

# Ventana

San Jacinto Ave., Fontana

## Contingent Purchase Guidelines

(Applicable to All Buyers Who Have a Home to Sell)

Contingencies will ONLY be accepted with the following guidelines:

- Current home to be listed with Wright Associated in Glendora, CA.
- This listing shall be for a period of not less than 120 days. After the original 120 day listing the Buyer may elect to renew the listing with Wright Associated or list their current home with another licensed Realtor.
- In order to continue the purchase of the home from Walton Construction in a Contingency Status the Buyer's home must be listed with a licensed real estate company.
- Current home must be listed at a price within 1 %  $\pm$  of the current value. This price shall be determined by a standard Market Analysis prepared by a Wright Associated Agent based on recent sales activity for comparable neighboring properties to the subject property.
  - In the event of a disagreement between the Buyer and Wright Associated as to the pricing of the subject property the Buyer shall have an appraisal completed by a reputable appraisal company licensed in the State of California (Buyer to pay the cost of said appraisal). This appraisal shall be ordered within 48 hours of a written request from Wright Associated. Wright Associated reserves the right to approve the appraisal company.
- Current home must be listed within three days of the Buyer reserving the new home.
- Buyer agrees to cooperate with Wright Associated in the marketing of their current home i.e. Open Houses, flyers, signs, etc. Buyers must maintain the property home in a presentable condition and provide adequate access. Wright Associated reserves the right to determine if the Buyer is allowing the proper amount of Open Houses, maintaining the home in presentable condition, and providing adequate access.
- Walton Construction reserves the right to a "72 Hour First Right of Refusal" clause in the Purchase Agreement.

For more information please visit

[www.wrightassociated.com](http://www.wrightassociated.com)

**Walton Construction reserves the right modify the conditions/terms of this Policy without prior written notice and/or obligation. Walton also reserves the right to interpret all Policies as the situation may arise.**

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