

OPTION AGREEMENT TO PURCHASE OF REAL ESTATE

DATE: April 17, 2024

1. SELLER/OPTIONOR:

Jamal Maaliki
Rabeaa Maaliki
16897 E Crestline Pl
Centennial, CO 80015

BUYER/OPTIONEE:

Bella Home Properties and/or Assignees
224 S Glendora Ave. F2 Suite E1
Glendora, CA 91741

For the property situated in the County of Riverside, State of CA described as:

Assessor's Parcel Number: 374-082-004

Property Address: 314 Lewis st N, Lake Elsinore, CA 92530

Legal Description: (See Exhibit "A")

2. PURCHASE PRICE: \$83,000, minus back taxes and mortgage amount, if existing. The Seller of the above specified property hereby agrees to give the Buyer of the property a 180 day exclusive option to purchase or assign the above-named property.

3. OPTION CONSIDERATION: In exchange for obtaining the right to purchase the property for the specified time period at the above specified sale price, BUYER/OPTIONEE PAYS SELLER/OPTIONOR a non-refundable option consideration of \$10.00 (ten dollars).

4. OPTION EXPIRATION: If accepted within the specified time frame, this option agreement will be expiring on 10/17/2024, unless the Buyer/Optionee exercises the option to purchase said property at the agreed upon price set forth in this agreement.

5. MARKETING: This option agreement allows Optionee to market said property online and offline on all channels without any restrictions. Optionee retains the right to cancel option any time for any reason.

6. CLOSING PROCEDURE; COSTS:


(a) If Buyer/Optionee exercises the right to purchase said property within the option time frame, **buyer/optionee will pay all costs of escrow, sales tax, recording fees, and title insurance policy** to said property.

(b) Sale will be closed by a reputable title agency assigned by the buyer.

(c) Seller will convey marketable title to the property by statutory Warranty Deed or Trustee, Personal Representative, or Guardian Deed as appropriate to the Seller's status, being free of all liens and encumbrances of record.


7. OFFER AND ACCEPTANCE: This offer shall automatically expire on 04/27/2024 at 5:00 pm if not accepted within that time. This offer may only be accepted by Seller in writing, if postmarked or faxed by above date.

This agreement is binding on the heirs, administrators, executors, personal representatives, successors and assigns of optionor. By signing below, each party agrees to the terms of this Option Agreement.



Seller

4-19-24
Date



Seller

4-19-24
Date



Manager of Bella Home Properties

4/17/24
Date

Send signed agreement to any of the following options:

- By mail:
Bella Home Properties
224 S Glendora Ave. F2 Suite E1
Glendora, CA 91741
- Email: bella@bellalandsellforcash.com
- Fax: (512) 996-3109
- Phone: (512) 996-3109 ext. 2

EXHIBIT "A"

Assessor's Parcel Number: 374-082-004

Short Legal Description: LOT 14 BLK 63 MB 008/378 SD HEALDS RESUB