CALIFORNIA ASSOCIATION OF REALTORS®

ADDENDUM No. 1

(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 *January 8, 2026*, on property known as *1833 S Araby DR 11 Palm Springs, CA 92264* ("Property/Premises"), between _____ ("Buyer/Tenant") and *Estate of Margaret P. Becker aka Peggy P. Becker* ("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).

1-This sale shall not be contingent upon the Buyer obtaining financing.
2-Property is being sold "as is", "where is", with "all faults known or unknown" with absolutely no representations of warranties, past or present, expressed made by Seller or Seller's agents and /or representatives and subject to Probate Advisory.
3-Close of sale will be subject to notice of proposed action and may be contingent on a court order. The sale of the real property is subject to the Seller sending out a Notice of Proposed Action to the interested parties in the probate proceeding. Any interested party entitled to receive notice of proposed action may object to the sale of the real property being taken without court supervision. The interested parties shall have 15 days from the date of receipt of the Notice of Proposed Action to object. If any interested party does not object in writing, or obtain a court order preventing the sale of the real property, the interested party will be treated as if they consented to the sale of the real property and they may not object after the proposed action is taken. If an objection is made to the sale of the real property, or a restraining order is issued, and the Seller wishes to proceed forward with the sale of the real property on the subject terms and conditions, Seller shall be required to seek Court confirmation of the sale, subject to over- bidders, and otherwise comply with the requirements set forth in California Probate Code relating to the sale of real property subject to Court supervision, including but not limited to Probate Code Sections 2540, 10308. Should an interested party object and the Seller cannot consummate the sale, the parties agree that this contract shall not be binding and Seller shall not be held liable for any damage, direct or indirect, specific performance or expenses incurred by Buyer.
4-With acceptance Buyer shall provide Seller with a deposit equal to 10% of the purchase price to be deposited with Escrow holder one business day after acceptance.
5-Buyer's exact vesting shall be as follows (including marital status along with type of ownership):
6-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.

See Text Overflow Addendum (C.A.R. Form TOA) paragraph 1

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 *Estate of Margaret P. Becker aka Peggy P.* Date _____

Seller/Housing Provider _____ Date _____

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CALIFORNIA ASSOCIATION OF REALTORS®

TEXT OVERFLOW ADDENDUM No. 1

(C.A.R. Form TOA, Revised 6/23)

This addendum is given in connection with the property known as *1833 S Araby DR 11, Palm Springs, CA 92264 LOT 1 MB 072/083 TR 4469 CM 005/089 AND UNIT 11 CM 005/089 INT IN COMMON TR 4469 MB 072/083* ("Property"), in which _____ is referred to as ("Buyer/Tenant") and *Estate of Margaret P. Becker aka Peggy P. Becker* is referred to as ("Seller/Housing Provider").

1) ADM:
7-Buyer has completed all investigations of the Property and Buyer approves the condition of the property. All Buyer contingencies under the Agreement are deemed waived and removed.
8-All retrofitting required prior to the Close of Escrow by any local ordinance or state law shall be at Buyer's expense.
9-If 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.
10-The title company shall be Seller's choice
11-The escrow holder shall be Seller's Choice.

The foregoing terms and conditions are hereby incorporated in and made a part of the paragraph(s) referred to in the document to which this TOA is attached. The undersigned acknowledge receipt of a copy of this TOA.

Buyer/Tenant _____ Date _____

Buyer/Tenant _____ Date _____

Seller/Housing Provider _____ Date _____
Estate of Margaret P. Becker aka Peggy P. Becker

Seller/Housing Provider _____ Date _____

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