



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 8449 Norris Ave

in which _____ ("Property/Premises"),
and Sun Valley, CA 91352 is referred to as ("Buyer/Tenant")
and Eunice Medina, Administrator is referred to as ("Seller/Landlord").

Buyer/Tenant and Seller/Landlord are referred to as the "Parties."

1. This sale shall not be 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 wire to Escrow Holder a deposit equal to 10% of the purchase price within one (1) business day;

4. Buyer's exact vesting shall be as follows (including marital status along with type of ownership):

5. Structural pest control report and repair work are not conditions of this sale. If Buyer elects to make repairs, the same shall be completed at Buyer's expense after the Close of Escrow.

6. Buyer has completed all investigations of the Property and Buyer approves the condition of the property. All Buyer contingencies under the Agreement are deemed waived and removed.

7. All retrofitting required prior to the Close of Escrow by any local ordinance or state law shall be at Buyer's expense.

8. If Buyer elects to purchase a home protection plan or warranty it shall be at Buyer's expense with coverage and company to be selected by Buyer.

9. The title company shall be Seller's choice, The escrow holder shall be Seller's Choice.

10. Close of Escrow to be 30 days.

11. Time is of the essence. Should Buyer fail to close escrow within 30 days, Seller may, at Seller's sole discretion, grant Buyer an extension to complete the sale, provided that Buyer pays a per diem to Seller outside of escrow. This fee is not applicable to the purchase price. An extension must be in writing and specify the number of days being granted to complete the sale. The per diem must be paid in full at the time the extension is granted. There will be a per diem charge of \$100 for the first 7 days granted in the extension and a per diem charge of \$200 for any additional days. If Buyer closes escrow before the deadline authorized in the extension, Seller shall refund to Buyer outside of escrow the portion of the penalty assessed for each full calendar day remaining beyond the actual close date. Buyer acknowledges that nothing in this section confers on Buyer a "right" to an extension and that the decision to grant an extension is solely within Seller's discretion.

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 _____ Date _____

Eunice Medina, Administrator

Seller/Landlord _____ Date _____

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ADDENDUM No. 2
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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 8449 Norris Ave

Sun Valley, CA 91352 ("Property/Premises"),

in which _____ is referred to as ("Buyer/Tenant") and Eunice Medina, Administrator is referred to as ("Seller/Landlord").

Buyer/Tenant and Seller/Landlord are referred to as the "Parties."

(1) Seller shall be required to seek Court confirmation of the sale, subject to over- bidders, and otherwise comply with the requirements set forth in California Probate Code relating to the sale of real property subject to Court supervision, including but not limited to Probate Code Sections 2540, 10308. Should an interested party object and the Seller cannot consummate the sale, the parties agree that this contract shall not be binding and Seller shall not be held liable for any damage, direct or indirect, specific performance or expenses incurred by Buyer.

(2) Buyer acknowledges that Buyer is or will be receiving a copy of the LA City 9a Report as required by law (section 96.300 LAMC or 151.00 LAMC for rental units). The owner's declarations section which states that Seller is responsible to address Water Conservation, Security Lighting and Locks, Seismic Gas Shut Off Valves or Excess Flow Shut off valves, Metal Bars, Grates, Security roll-down shutters, etc, Smoke and Carbon Monoxide Detectors and Impact Hazard Glazing was marked as Seller to complete prior to entering this escrow and only to facilitate obtaining this completed report to tender to prospective buyers. Inasmuch as this is a Probate sale and Seller is not obligated to do any retrofitting for any City, County or Municipality under the probate code, the responsibility to complete the above items AFTER CLOSE OF ESCROW, will be the complete and total responsibility of the Buyer, at Buyer's expense. Seller's representative has no knowledge as to the status of any of the required items as stated herein or in said city report and does not represent that any retrofitting has ever been done to the property, pursuant to LA City Municipal Code (or any other local municipality requiring such report) as referred to in Item #7 of Addendum One to Purchase Agreement. Accordingly, Buyer hereby releases and relieves Seller, Real Estate Agents and brokerage house of record, escrow holder and their agents from any and all liability and/or responsibility that may arise in the future in connection with Buyer being responsible to complete any and all retrofitting work as may be prescribed by law, post close.

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 _____ Date _____

Eunice Medina, Administrator

Seller/Landlord _____ Date _____

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