



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 26397 Castle Lane

Murrieta, CA 92563

in which _____ is referred to as ("Buyer/Tenant") and Bernardo C Salazar is referred to as ("Seller/Landlord").

1. Escrow will be open upon acceptance of the offer, at which time the buyer's deposit will be held at escrow. If the Short Sale has not been approved by the lender within 60 days, the buyer has the right to cancel escrow and receive a full refund of their deposit.

2. If the Lender(s) approves a Short Sale, the terms of the approval will be incorporated into the Escrow Instructions.

3. The closing date shall be 45 days or less from receipt of the Lender(s) approval letter.

4. As-Is Disclosure: Buyer understands that the property is being sold as-is and the seller may not make any repairs. Seller will not pay for buyer's home warranty.

5. Escrow to be Madison Avenue Escrow.

6. Title to be Chicago Title, Mary Thompson.

7. Escrow Instructions: Until the seller's lender approves the short sale, escrow's role will be limited to cashing buyer's earnest money check and ordering preliminary title. All other escrow functions will not begin until lender approves short sale.

8. Buyer and seller mutually agree if property goes to trustee sale that escrow is instructed to return the buyer's EMD to the buyer.

9. All terms and conditions subject to lender's Short Sale Approval Letter.

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 _____

Bernardo C Salazar

Buyer/Tenant _____

Seller/Landlord _____

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Reviewed by _____ Date _____



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