



CALIFORNIA
ASSOCIATION
OF REALTORS®

MODIFICATION OF LISTING, BUYER REPRESENTATION OR OTHER AGREEMENT BETWEEN PRINCIPAL AND BROKER

(C.A.R. Form MT, Revised 6/19)

The ☒ Listing Agreement ☐ Buyer Representation Agreement, (or, if checked,) ☐ Other _____
dated _____, between _____ ("Broker")
and _____ ("Principal"), regarding the real
property, manufactured home or business described as 7 Chopin Ct, Rancho Mirage, CA 92270-2742
_____ is modified as follows:

PRICE: The listing price, price range, lease or rental amount shall be changed to: One Million, Two Hundred Fifty Thousand
Dollars (\$ ~~1,200,000.00~~)
\$1,285,000

EXPIRATION DATE: The expiration date is changed to: _____.

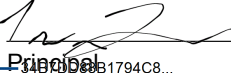
NOTICE: THE AMOUNT OR RATE OF REAL ESTATE COMMISSIONS IS NOT FIXED BY LAW. THEY ARE SET BY EACH BROKER INDIVIDUALLY AND MAY BE NEGOTIABLE BETWEEN PRINCIPAL AND BROKER (REAL ESTATE COMMISSIONS INCLUDE ALL COMPENSATION AND FEES TO BROKER).

OTHER: _____

All other terms of the Listing Agreement, Buyer Representation Agreement, or other agreement as applicable, remain in full force and effect, except as modified herein.

I acknowledge that I have read, understand and have received a copy of this Modification of Terms.

DocuSigned by:


Principal

3/15/2022

Date

Principal

Date

Broker _____
(Firm)

DRE Lic # _____

By _____
(Agent)

DRE Lic # _____ Date _____

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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.

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REAL ESTATE BUSINESS SERVICES, LLC.
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525 South Virgil Avenue, Los Angeles, California 90020



MT REVISED 6/19 (PAGE 1 OF 1)

MODIFICATION OF LISTING BUYER REPRESENTATION OR OTHER AGREEMENT BETWEEN PRINCIPAL AND
BROKER (MT PAGE 1 OF 1)



CALIFORNIA
ASSOCIATION
OF REALTORS®

AGENT VISUAL INSPECTION DISCLOSURE

(CALIFORNIA CIVIL CODE § 2079 ET SEQ.)

For use by an agent when a transfer disclosure statement is
required or when a seller is exempt from completing a TDS
(C.A.R. Form AVID, Revised 12/21)

This inspection disclosure concerns the residential property situated in the City of Rancho Mirage,
County of Riverside, State of California, described as 7 Chopin Ct
("Property").

☐ This Property is a duplex, triplex, or fourplex. This AVID form is for unit # _____. Additional AVID forms required for other units.

Inspection Performed By (Real Estate Broker Firm Name) Intero Real Estate Services

California law requires, with limited exceptions, that a real estate broker or salesperson (collectively, "Agent") conduct a reasonably competent and diligent **visual** inspection of reasonably and normally accessible areas of certain properties offered for sale and then disclose to the prospective purchaser material facts affecting the value or desirability of that property that the inspection reveals. The duty applies regardless of whom that Agent represents. The duty applies to residential real properties containing one-to-four dwelling units, and manufactured homes (mobilehomes). The duty applies to a stand-alone detached dwelling (whether or not located in a subdivision or a planned development) or to an attached dwelling such as a condominium. The duty also applies to a lease with an option to purchase, a ground lease or a real property sales contract of one of those properties.

California law does not require the Agent to inspect the following:

- Areas that are not reasonably and normally accessible
- Areas off site of the property
- Public records or permits
- Common areas of planned developments, condominiums, stock cooperatives and the like.

Agent Inspection Limitations: Because the Agent's duty is limited to conducting a reasonably competent and diligent visual inspection of reasonably and normally accessible areas of only the Property being offered for sale, there are several things that the Agent will not do. What follows is a non-exclusive list of examples of limitations on the scope of the Agent's duty.

Roof and Attic: Agent will not climb onto a roof or into an attic.

Interior: Agent will not move or look under or behind furniture, pictures, wall hangings or floor coverings. Agent will not look up chimneys or into cabinets, or open locked doors.

Exterior: Agent will not inspect beneath a house or other structure on the Property, climb up or down a hillside, move or look behind plants, bushes, shrubbery and other vegetation or fences, walls or other barriers.

Appliances and Systems: Agent will not operate appliances or systems (such as, but not limited to, electrical, plumbing, pool or spa, heating, cooling, septic, sprinkler, communication, entertainment, well or water) to determine their functionality.

Size of Property or Improvements: Agent will not measure square footage of lot or improvements, or identify or locate boundary lines, easements or encroachments.

