



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 _____, dated 6/10/2026, on property known as 791 Mountain Sky Dr. Big Bear Lake., California 92315 ("Property/Premises"), between _____ ("Buyer/Tenant") and Nicolae Andrei Lupu- Trustee, Elena Maria Porter- Trustee ("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. Water heater replacement and window replacement noted above
 7b. Window replacement noted above
 7c. Ongoing weed and pine needle clearance noted above. Driveway and walkway snow removal during winter.
 7d. Error on form. Building was repainted June 2024. Should have been marked no.

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 Nicolae Andrei Lupu - trustee **Nicolae Andrei Lupu- Trustee** Date 6/12/2026
 Seller/Housing Provider Elena Maria Porter- Trustee **Elena Maria Porter- Trustee** Date 6/12/2026

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