



ADDENDUM

(C.A.R. Form ADM, Revised 12/15)

No. 1

The following terms and conditions are hereby incorporated in and made a part of the: [X] Purchase Agreement, [] Residential Lease or Month-to-Month Rental Agreement, [] Transfer Disclosure Statement (Note: An amendment to the TDS may give the Buyer a right to rescind), [] Other _____, dated _____, on property known as 12635 Briarglen Loop Unit E, Stanton, CA 90680-4149

in which _____ is referred to as ("Buyer/Tenant") and Oak Branch Investments, LLC is referred to as ("Seller/Landlord").

- 1. Buyer(s) acknowledge(s) that seller has never occupied the property. Seller makes no representations or warranties regarding the condition of the property or any matter affecting the property. Property to sale "AS IS".
2. Buyer(s) is/are aware that one or more sellers are licensed real estate broker or agent.
3. Buyers(s) understand(s) that sellers have never occupied the subject property and therefore will not complete Seller Property Questionnaire and Supplement Statutory & Contractual Disclosure. Buyer(s) is/are aware sellers's knowledge of the property is limited.
4. All standard contingencies will be removed: 17 days after acceptance for buyers obtaining financing, or 8 days after date for cash buyer.
5. Buyer(s) agree(s) that buyers(s) will not offer on any competing property if buyer(s)'s offer is accepted. This condition applies if buyers(s) not buying more than one property at a time.
6. Listing agent is member of the LLC
7. Escrow to close within 30-35 days on conventional,30-45 days on FHA and VA financing and 10 days on cash offers after acceptance. If escrow cannot close within the designated time then the buyer will be charge per diem interest of \$150 until closing and escrow deposit shall be released to the seller.
8. Escrow deposit to be delivered to escrow within 2 business days after acceptance. Deposit check payable to BLUE SKY ESCROW.
9. All staging furniture and decor, if any, are not included in this price.
10. Recommend Agents and buyer(s) to verify all permits, if any, or any information related to subject property.
11. Buyer and seller to initial liquidated damages & arbitration sections on RPA on page 8
12. Escrow, title, termite co.if any to be seller's choice.
13. Buyer to provide conditional approval from direct lender and appraisal within 15 days after acceptance of offer.

The foregoing terms and conditions are hereby agreed to, and the undersigned acknowledge receipt of a copy of this document.

Date _____ Date _____
Buyer/Tenant _____ Seller/Landlord Oak Branch Investments, LLC
Buyer/Tenant _____ Seller/Landlord _____

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Reviewed by _____ Date _____

