



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 _____ 5415 5th Avenue

Los Angeles, CA 90043 ("Property/Premises"), in which _____ is referred to as ("Buyer/Tenant") and Estate of Ernestine W. Stewart is referred to as ("Seller/Landlord").

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

- 1. The sale shall not be contingent upon the Buyer obtaining financing.
2. The property is being sold "as is" with no representations or warranties implied or express made by Seller or Seller's agents and/or representatives.
3. Earnest Money Deposit shall be 10% of the accepted purchase price and submitted to escrow within one (1) business day after acceptance.
4. Buyer's exact vesting to be provided at time of acceptance.
5. Buyer acknowledges that Seller is acting in a fiduciary capacity as Administrator in selling the property. In all documents pertaining to the sale of the subject property, Seller is signing and/or initialing in a fiduciary capacity as the personal representative of the Estate.
6. Buyer shall be responsible for any termite work to be completed AFTER close of escrow,
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 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 the Buyer.
10. The Title Company shall be Seller's choice. The Escrow holder shall be Seller's choice.
11. Close of sale shall be subject to court confirmation
12. Seller to pay for city, county transfer tax.
13. Property is presently occupied and the property SHALL NOT be delivered vacant at close of escrow; Buyer shall take Property subject to the rights of existing tenants and pursuant to the TOPA form incorporated.

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 _____ Date _____
Estate of Ernestine W. Stewart
Seller/Landlord _____ Date _____

© 2021, California Association of REALTORS®, Inc. United States copyright law (Title 17 U.S. Code) forbids the unauthorized distribution, display and reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats. THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS® (C.A.R.). NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ACCURACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL. This form is made available to real estate professionals through an agreement with or purchase from the California Association of REALTORS®. It is not intended to identify the user as a REALTOR®. REALTOR® is a registered collective membership mark which may be used only by members of the NATIONAL ASSOCIATION OF REALTORS® who subscribe to its Code of Ethics.

Published and Distributed by: REAL ESTATE BUSINESS SERVICES, LLC. a subsidiary of the CALIFORNIA ASSOCIATION OF REALTORS® 525 South Virgil Avenue, Los Angeles, California 90020

