



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 **RLA**,

dated **January 20, 2025**, on property known as **9116 S Wilton Pl**
Los Angeles, Ca 90047 ("Property/Premises"),

in which _____ is referred to as ("Buyer/Tenant")
and **Estate of Alice Laverne Cornett** 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. Property is being sold "as is", "where is", with "all faults known or unknown" with absolutely no representations of warranties, past or present, expressed made by Seller or Seller's agents and /or representatives and subject to Probate Advisory.

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 the Estate of Alice Laverne Cornett

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 10 days after entry of the Order Confirming Sale of Real Property. Time is of the essence. Should Buyer fail to close escrow within 10 days after entry of order confirming sale, 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 \$250 for the first 7 days granted in the extension and a per diem charge of \$500 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

12. Seller shall be required to seek Court confirmation of the sale, subject to overbidders, 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

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 _____

Estate of Alice Laverne Cornett

Seller/Landlord _____ Date _____

© 2021, California Association of REALTORS®, Inc. United States copyright law (Title 17 U.S. Code) forbids the unauthorized distribution, display and reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats. 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. This form is made available to real estate professionals through an agreement with or purchase from the California Association of REALTORS®. It is not intended to identify the user as a REALTOR®. REALTOR® is a registered collective membership mark which may be used only by members of the NATIONAL ASSOCIATION OF REALTORS® who subscribe to its Code of Ethics.

REAL ESTATE BUSINESS SERVICES, LLC.
a subsidiary of the CALIFORNIA ASSOCIATION OF REALTORS®
525 South Virgil Avenue, Los Angeles, California 90020

ADM REVISED 12/21 (PAGE 1 OF 1)



ADDENDUM (ADM PAGE 1 OF 1)



ADDENDUM No. _____
(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 9116 S Wilton Pl

Los Angeles, Ca 90047 ("Property/Premises"), in which _____ is referred to as ("Buyer/Tenant") and Estate of Alice Laverne Cornett is referred to as ("Seller/Landlord").

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

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 _____

Estate of Alice Laverne Cornett

Seller/Landlord _____ Date _____

© 2021, California Association of REALTORS®, Inc. United States copyright law (Title 17 U.S. Code) forbids the unauthorized distribution, display and reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats. 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. This form is made available to real estate professionals through an agreement with or purchase from the California Association of REALTORS®. It is not intended to identify the user as a REALTOR®. REALTOR® is a registered collective membership mark which may be used only by members of the NATIONAL ASSOCIATION OF REALTORS® who subscribe to its Code of Ethics.



Published and Distributed by:
REAL ESTATE BUSINESS SERVICES, LLC.
a subsidiary of the CALIFORNIA ASSOCIATION OF REALTORS®
525 South Virgil Avenue, Los Angeles, California 90020



ADM REVISED 12/21 (PAGE 1 OF 1)

ADDENDUM (ADM PAGE 1 OF 1)