



ADDENDUM No. 1
(C.A.R. Form ADM, Revised 12/21)

The following terms and conditions are hereby incorporated in and made a part of the Purchase Agreement, OR [X] 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 _____ 2656 MONTEREY PL

_____ FULLERTON, CA 92833 ("Property/Premises"), in which _____ is referred to as ("Buyer/Tenant") and _____ Chenghan Chen is referred to as ("Seller/Landlord").

Buyer/Tenant and Seller/Landlord are referred to as the "Parties."

- 1. Buyers acknowledge that seller has never occupied the property. Seller makes no representations or warranties regarding the conditions of the property or any matter affecting the property.
2. Buyers are aware that listing agent has interest in the property, member of the corporation.
3. Buyers understand that will complete Seller Property Questionnaire only if Buyers request. Buyers are aware seller's knowledge of the property is limited.
4. Escrow deposit to be delivered to escrow within 2 business days after acceptance.
5. All staging furnitures and decorations, if any, are not including in the price.
6. Recommend agents and Buyers to verify all permits, if any, or any information related to the subject property.
7. Buyers to initial and sign all items and pages of Purchase contract (RPA).
8. Escrow, Title, Termite company to be seller's choice.
9. Buyers 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 Addendum.

Buyer/Tenant _____ Date _____

Buyer/Tenant _____ Date _____

Seller/Landlord _____ Date _____

Chenghan Chen

Seller/Landlord _____ Date _____

© 2021, California Association of REALTORS®, Inc. United States copyright law (Title 17 U.S. Code) forbids the unauthorized distribution, display and reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats. THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS® (C.A.R.). NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ACCURACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL. This form is made available to real estate professionals through an agreement with or purchase from the California Association of REALTORS®. It is not intended to identify the user as a REALTOR®. REALTOR® is a registered collective membership mark which may be used only by members of the NATIONAL ASSOCIATION OF REALTORS® who subscribe to its Code of Ethics.

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



ADM REVISED 12/21 (PAGE 1 OF 1)

ADDENDUM (ADM PAGE 1 OF 1)