HomeSteps®
Freddie Mac Homes

Asset #:	1300200
Property Address:	629 CHATEAU DR
	CRESTLINE, CA 92325

PROPERTY CONDITION ADDENDUM AND RELEASE

For purpose of this addendum (Addendum) the Seller is:

- ☑ Federal Home Loan Mortgage Corporation (Freddie Mac or HomeSteps)
- ☐ Federal Home Loan Mortgage Corporation (Freddie Mac or HomeSteps), as Trustee for

This Property Condition Addendum and Release ("Addendum") is made a part of the contract of purchase and sale ("Contract") dated _____, 20___, between Seller and _____ ("Buyer") for the property located at: 629 CHATEAU DR, CRESTLINE, CA, 92325 _____ ("Property"), and to the extent that any provision of this Addendum conflicts in whole or in part with any provision of the Contract, the provisions of this Addendum shall control.

Buyer acknowledges that Seller, or Seller's agents, contractors or representatives, have provided Buyer the following reports or other documents ("Reports") containing information regarding the condition of the Property:

INITIALS	INSPECTION TYPE /DISCLOSURE INFORMATION	DATE	DATE COMMUNICATED TO BUYER
	Other	5/7/25	
	Lead Based Paint Addendum	5/7/25	
	Other is Natural Hazard Disclosure Report	5/7/25	
	Structural Damage to Deck/Unsafe, No Reports	7/29/25	
	HVAC missing/damaged, No Reports	8/14/25	
	Water Heater Red Tagged, No Reports	8/14/25	
	Mold, Under Window/Front Room, Remove/Replace DrywallNo Reports	8/14/25	

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INITIALS	INSPECTION TYPE /DISCLOSURE INFORMATION	DATE	DATE COMMUNICATED TO BUYER
	Hold Harmless, Deck Unsafe	8/14/25	
	Evidence of soil erosion, No Reports	8/14/25	
	Violation, Fire Hazard Corrective Action, 6/20/2024	10/2/25	
	Plumbing/Gas Line Leaks, No Reports	12/12/25	
	Geotechnical Report, 3/11/2026	3/24/26	
	Septic Collapsed/Damaged, No Reports	6/1/26	

Buyer acknowledges and agrees that the Reports and the disclosures provided herein have been provided for informational purposes to permit Buyer to take such further action as Buyer deems appropriate with respect to inspecting or investigating the condition of the Property. Buyer acknowledges and agrees that Seller, and Seller's agents, contractors or representatives, have not made any representation or warranty concerning: (i) the accuracy of the information contained in the Reports; (ii) the completeness of the information contained in the Reports; (iii) the qualifications or competence of the persons making the Reports; or (iv) that the Seller took any steps to remediate the condition(s) or the sufficiency of any such remediation.

Mold, mildew or fungus: If one or more of the Reports noted herein identify mold, mildew or fungus as a potential condition, Seller discloses and Buyer acknowledges, by executing this document, that one or more of the Reports may indicate that one or more species of mold, mildew or microscopic fungi may be, or may have been, present within the dwelling or other structures or improvements located at the Property.

High-sulfur content building materials (Contaminated Drywall): If one or more of the Reports noted herein identify contaminated drywall as a potential condition, Seller discloses and Buyer acknowledges, by executing this document, that contaminated drywall may be, or may have been, present within the dwelling or other structures or improvements located at the Property.

Illegal or industrial chemicals and substances associated with environmental conditions (Methamphetamines, Asbestos, etc.): If one or more of the Reports noted herein identify illegal or industrial chemicals as a potential condition, Seller discloses and Buyer acknowledges, by executing this document, that illegal or industrial chemicals may be, or may have been, present within the dwelling or other structures or improvements located at the Property.

The condition(s) noted above may pose health/safety risks and by executing this document, Buyer represents that he/she/they are aware that the Property may contain the condition(s) listed above. Buyer acknowledges that the Property is being purchased in its "AS IS" condition, and that Buyer has taken into account the potential condition(s) disclosed herein and the contents of the Reports in agreeing to the purchase price for the Property, and the other terms and conditions of the transaction.

In the event Buyer was provided with this Addendum or one or more of the Reports after the final execution date of the Addendum #1 To Contract of Sale (Single-Family Real Estate Disposition) ("Addendum #1"), then Buyer shall be entitled to a further inspection and cancellation period as described in paragraph 9 of Addendum #1. Buyer shall have an additional period of ten (10) calendar days from the date of this Addendum to make the inspection, and shall have an additional period of twelve (12) calendar days from the date of this Addendum to cancel the Contract, and for that limited purpose the terms of paragraph 9 of Addendum #1 are incorporated herein by reference as if fully set forth in writing except as amended to conform to the intent of this Addendum.
The further inspection and cancellation period shall apply with respect only to the subject matter of the condition specified in this Addendum or the Reports, as applicable, provided to Buyer after the final execution of Addendum #1.

Buyer acknowledges and agrees that the information contained in this Addendum or the Reports shall not be considered in any way to constitute representations by Seller of the condition of the Property or whether the Property is in compliance with any applicable federal, state or local government laws or regulations. Buyer, for him/herself, heirs and assigns, tenants, licensees, and on behalf of any and all of Purchaser's minor children, agrees to fully and forever waive, release, discharge and hold harmless Seller, Seller's agents, representatives, employees and contractors, from any and all claims, causes of action, injuries, illnesses, damages, losses, costs or expenses of any kind, whether based upon contract, tort or statutory liability, sustained or arising directly or indirectly from, or in connection with any known or unknown condition of the Property or, if applicable, Seller's, Seller's agent's, representative's, employee's or contractor's attempted remediation of the condition(s).

Seller's Agent Attestation:
Seller's agent (s) acknowledges that they have provided the Seller all documents which would constitute a Report including but not limited to, Inspection Reports, and all disclosures required by applicable law to be signed by the Seller. Seller's agent(s) acknowledges all known Reports and Disclosures are provided herein.

**Seller's Agent(s):

By:_____ Date:_____

**Seller's Agent: Listing Broker or Listing agent representing HomeSteps, Freddie Mac as the seller.

SELLER: Federal Home Loan Mortgage Corporation	BUYER(S):
By: _____	By: _____
Title: _____	By: _____
Date: _____	Date: _____