CALIFORNIA ASSOCIATION OF REALTORS®

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 *5206 Village Cir.*
Temple City, Ca 91780 ("Property/Premises"),
in which __________ is referred to as ("Buyer/Tenant")
and *Phyllis L. Hall Revocable Trust* is referred to as ("Seller/Landlord").
Buyer/Tenant and Seller/Landlord are referred to as the "Parties."

1. This sale is not contingent upon the Buyer obtaining financing.
2. The property is being sold "As-Is" with no representations or warranties implied or expressed made by Seller or Seller's agents and /or representatives.
3. With acceptance Buyer shall provide Seller with a deposit equal to 10% of the purchase price in the form of a cashier's check made payable to ESCROW COMPANY within 1 business day.
4. The Title and Escrow companies shall be selected by the seller.
5. Offer to reflect the exact vesting of your buyer (no assignees or "to be determined in escrow").
6. Buyer to pay NHD report.
7. Buyer to pay Escrow Fees.
8. Buyer to pay Owner's Title policy.
9. Buyer to pay City and County Transfer Tax,
10. Structural pest control report and repair work are not conditions of this sale. If the Buyer elects to make repairs, the same shall be completed at Buyer's expense after the Close of Escrow.
11. Buyer has completed all investigations of the Property and Buyer approves the condition of the property. All Buyers contingencies under the Agreement are deemed waived and removed.
12. All retrofitting required prior to the Close of Escrow by any local ordinance or state law shall be at the Buyer's expense.
13. If the Buyer elects to purchase a home protection plan or warranty it shall be at the Buyer's expense with coverage and company to be selected by the Buyer.
14. Purchaser is aware that the price and terms of this Contract were negotiated on the basis of the type of financing selected by Purchaser. Any changes as to the type of financing selected by the Purchaser (as indicated above) may void this Contract, at Seller's sole election. Purchaser hereby agrees that Seller has the right to terminate the contract and keep the Earnest Money should Purchaser elect to pursue financing other than the type indicated above.

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 AuthentiSIGN *Amy Esquibel* Date 04/19/2024

Phyllis L. Hall Revocable Trust

Seller/Landlord __________ Date __________

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