



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: ☒ 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 1700 W. Cerritos Ave #129

Anaheim, CA 92804

in which _____ is referred to as ("Buyer/Tenant")
and Oaktree Investments, Inc., 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 corporation
7. Escrow to close within 30 days on conventional
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 and sign all items and pages of purchase contract
12. Escrow, title, termite company 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 ☒ _____

Oaktree Investments, Inc.

Buyer/Tenant _____

Seller/Landlord ☒ _____

Oak Branch Investments, LLC

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Published and Distributed by:
REAL ESTATE BUSINESS SERVICES, INC.
a subsidiary of the California Association of REALTORS®
525 South Virgil Avenue, Los Angeles, California 90020

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