



ADDENDUM No. 1
(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 _____, dated _____, on property known as 4401 Cezanne Avenue ("Property/Premises"), Woodland Hills, CA 91364 ("Buyer/Tenant"), between _____ ("Buyer/Tenant") and So Cal Residential Homes, LLC ("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).

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 has owner interest in So Cal Residential Homes, LLC

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 So Cal Residential Homes, LLC Date _____
Seller/Housing Provider _____ Date _____

© 2025, 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®. 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®.

Published and Distributed by: REAL ESTATE BUSINESS SERVICES, LLC. a subsidiary of the California Association of REALTORS®

ADM REVISED 6/25 (PAGE 1 OF 1)



ADDENDUM (ADM PAGE 1 OF 1)