



CALIFORNIA
ASSOCIATION
OF REALTORS®

**SELLER'S PURCHASE
OF REPLACEMENT PROPERTY**
(C.A.R. Form SPRP, Revised 12/17)

This is an Addendum to the Purchase Agreement, OR Counter Offer, Other _____

("Agreement"), dated _____, on property known as
5428 Eau Claire Dr, Rancho Palos Verdes, CA 90275-2211 ("Seller's Property"),
between _____ ("Buyer")
and Andrew Kwon, Suzanne Park ("Seller").

SELLER'S PURCHASE OF REPLACEMENT PROPERTY:

1. **A. FINDING REPLACEMENT PROPERTY:** The Agreement is contingent on Seller entering into a contract to acquire replacement property ("Finding Replacement Property Contingency"). Seller shall, within **17 (or ____) Days** After Acceptance, remove the Finding Replacement Property Contingency or cancel the Agreement. If Seller does not remove the Finding Replacement Property Contingency in writing within that time, Buyer, after first giving a Notice to Seller to Perform (C.A.R. Form NSP), may cancel the Agreement in writing.
- OR B.** Seller has entered into a contract to acquire replacement property. Escrow Holder: _____
Escrow # _____
- AND C.** **CLOSE OF REPLACEMENT PROPERTY:** The Agreement is contingent on Seller's ability to close escrow on replacement property according to that contract.
2. **A. TIME PERIODS:** Time periods in the Agreement for inspections, contingencies, covenants, close of escrow, and other obligations that commence from date of Acceptance shall begin the Day After Seller delivers to Buyer a written notice removing the Finding Replacement Property Contingency specified in paragraph 1A or remain as specified in the Agreement. If close of escrow is identified as a specific date in the Agreement, it shall remain on that date.
- B. BUYER'S DEPOSIT:** Buyer's deposit shall be delivered to escrow within 3 business Days After Seller delivers to Buyer a written notice removing the Finding Replacement Property Contingency as specified in paragraph 1A or as specified in the Agreement.
- C. CLOSE OF ESCROW:** Buyer and Seller agree that Seller may extend the Close Of Escrow date for the sale of Seller's property for a maximum of ____ additional Days or until _____ (date), by providing Buyer with written notice at the time Seller removes the Finding Replacement Property Contingency specified in paragraph 1A, if applicable.
- D. OTHER TERMS:** _____
3. Even after the expiration of the time for the Finding Replacement Property Contingency specified in paragraph 1A, Seller retains the right to remove the Finding Replacement Property Contingency or cancel the Agreement until Buyer cancels pursuant to paragraph 1A. Once Buyer receives Seller's written removal of the Finding Replacement Property Contingency, Buyer may not cancel pursuant to paragraph 1A.

By signing below, Buyer and Seller each acknowledge that they have read, understand, accept and have received a Copy of this Addendum.

Date _____ Date _____
Buyer _____ Seller Andrew Kwon
Buyer _____ Seller Suzanne Park

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