CALIFORNIA ASSOCIATION OF REALTORS®

ADDENDUM

(C.A.R. Form ADM, Revised 4/12)

No. *ONE*

The following terms and conditions are hereby incorporated in and made a part of the: [X] Residential Purchase Agreement, [ ] Manufactured Home Purchase Agreement, [ ] Business Purchase Agreement, [ ] Residential Lease or Month-to-Month Rental Agreement, [ ] Vacant Land Purchase Agreement, [ ] Residential Income Property Purchase Agreement, [ ] Commercial Property Purchase Agreement, [ ] Other _____

dated _____, on property known as *531 ESPLANADE #302 REDONDO BEACH, CA 90277*

in which _____ is referred to as ("Buyer/Tenant")

and *AUDREY BERGIN TRUST* is referred to as ("Seller/Landlord").

1. TITLE AND ESCROW OPENED WITH PLACER TITLE CO. #102-42575 KERI RINGE. (530) 885-7722.

2. SELLER WILL PAY ALL OF CLTA TITLE AND ESCROW FEES. BUYER PAYS ALTA POLICY.

3. SELLER WILL PAY FOR HOA DOCUMENTS AND TRANSFER FEES.

4. BUYER PAYS FOR KEY DEPOSIT AT CLOSE OF ESCROW THROUGH THE HOME OWNERS ASSOCIATION.

5. BUYER TO PAY FOR ALL INSPECTION REPORTS ON SUBJECT PROPERTY.

6. SELLER WILL LOOK AT ALL OFFERS ON MARCH 16, 2015 , ALL OFFERS TO BE SUBMITTED NO LATER THAN 5:00PM

7. PROPERTY WILL BE SOLD IN ITS PRESENT PHYSICAL CONDITION.

8. BUYER TO REMOVE ALL CONTINGENCIES WITH IN 21 DAYS FROM ACCEPTANCE.

The foregoing terms and conditions are hereby agreed to, and the undersigned acknowledge receipt of a copy of this document.

Date _____	Date 2-27-15
Buyer/Tenant _____	Seller/Landlord Audrey Bergin AUDREY BERGIN TRUST
Buyer/Tenant _____	Seller/Landlord _____

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525 South Virgil Avenue, Los Angeles, California 90020

Reviewed by _____ Date _____

EQUAL HOUSING OPPORTUNITY

RE/MAX Gold,13555 Bowman Rd Ste 600 Auburn ,CA 95603 Phone: 530-401-4210 Fax: 530-888-0563 531 Esplanade
Stephanie Baptista Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

CALIFORNIA ASSOCIATION OF REALTORS®

CONFIRMATION OF REAL ESTATE AGENCY RELATIONSHIPS

(As required by the Civil Code)
(C.A.R. Form AC, Revised 04/08)

Subject Property Address 531 ESPLANADE #302, REDONDO BEACH, CA 90277

The following agency relationship(s) is/are hereby confirmed for this transaction:

LISTING AGENT: RE/MAX GOLD & RE/MAX SPECIALIST
(Print Firm Name)

is the agent of (check one):

☒ the Seller/Landlord exclusively; or

☐ both the Buyer/Tenant and Seller/Landlord

SELLING AGENT: _____
(Print Firm Name)

(if not the same as Listing Agent)

is the agent of (check one):

☐ the Buyer/Tenant exclusively; or

☐ the Seller/Landlord exclusively; or

☐ both the Buyer/Tenant and Seller/Landlord

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS CONFIRMATION.

Seller/Landlord Audrey Bergin AUDREY BERGIN TRUST Date 02/27/2015

Seller/Landlord _____ Date _____

Buyer/Tenant _____ Date _____

Buyer/Tenant _____ Date _____

Real Estate Broker (Selling Firm) _____

By _____ Date _____

Real Estate Broker (Listing Firm) RE/MAX GOLD & RE/MAX SPECIALIST

By Stephanie Baptista/Linda Date 02/27/2015

A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE. IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY.

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