Environmental Hazards: Agent will not determine if the Property has mold, asbestos, lead or lead-based paint, radon, formaldehyde or any other hazardous substance or analyze soil or geologic condition.

Off-Property Conditions: By statute, Agent is not obligated to pull permits or inspect public records. Agent will not guarantee views or zoning, identify proposed construction or development or changes or proximity to transportation, schools, or law enforcement.

Analysis of Agent Disclosures: For any items disclosed as a result of Agent's visual inspection, or by others, Agent will not provide an analysis of or determine the cause or source of the disclosed matter, nor determine the cost of any possible repair.

What this means to you: An Agent's inspection is not intended to take the place of any other type of inspection, nor is it a substitute for a full and complete disclosure by a seller. Regardless of what the Agent's inspection reveals, or what disclosures are made by sellers, California Law specifies that a buyer has a duty to exercise reasonable care to protect himself or herself. This duty encompasses facts which are known to or within the diligent attention and observation of the buyer. Therefore, in order to determine for themselves whether or not the Property meets their needs and intended uses, as well as the cost to remedy any disclosed or discovered defect, **BUYER SHOULD: (1) REVIEW ANY DISCLOSURES OBTAINED FROM SELLER; (2) OBTAIN ADVICE ABOUT, AND INSPECTIONS OF, THE PROPERTY FROM OTHER APPROPRIATE PROFESSIONALS; AND (3) REVIEW ANY FINDINGS OF THOSE PROFESSIONALS WITH THE PERSONS WHO PREPARED THEM. IF BUYER FAILS TO DO SO, BUYER IS ACTING AGAINST THE ADVICE OF BROKER.**

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AVID REVISED 12/21 (PAGE 1 OF 3)

Buyer's Initials _____ / _____ Seller's Initials DS 74



AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 1 OF 3)

Intero Real Estate Services, 5960 Stoneridge Dr. Pleasanton CA 94588
Linda Almini

Phone: (925)621-6200 Fax: _____
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

7 Chopin Ct

If this Property is a duplex, triplex, or fourplex, this AVID is for unit # _____.

Inspection Performed By (Real Estate Broker Firm Name) Intero Real Estate Services

Inspection Date/Time: 03/14/22 9:00 Weather conditions: Dry, Clear, Sunny

Other persons present: _____

THE UNDERSIGNED, BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE REASONABLY AND NORMALLY ACCESSIBLE AREAS OF THE PROPERTY, STATES THE FOLLOWING:

Entry (excluding common areas): No visible signs on tiles, walls, doors

Living Room: A couple small dings on metal around slider doors. No other visible items to note. New carpet, & new paint.

Dining Room: Two small holes above window in frame on sheet rock. No other visible items to report.

Kitchen: Some small dings on cabinet drawers left of dishwasher, small ding on wood panel on right refrigerator door.

Other Room: Den, small chip on one floor tile located near entry to the room. No other visible signs to note

Hall/Stairs (excluding common areas): Hallways from entry to bedrooms, to laundry room no visible items to note.

Bedroom # 1: Primary bedroom. Lower left corner of screen to slider door signs of wear. No other items to report. New carpet, new paint.

Bedroom # 2: Bedroom right of Jack and Jill bath. No visible signs to note.

Bedroom # 3: Bedroom left of Jack and Jill bath. No visible signs to note.

Bath # 1: Primary Bath. Three small dings on cabinets. Hairline crack on shower floor near drain. Cracked mirror outlet left of vanity seating area.

Bath # 2: Jack and Jill Bath. No visible signs to note.

Bath # 3: Half Bath near laundry room. No visible signs to note.

Other Room: Casita - Sizable stain on carpet near center of room. Approximately six to seven inches. No additional visible signs to note. All new paint.

If this Property is a duplex, triplex, or fourplex, this AVID is for unit # _____.

Other: Full bath in Casita. No visible signs to note.

Other: Laundry room. Left side of utility cabinet laminate panel cracked.

Other: _____

☐ See Addendum for additional rooms/structures: _____

Garage/Parking (excluding common areas): Garage - three car. All in good shape. No damage to walls, or garage doors.

Exterior Building and Yard - Front/Sides/Back: Some minor cracks in stucco noted on the left, and right sides of the home in backyard. Some water/rust stains on left side of home. Minor cracks on stucco on Casita.

Other Observed or Known Conditions Not Specified Above: _____

This disclosure is based on a reasonably competent and diligent visual inspection of reasonably and normally accessible areas of the Property on the date specified above.

