



ADDENDUM No. 1
(C.A.R. Form ADM, Revised 12/21)

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, [ ] Transfer Disclosure Statement (Note: An amendment to the TDS may give the Buyer a right to rescind), [ ] Other \_\_\_\_\_, dated \_\_\_\_\_, on property known as \_\_\_\_\_ 1631 S Pomona Ave #D32 \_\_\_\_\_

Fullerton, CA 92832 ("Property/Premises"), in which \_\_\_\_\_ is referred to as ("Buyer/Tenant") and \_\_\_\_\_ Oaktree Investments, Inc., Oak Branch Investments, LLC is referred to as ("Seller/Landlord"). Buyer/Tenant and Seller/Landlord are referred to as the "Parties."

- 1. Buyer(s) is/are aware that one or more sellers are licensed real estate broker or agent.
2. Buyer(s) acknowledge(s) that seller has never occupied the property. Seller(s) knowledge is limited.
3. Buyer(s) agree(s) that buyers(s) will not offer on any competing property if buyer(s)'s offer is accepted. This condition applies if buyers(s) not buying more than one property at a time.
4. Listing agent is member of the corporation
5. Escrow to close 21 Days or sooner after acceptance on conventional financing
6. Escrow deposit to be delivered to escrow within 2 business days after acceptance.
7. All staging furniture and decor, if any, are not included in this price.
8. Escrow, Title, Termite Company to be sellers' choice of service
9. Buyers to initial all items and sign all pages on Purchase contract (RPA)
10. Buyer to provide conditional approval from direct lender and appraisal within 11-15 days or sooner after acceptance of offer.

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

Buyer/Tenant [X] \_\_\_\_\_ Date \_\_\_\_\_

Buyer/Tenant [X] \_\_\_\_\_ Date \_\_\_\_\_

Seller/Landlord [X] \_\_\_\_\_ Date \_\_\_\_\_

Oaktree Investments, Inc.

Seller/Landlord [X] \_\_\_\_\_ Date \_\_\_\_\_

Oak Branch Investments, LLC

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