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CALIFORNIA ASSOCIATION OF REALTORS®

ADDENDUM No. 1

(C.A.R. Form ADM, Revised 6/25)

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 ***January 24, 2026***, on property known as ***180 Orontes Way Cathedral City , CA 92234*** ("Property/Premises"), between _____ ("Buyer/Tenant") and ***Robert Morris*** ("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).

PLEASE NO SHOWINGS, INSPECTIONS, PREVIEWS, ETC. PRIOR TO NOON ON ANY DAY!

The buyer to accept the swamp cooler, installed on the carport side of the home, in it's current 'as is' condition. The seller has never used this unit and it is unknown what condition may exist for functioning.

Within 5 days of agreement the seller shall provide a list of any personal items that will not stay with the sale of the home.

The buyer accepts the fact that the pipe replacement, roof replacement, air conditioner replacement and the Jetted tub in the master bedroom are items purchased by the seller and he offers no warranties or assurances except for those supplied. It is recommended the buyer(s) complete a through inspection and approval of all items within the time limits outlined in the offer to purchase.

It is understood that the large sheds in the carport area have electrical operational and the large shed is on a slab foundation and has an air conditioner that provides temperature for paints, etc.

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 _____ ***Robert Morris*** Date 1/27/26

Seller/Housing Provider _____ Date _____

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