



ADDENDUM No. SPQ
(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 SPQ, dated March 23, 2026, on property known as 508 Vista Ln., Big Bear Lake, Ca. 92315 ("Property/Premises"), between _____ ("Buyer/Tenant") and Jose Manuel Villegas ("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. The kitchen was remodeled with new cabinets and appliances. The bathroom was remodeled with new stone flooring in the shower and glass doors. No structural changes were done.

7c. From time to time we do pest control for bugs, only in the summer or as needed.

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 JOSE MANUEL VILLEGAS Jose Manuel Villegas Date 3/25/2026

Seller/Housing Provider _____ Date _____

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