DocuSigned by:
Real Estate Broker (Firm who performed the Inspection) Intero Real Estate Date 3/16/2022
By E43E54D8520B4F2...
(Signature of Associate Licensee or Broker who performed the inspection)

Reminder: Not all defects are observable by a real estate licensee conducting an inspection. The inspection does not include testing of any system or component. Real Estate Licensees are not home inspectors or contractors. BUYER SHOULD OBTAIN ADVICE ABOUT AND INSPECTIONS OF THE PROPERTY FROM OTHER APPROPRIATE PROFESSIONALS. IF BUYER FAILS TO DO SO, BUYER IS ACTING AGAINST THE ADVICE OF BROKER.

I/we acknowledge that I/we have read, understand and received a copy of this disclosure.

Buyer _____ Date _____
Buyer _____ Date _____

I/we acknowledge that I/we have received a copy of this disclosure.

(The initials below are not required but can be used as evidence that the initialing party has received the completed form.)

Seller [Signature]
DocuSigned by:
Real Estate Broker (Firm Representing Seller) Intero Real Estate Services
By Linda Almini Date 3/16/2022
E43E54D8520B4F2... (Associate Licensee or Broker Signature)

Real Estate Broker (Firm Representing Buyer) _____
By _____ Date _____
(Associate Licensee or Broker Signature)

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AVID REVISED 12/21 (PAGE 3 OF 3)

AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 3 OF 3)

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

7 Chopin Ct



I found the booklet, *The Homeowner's Guide to Environmental Hazards and Earthquake Safety(with gas shut-off valve update)* which includes the *Federal Lead booklet and Toxic Mold Update*:

- | | |
|--|--|
| <input type="checkbox"/> Helpful | <input type="checkbox"/> Clearly written |
| <input type="checkbox"/> Too detailed | <input type="checkbox"/> Confusing |
| <input type="checkbox"/> Not detailed enough | |
- ☐ The booklet helped me to locate earthquake weaknesses in my home.
- ☐ I have strengthened my home to resist earthquakes.
- ☐ I plan to fix my home's earthquake weaknesses.
- ☐ The booklet helped me find out that my home did not have any earthquake weaknesses.

The year my home was built was _____.

Comments: _____

We Want To Hear From You!

California Seismic Safety Commission
1900 K Street, Suite 100
Sacramento, California 95814-4186

To Whom It May Concern: I have received a copy of the Environmental Hazards and Earthquake Safety(with gas shut-off valve update)which includes the Federal Lead booklet and Toxic Mold Update, and Home Energy Rating booklet.

Property Address: _____

Date _____ Time _____

(Buyer's signature)

(printed name)

Date _____ Time _____

(Buyer's signature)

(printed name)

Date _____

(Buyer's Agent's signature)

(printed name)

(Broker's name)

NOTE: For applicable transactions, it is also necessary to complete C.A.R. Standard form FLD-11 (Lead-based paint and Lead-based paint Hazards Addendum, Disclosure and Acknowledgement.)

ALL SIGNERS SHOULD RETAIN A COPY OF THIS PAGE FOR THEIR RECORDS

California Civil Code Section 2079.10 states that if the HERS booklet is provided to the Buyer by the Seller or Broker, then this booklet is deemed to be adequate to inform the home buyer about the existence of California Home Energy Rating Program.

Revised 09/10 Official C.A.R.* Publication 09/10

To Whom It May Concern: I have received a copy of the Environmental Hazards and Earthquake Safety(with gas shut-off valve update)which includes the Federal Lead booklet and Toxic Mold Update, and Home Energy Rating booklet.

Property Address: 7 Chopin Ct, Rancho Mirage

Date 3/15/2022 Time _____

(Seller's signature)

(printed name)

Date _____ Time _____

(Seller's signature)

(printed name)

Date _____

(Seller's Agent's signature)

(printed name)

(Broker's name)

NOTE: For applicable transactions, it is also necessary to complete C.A.R. Standard form FLD-11 (Lead-based paint and Lead-based paint Hazards Addendum, Disclosure and Acknowledgement.)

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Revised 09/10 Official C.A.R.* Publication 09/10



DOCUMENT RETENTION POLICY

Property Address: 7 Chopin Ct, Rancho Mirage

The California Bureau of Real Estate ("BRE") requires that real estate brokers retain their clients' transaction files for a minimum of three (3) years. In compliance with those regulations, Broker shall retain copies of files for no less than three (3) years from the close of escrow. However, Broker shall retain those files electronically and intends to shred all original documents.


By signing below, I agree that my documents may be saved electronically and the original documents shredded to protect my privacy. Broker shall take responsible efforts to protect all private documents within those files.

I hereby acknowledge this Document Retention Policy and permit Broker to destroy original documents and store my file electronically.

This Policy may be executed in counterparts. A fax or electronic signature shall be effective to bind a signatory to this Agreement.

Buyer Dated _____

Buyer Dated _____

DocuSigned by:

34B7DD88B1794C8...

Seller Dated _____

Seller Dated _____