



ADDENDUM No. SELM
(C.A.R. Form ADM, Revised 6/25)

The following terms and conditions are hereby incorporated in and made a part of the Purchase agreement, OR ☐ Residential Lease or Month-to-Month Rental Agreement, ☒ Other **Seller Property Questionnaire**, dated June 1, 2026, on property known as 580 St Anton Ct, Big Bear Lake, CA 92314 ("Property/Premises"), between _____ ("Buyer/Tenant") and The Lawrence Trust ("Seller/Housing Provider"). The term "Housing Provider" also includes Landlord or Rental Property Owner. Buyer/Tenant and Seller/Housing Provider are referred to as the "Parties."

FORM USE NOTES: This form is intended to be used in Buyer-Seller or Tenant-Housing Provider transactions. For all other situations requiring an addendum, use an Addendum - Generic (C.A.R. form ADM-GEN).

- A change or addition to a previously provided Seller Property Questionnaire (SPQ), Real Estate Transfer Disclosure Statement (TDS), or other disclosure, may be made on an Amendment to Prior Disclosure (C.A.R. Form APD), and it may give the Buyer a right to rescind.
- To change the terms of already executed agreement, use the Amendment to Existing Agreement (C.A.R. form AEA).

7a) Kitchen was fully remodeled, including new all new cabinets, appliances, faucet, counter tops, and lighting. Both bathrooms were fully remodeled including all new vanities, faucets, down stair tub and shower, and the upstairs shower, and lighting. All new luxury vinyl ~~though out both downstairs, stair well, and upstairs. Both upper and lower outside decks completely replaced with Trex composite high performance decking.~~ New tankless water heater. New remote blinds in downstairs bedrooms and kitchen. Opened up wall between dining area and staircase. Centel heating system replaced approx 6 years ago. New garage door and opener.

7b) All new water conservative plumbing fixtures, toilets, and tankless water heater.

E1) Yes, and all completed.

17g) All grasses are scheduled to be cut and hauled away.

By signing below, Buyer and Seller acknowledge that each has received a copy of this Addendum, and each has read, understands, and agrees to its terms.

Buyer/Tenant _____ Date _____

Buyer/Tenant _____ Date _____

Seller/Housing Provider ☒ Timothy D. Lawrence Sr. **The Lawrence Trust** Date 6/3/2026

Seller/Housing Provider ☒ Michelle Ann Lawrence, trustee Date 6/3/2026

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