



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 2344 Commonwealth Ave

San Diego, CA 92104 (Property/Premises), in which is referred to as (Buyer/Tenant) and Andrea Spindler is referred to as (Seller/Landlord).

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

1- APPRAISAL TO BE ORDERED WITHIN 5 DAYS OF SELLER ACCEPTANCE, AND CONFIRMATION RECEIPT TO BE EMAILED TO THE LISTING AGENT.

2- 2-GENERAL HOME INSPECTION to be completed within 5 days of seller acceptance + REMOVAL of CONTINGENCY IN PAR 19B WITHIN 10 DAYS; ALL OTHER CONTINGENCIES TO BE REMOVED WITHIN 17 DAYS

3-ESCROW TO BE CHRISTY BECKNER - LEGACY ESCROW

4- TITLE TO BE First American (Greg Ives)

5-ON FINANCED OFFERS BUYER AGREES TO BE CROSS-QUALIFIED BY THE SELLERS PREFERRED LENDER PRIOR TO SUBMITTING AN OFFER

6-CASH OFFERS- ALL CONTINGENCIES TO BE REMOVED IN 8 DAYS. BUYER MUST PROVIDE POF PRIOR TO ACCEPTANCE. POF STATEMENT MUST BE DATED WITHIN THE LAST 30 DAYS AND MUST HAVE BUYER'S NAME

7-BUYER TO SUBMIT PROOF OF FUNDS WITH OFFER

8- BUYERS AGENT OR SOMEONE FROM THEIR TEAM MUST SHOW UP FOR ANY AND ALL INSPECTIONS. 1 DAY LOCK BOX CODES WILL NOT BE GIVEN TO ANYONE, INCLUDING VENDORS. THEY WILL NOT BE ALLOWED ON PREMISES WITHOUT BUYERS AGENT OR BUYERS AGENT TEAM PRESENT.

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 Date

Andrea Spindler

Seller/Landlord Date

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