



ADDENDUM

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

No. 1 (cash) w/HOA

The following terms and conditions are hereby incorporated in and made a part of the: [X] 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 _____, _____, CA

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

- 1. Buyer(s) shall deliver EMD by wire to escrow within 24 hours of acceptance, in the minimum amount of \$5,000.
2. Final funds are to be wired into escrow within 48 hours prior to close of escrow date. Buyer(s) to sign and return escrow instructions within 3 days after receipt.
3. Buyer(s) shall complete all inspections within 5 days of acceptance.
4. Buyer(s) to remove all contingencies within 7 days of acceptance.
5. Property is sold in its "AS IS" condition with no warranties expressed or implied.
6. Appraisal contingency is hereby removed.
7. In the event escrow does not close on time due to buyer(s) delay, buyer(s) shall pay a \$50.00 per day per diem commencing 1 day after the contracted close of escrow date and continue through the actual closing date.
8. Buyer(s) and seller to each pay their own escrow fees.
9. Seller reserves services including but not limited to: escrow, title, natural hazard report, termite and home warranty.
10. Seller will provide a 1 year basic home warranty with First American if applicable in the RPA at the sellers cost.
11. Seller will provide C.A.R. form ESD in lieu of SPQ. Seller has never occupied property.
12. Seller may not have acquired mailbox key, common area keys, or garage remotes if applicable; buyer may need to purchase at close of escrow.
13. Buyer(s) acknowledges the HOA dues reported by the seller are only estimates and should not be relied upon by buyer(s) Escrow holder will provide buyer(s) with HOA documents. Buyer(s) is/are responsible to satisfy self-regarding all but not limited to: community guidelines, CC&R's, By laws, special assessments and community rules and regulations.
14. In the event buyer(s) cancel(s) escrow, buyer(s) to return HOA docs to escrow within 3 business days or the cost of the HOA docs will be deducted from their deposit.
15. Seller will not pay or provide a CLUE report.

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

Date _____ Date _____
Buyer/Tenant [X] _____ Seller/Landlord [X] _____
Buyer/Tenant [X] _____ Seller/Landlord _____

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Reviewed by _____ Date _____

