



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 [ ] 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 \_\_\_\_\_ 12526 Inglebrook Lane

\_\_\_\_\_ ("Property/Premises"), in which \_\_\_\_\_ is referred to as ("Buyer/Tenant") and So Cal Residential Homes, LLC is referred to as ("Seller/Landlord").

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

- 1. Buyers shall provide seller proof of funds prior to acceptance.
2. Buyer shall wire EMD to escrow within 24 hours of acceptance, in the amount of 1.5% of the purchase price or greater.
3. Buyer shall complete all inspections within 10 days of acceptance.
4. Buyer(s) lender to order appraisal within 3 business days after acceptance.
5. In the event escrow does not close on time due to buyer's delay or buyer's lender's delay buyers shall pay to seller \$50.00 per diem commencing 31 days after opening escrow and continuing through the actual closing date.
6. Seller reserves services including but not limited to; escrow, title, natural hazard and, if applicable, on RPA; termite and home warranty.
7. Buyer and Buyer's agent are aware that this is a FLIP property owned by an LLC
8. Seller will not supply or credit the buyer for any other appliances other than what is currently installed in the property.
9. Seller to provide 1-year basic home warranty with First American at seller's cost and not the price set in the purchase contract.
10. Listing agent is part owner of So Cal Residential Homes, LLC

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 \_\_\_\_\_

So Cal Residential Homes, LLC

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

