



The following terms and conditions are hereby incorporated in and made a part of the: [X] Residential Purchase Agreement, [ ] Manufactured Home Purchase Agreement, [ ] Business Purchase Agreement, [ ] Residential Lease or Month-to-Month Rental Agreement, [ ] Vacant Land Purchase Agreement, [ ] Residential Income Property Purchase Agreement, [ ] Commercial Property Purchase Agreement, [ ] Other

dated 12/23/2024, on property known as 29419 Shady Lane Murrieta CA 92563

in which is referred to as ("Buyer/Tenant") and is referred to as ("Seller/Landlord").

The following disclosure and agreement in entered into and hereby made between Buyer and Seller as a condition of the sale and purchase of the subject property.

In order to expedite the process and insure protection for all parties involved, Seller discloses that they are utilizing the law firm Lugash Law Center, to negotiate the short sale with lender(s) and any others who may have a financial interest in the subject property.

In submitting the short sale package to the lenders, Seller will incorporate said law firm's fee fo \$3,500 or 1% of the purchase price (whichever is greater) on the HUD-1 estimate to be paid out of the proceeds of the sale. In the event that the 1st Deed of Trust lender does not agree to pay said fee from the sale proceeds, buyer agrees to pay said fee through escrow at the time of closing as a normal non-recurring closing cost of the sale.

Should the subject transaction not close there shall be no fees paid by either party for these services. Further, these services and subject fee is only related to the short sale negotiations outlined.

The parties agree that by their signature below this addendum shall be incorporated into and be part of the purchase costs of the transaction for the buyer. Additionally, the parties understand and agree that the lender will not allow the seller to pay this cost directly or indirectly. Further, that the real estate agents ARE NOT part of this agreement and will not be cooperating or participating in this fee from their respective commissions.

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

Date 12/26/2024 12/26/2024

Buyer/Tenant Seller/Landlord Kenneth Moore Jr

Buyer/Tenant Seller/Landlord Ashley Walker

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Reviewed by Date

