



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 September 30, 2024, on property known as 5317 S. Corning Ave

Los Angeles, CA 90056 ("Property/Premises"), in which _____ is referred to as ("Buyer/Tenant") and Conservatorship of Gloria H. Scott is referred to as ("Seller/Landlord"). Buyer/Tenant and Seller/Landlord are referred to as the "Parties."

- 1. This sale shall not be contingent upon the Buyer obtaining financing.
2. The property is being sold "as is" with no representations or warranties implied or expressed made by Seller or Seller's agents and /or representatives.
3. With acceptance Buyer shall provide Seller with a deposit equal to 10% of the purchase price in the form of a cashier's check made payable to "Conservatorship of Gloria H. Scott"
4. Buyer's exact vesting to be as follows (including marital status along with type of ownership):
5. Structural pest control report and repair work are not conditions of this sale. If Buyer elects to make repairs, the same shall be completed at Buyer's expense after the Close of Escrow.
6. Buyer has completed all investigations of the Property and Buyer approves the condition of the property. All Buyer contingencies under the Agreement are deemed waived and removed.
7. All retrofitting required prior to the Close of Escrow by any local ordinance or state law shall be at Buyer's expense.
8. If Buyer elects to purchase a home protection plan or warranty it shall be at Buyer's expense with coverage and company to be selected by Buyer.
9. The title company shall be Seller's choice, The escrow holder shall be Seller's Choice.
10. This sale is contingent to court confirmation. Close of Escrow to be within 10 days from receipt of the court order.

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 _____
Conservatorship of Gloria H. Scott
Seller/Landlord _____ Date _____

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