



CALIFORNIA ASSOCIATION OF REALTORS®

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 5200 White Oak Ave Unit 9

Encino, CA 91316 ("Property/Premises"),

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

and Cherie Block Revocable Living Trust is referred to as ("Seller/Landlord").

Buyer/Tenant and Seller/Landlord are referred to as the "Parties."

- 1. The property is being sold "as is" with no representations or warranties implied or expressed made by Seller or Seller's agents and /or representatives.
2. Acceptance of offer MUST be contingent upon no objection to sale received by Seller in response to written Notice of Proposed Action sent pursuant to California Probate Code Section 16500 to be sent to all beneficiaries.
3. With acceptance Buyer shall provide escrow with a deposit equal to 5% of the purchase price.
4. Buyer's exact vesting shall be as follows (including marital status along with type of ownership
5. Structural pest control report and repair work are not conditions of this sale. If Buyer elects to make repairs, the same shall be completed at Buyer's expense after the Close of Escrow.
6. All retrofitting required prior to the Close of Escrow by any local ordinance or state law shall be at Buyer's expense.
7. Buyer elects to purchase a home protection plan or warranty it shall be at Buyer's expense with coverage and company to be selected by Buyer.
8. The title company shall be Lawyers Title with title rep Mitch Litrov.
9. The escrow company shall be Lotus Escrow with escrow rep Mario Ortega.

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

Buyer/Tenant \_\_\_\_\_ Date \_\_\_\_\_

Buyer/Tenant \_\_\_\_\_ Date \_\_\_\_\_

Seller/Landlord X Cherie Block Revocable Living Trust \_\_\_\_\_ Date 04/10/2023

Cherie Block Revocable Living Trust

Seller/Landlord \_\_\_\_\_ Date \_\_\_\_\_

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