time \_\_\_\_\_ [ ] AM [ ] PM
Date \_\_\_\_\_ Time \_\_\_\_\_ [ ] AM [ ] PM

- 7. MULTIPLE COUNTER OFFER SIGNATURE LINE: By signing below, Seller accepts this Multiple Counter Offer.
NOTE TO SELLER: Do NOT sign in this box until after Buyer signs in paragraph 6. (Paragraph 7 applies only if paragraph 4 is checked.)
Date \_\_\_\_\_ Time \_\_\_\_\_ [ ] AM [ ] PM
Date \_\_\_\_\_ Time \_\_\_\_\_ [ ] AM [ ] PM

- 8. (\_\_\_\_\_/\_\_\_\_\_) (Initials) Confirmation of Acceptance: A Copy of Signed Acceptance was personally received by the maker of the Counter Offer, or that person's authorized agent as specified in paragraph 3 (or, if this is a Multiple Counter Offer, the Buyer or Buyer's authorized agent as specified in paragraph 4) on (date) \_\_\_\_\_, at \_\_\_\_\_ [ ] AM [ ] PM. A binding Agreement is created when a Copy of Signed Acceptance is personally received by the the maker of the Counter Offer, or that person's authorized agent (or, if this is a Multiple Counter Offer, the Buyer or Buyer's authorized agent) whether or not confirmed in this document. Completion of this confirmation is not legally required in order to create a binding Agreement; it is solely intended to evidence the date that Confirmation of Acceptance has occurred.

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Reviewed by \_\_\_\_\_ Date \_\_\_\_\_

