

Addendum to the Residential Purchase Agreement

This Addendum (the "Addendum") modifies the Residential Purchase Agreement and Joint Escrow Instructions (the "Purchase Agreement") dated _____, and any amendments to the Purchase Agreement, between _____ ("Seller") and _____ ("Buyer") regarding the property located at _____ (the "Property"). Seller and Buyer are collectively referred to as the "Parties."

1. **Purchase Price Freely Negotiated.** Buyer and Seller agree that the Purchase Price of the Property was freely negotiated. While Seller may have presented Buyer with an appraisal, real estate broker price opinion, or other information to support the Purchase Price, Buyer understands that this information was obtained for Seller's benefit only and has only been provided to Buyer as a courtesy. Buyer may not rely on any such opinions of value.
2. **Opportunity to Seek Valuation & Advice.** Buyer has had a full and fair opportunity to seek the opinions and advice of licensed real estate brokers, attorneys or other advisors regarding the terms of the Purchase Agreement, including but not limited to this Addendum. By signing the Purchase Agreement and this Addendum Buyer represents and agrees that Buyer has either sought and received such advice to Buyer's satisfaction or has declined to do so.
3. **Relationship between Seller and Redfin Corporation.** Buyer acknowledges and understands that Seller is wholly owned by Redfin Corporation ("Broker"), that the Listing Agent is an employee of Broker, and that the Listing Agent and Broker are both authorized by Seller to act on behalf of Seller in this transaction.
4. **Seller Has Not Lived in the Property.** Buyer acknowledges and understands that Seller has never occupied or lived in the Property. Seller will provide Buyer: (1) any disclosure statements provided to Seller in connection with Seller's purchase of the Property; (2) a copy of the home inspection report(s) Seller commissioned prior to purchasing the Property; and (3) a summary of the material work done on the Property by or on behalf of Seller after Seller bought the Property. Buyer acknowledges and agrees that Seller makes no representation regarding the accuracy or completeness of any of the aforementioned materials.
5. **No Class Action Lawsuits.** This section supplements the remedies available to the Parties pursuant to a breach of or default under the Purchase Agreement and does not eliminate or replace those provisions as to any claims that either the Buyer or Seller may have against the other Party, individually, for any breach or default. However, this provision does limit each Party's rights to bring class action lawsuits or other collective or consolidated actions.

Neither Buyer nor Seller may act as a member of a class action, join or consolidate disputes, act in the interest of the general public, or act in any private attorney general capacity in any mediation, arbitration or other dispute relating to or arising out of the Purchase Agreement, this Addendum, or the transaction contemplated by the Purchase Agreement.

If any provision of the Purchase Agreement or this Addendum dealing with class action, class mediation, class arbitration, private attorney general action, other representative action, joinder, or consolidation is found to be illegal or unenforceable, such invalid provision will be severable and the remainder of the Purchase Agreement and this Addendum will remain in full force and effect.

Seller: _____

Date: _____

By: _____

Its: Authorized Signatory _____

Buyer 1: _____

Date: _____

Buyer 2: _____

Date: _____