



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 \_\_\_\_\_, on property known as 1751 39th Street, San Diego, CA 92105 \_\_\_\_\_ ("Property/Premises"), between \_\_\_\_\_ ("Buyer/Tenant") and The 2003 Mershon Family Trust ("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- APPRAISAL TO BE ORDERED WITHIN 5 DAYS OF SELLER ACCEPTANCE, AND CONFIRMATION RECEIPT TO BE EMAILED TO THE LISTING AGENT**  
**2-GENERAL HOME INSPECTION to be completed within 5 days of seller acceptance + REMOVAL of CONTINGENCY IN L(3) 8C,12 WITHIN 10 DAYS; Insurance L(4) 8D, to be ordered within the first 5 days, this contingency to be removed in 10 days. ALL OTHER CONTINGENCIES TO REMOVED WITHIN 17 DAYS, UNLESS LESS DAYS ARE NOTED IN THE RPA**  
**3-ESCROW TO BE New Venture Escrow (Matthew Mulalley)**  
**4-TITLE TO BE First American (Greg Ives)**  
**5-ON FINANCED OFFERS BUYER AGREES TO BE CROSS-QUALIFIED BY THE SELLERS PREFERRED LENDER NOTED ON THE MLS PRIOR to SUBMITTING OFFER. POF AND PRE-APPROVAL TO BE SUBMITTED W/OFFER**  
**6-CASH OFFERS- ALL CONTINGENCIES TO BE REMOVED IN 8 DAYS OR LESS. BUYER MUST PROVIDE POF WITH OFFER AND STATEMENT MUST INCLUDE BUYERS NAME AND DATED WITHIN THE LAST 30 DAYS**  
**7- 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**

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 The 2003 Mershon Family Trust (Sammy Lee Mershon, Jr, Trustee) Date \_\_\_\_\_  
Seller/Housing Provider The 2003 Mershon Family Trust (Walter K Mershon, Trustee) Date \_\_\_\_\_

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