



ADDENDUM - GENERIC No. 01

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

The following terms and conditions are hereby incorporated in and made a part of the: Residential Listing Agreement, OR [ ] Buyer Representation and Broker Compensation Agreement, [ ] Team Agreement, [ ] Other \_\_\_\_\_, dated 09/11/2025, between Prospect 4 Realty ("Broker/Agent/Buyer/Tenant [ ] Other Helen Vega, Surviving Trustee of the Vega Family Trust dated August 05,1993 ("Principal 1")), and ("Broker/Agent/Seller/Housing Provider [ ] Other \_\_\_\_\_ ("Principal 2")). The term "Housing Provider" also includes Landlord or Rental Property Owner.

Note: If the Principals intend to modify the compensation previously agreed in a listing or buyer representation agreement, use a Modification of Terms, (C.A.R. Form MT-LA or MT-BR).

Unit 1 ( 2006 A ) Lower level.

Originally contract will 5 tenants, of those tenants there is one tenant in place only, 2 more tenants had moved-in 2 years ago ( there is not paperwork done ) and a small dog. Rent \$1,355.61, rental increase on February, Security Deposit \$400.00 Roof was replace on 9/13/24, Foundation piers were replace on 11/28/20. Tenant is willing to get a cash for keys ( don't know the amount ) buyers must deal with this situation after closing.

Unit 2 ( 2006 B ) Upper level.

Originally 3 tenants, of those tenants there on tenant only , and an elderly tenant moved-in 3 years ago and a small dog ( there is no paperwork done). Rent \$1,104.95 rental increase on February, Security Deposit : None, Clean up fee \$300.00, Storage unit.

Unit 3 ( 2006 1/2 ) Back unit.

Originally 5 tenants,of those tenants there are a total of 3 tenants and a dog now. Rent \$1,268.25 rental increase on February, Security Deposit: \$416.91 Roof was replace on 9/6/24, Foundation piers replaced on the bathroom area and to access the back door the wood steps were replaced on 05/01/2025.

The water heaters were replace on 4/14/24.

Seller will not be relocating any tenants and will not make any kind of repairs including any retrofitting. Rents are current, paid on the first of each month by check to a manager. Pets are not allow to be in the property All the appliances belong to the tenants, Tenants paid for all the utilities expect the water bill. Water bill is paid by the landlord for each month \$295.70 Rent Control Area charges the landlord \$320.07. Fire Insurance fee

By signing below, Principal 1 and Principal 2 acknowledge that each has received a copy of this Addendum - Generic, and each has read, understands, and agrees to its terms.

Principal 1 \_\_\_\_\_ Date \_\_\_\_\_
Principal 1 \_\_\_\_\_ Date \_\_\_\_\_
Principal 2 \_\_\_\_\_ Date \_\_\_\_\_
Principal 2 \_\_\_\_\_ Date \_\_\_\_\_

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