



ADDENDUM

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

No. one

The following terms and conditions are hereby incorporated in and made a part of the: 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 26871 Highwood Circle, Laguna Hills, 92653

in which _____ is referred to as ("Buyer/Tenant") and Hai P. Nguyen Family Trust is referred to as ("Seller/Landlord").

- 1. PROPERTY IS SOLD IN "AS IS" CONDITION. NO REPORTS, ESTIMATES OR REPAIRS OF ANY KIND WILL BE DONE OR COMPLETED OR PROVIDED BY THE SELLER OR LISTING AGENT OR BROKER.**
- 2. NO WARRANTIES OR GUARANTEES PROVIDED BY THE SELLER OR LISTING AGENT OR BROKER.**
- 3. BUYER AND BUYERS AGENT TO DO ALL DUE DILIGENCE REGARDING ANY MODIFICATIONS OR DEVELOPEMENT OF THE PROPERTY "BEFORE SUBMITTING A FULLY EXCUTED AND SUPPORTED PURCHASE OFFER". CITY OF LAGUNA HILLS AND THE HOA FOR NELLIE GAIL RANCH ARE TO BE THE SOLE SOURCE OF ANY AND ALL CONCERNS OR QUESTIONS ABOUT THE ABILITIES OF THE PROPERTY.**
- 4. ALL OFFERS MUST HAVE THE FOLLOWING TO BE RECIEVED:**
 - 1. FULLY EXCUTED RPA WITH TRUST ADVISORY.**
 - 2. PRE-APPROVAL FROM BUYERS LENDER AND PRE-APPROVAL FROM TODD BURNS OF JMJ FINANCIAL.**
 - 3. 'CASH OFFER' MUST PROVIDE TOTAL AMOUNT IN PROOF OF FUNDS ON DEPOSIT.**
 - 4. ADDENDUM #1 TO BE INCLUDED WITH SUBMISSION OF COMPLETE OFFER PACKAGE.**
 - 5. OFFERS ARE TO BE WRITTEN " SUBJECT TO INTERIOR INSPECTION" AND BUYER WILL HAVE 5 DAYS TO COMPLETE BEFORE FINAL ACCEPTANCE OF PURCHASE CONTRACT AND ESCROW OPENED.**
 - 6. CO-OPERATING COMMISSION IS SUBJECT TO NEGOTIATION BASED ON SALES PRICE. PERCENTAGE IN MLS IS FOR A 'FULL PRICE OFFER'.**
 - 7. SELLER WILL NOT PROVIDE ANY CREDITS OR ALTERNATE CONSIDERATIONS WITHIN THE CONTRACT.**

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

Date _____

Date October 1, 2017

Buyer/Tenant _____

Seller/Landlord Hai P. Nguyen Family Trust

Buyer/Tenant _____

Seller/Landlord _____

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Reviewed by _____ Date _____

