



ADDENDUM

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

No. 1 (One)

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 _____ 26765 Calle Maria Capistrano Beach, CA 92624

in which _____ is referred to as ("Buyer/Tenant") and Enks Enterprises Inc is referred to as ("Seller/Landlord").

- 1. Property is being sold in its "present, physical, AS IS" condition. No repairs will be made. Any fixtures, keys, remotes, common area keys/cards & appliances currently at the property are included in sale and no others will be provided unless otherwise stated.
2. All services providers including escrow, title, NHD and termite (if applicable) are Seller's choice. Buyer and Seller will each pay their own escrow fees.
3. Buyer is aware one or more Sellers are licensed Real Estate Salespersons or Brokers and are acting as a principal.
4. Offer is subject to delivery of clear title.
5. Commission to selling Broker is as published in MLS.
6. Buyer understands Seller has never occupied property and therefore will not complete CAR Form SPQ - Seller Property Questionnaire.
7. If Buyer is obtaining financing, Buyer must cross-qualify through GEM Mortgage before the Seller will issue final acceptance. (760) 607-1373.
8. 14. B.1 - Buyer has 10 days to remove contingencies for buyer's physical inspection, all buyer investigations and seller disclosures.
9. Buyer authorizes, in advance, the Buyer's lender to release a copy of the appraisal to the Seller.
10. Buyer must provide documentation from the lender verifying appraisal was ordered within 6 business days from acceptance, if Buyer is obtaining financing.
11. Should escrow not close on COE date, due to no delay by Seller, Buyer shall pay \$100 per diem late closing fee until the actual date of closing. Per diem charges start on 3rd day. Seller will waive per diem fee if Gem Mortgage is used for financing.

*As a matter of disclosure, the selection of service providers is a negotiable term.

**In the event of conflicting terms, the terms in this Addendum shall prevail.

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 Enks Enterprises Inc

Buyer/Tenant _____

Seller/Landlord _____

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Reviewed by _____ Date _____

