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CALIFORNIA ASSOCIATION OF REALTORS®

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 *Seller Property Questionnaire*, dated *March 13, 2026*, on property known as *927 W. Fairway Boulevard Big Bear City, Ca. 92314* ("Property/Premises"), between _____ ("Buyer/Tenant") and *Ronald D. Whited, Tara L. Whited* ("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).

Removed all carpet and paneling from the house. Drywall was found under the drywall downstairs and after removal was retaped and textured and painted along the ceiling. Upstairs there was no structure under the paneling so new sheetrock was installed on all walls, and new tongue and groove ceiling decking was installed, original Insulation remained in place. All surfaces were painted Swiss coffee white. Bath and kitchen were demo-ed. Brand new kitchen was installed in a new layout. BATHROOM WAS COMOPLETELY REPLACED. All new flooring throughout. Brand-new high-end appliances were added, a full laundry room equipped with washer dryer. Television/small living room was designed and bult. All new windows and window coverings, including a new 6-foot sliding door at rear deck. Complete paint inside and out. Rear yard was completely enclosed for children or pets. All decks were recoated for long term serviceability. Security Cameras added. The stair ladder was replaced with a complete set of stairs, handrail, step lighting for safety and carpeted for comfort. Closets were added to upstairs bedrooms.

N/A

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 DocuSigned by: RONALD D. WHITED 5D986E70EA20420... *Ronald D. Whited* Date 3/13/2026

Seller/Housing Provider DocuSigned by: 4D97DF254200410... *Tara L. Whited* Date 3/13/2026

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ADM REVISED 6/25 (PAGE 1 OF 1)

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