



ADDENDUM No. 1
(C.A.R. Form ADM, Revised 6/25)

COMPASS

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, Other dated , on property known as 1509 W. Santa Cruz St. San Pedro, CA 90732 ("Property/Premises"), between ("Buyer/Tenant") and The Raquel G Samudio Trust ("Seller/Housing Provider").

FORM USE NOTES: This form is intended to be used in Buyer-Seller or Tenant-Housing Provider transactions. For all other situations requiring an addendum, use an Addendum - Generic (C.A.R. form ADM-GEN).

- A change or addition to a previously provided Seller Property Questionnaire (SPQ), Real Estate Transfer Disclosure Statement (TDS), or other disclosure, may be made on an Amendment to Prior Disclosure (C.A.R. Form APD), and it may give the Buyer a right to rescind.
To change the terms of already executed agreement, use the Amendment to Existing Agreement (C.A.R. form AEA).

- 1. Property is being sold as-is in it's present condition. Seller will not make repairs or issue credit in lieu of repairs.
2. Initial deposit to be placed with escrow holder within 24 hours of acceptance of offer or Seller reserves the right to cancel the contract.
3. Time frame in 3 K, page 2 of RPA is zero days and paragraph 23 is deleted. Buyer may not assign their interest in the contract.
4. NHD provider, escrow and title companies to be Seller's choice.
5. Items 3Q(4)(5)(6) to be Buyers responsibility.
6. Initial deposit to be 10% of sales price.
7. All contingencies to be removed within 3 days of acceptance of offer.
8. Escrow to be opened after Buyer has removed all contingencies.
9. Escrow term is to be 14 days or sooner from the day escrow is opened.

By signing below, Buyer and Seller acknowledge that each has received a copy of this Addendum, and each has read, understands, and agrees to its terms.

Buyer/Tenant Date
Buyer/Tenant Date
Seller/Housing Provider The Raquel G Samudio Trust Date
Seller/Housing Provider Date

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