

ADDENDUM A

Buyer is aware that Seller may have acquired title to the subject property by means of a trustee's deed or as an REO purchase. Buyer is aware that Seller has never occupied subject property and has no knowledge of previous occupants' property use, either of the dwelling or land, involved in this transaction. Buyer acknowledges the property is being sold in an "as-is", "where-is" state and that the purchase of the property is without warranties of any kind from the Seller, either express or implied, as to the condition of the property, including but not limited to: the air conditioning and heating systems, plumbing, electrical, roof and all other components of the house. Buyer hereby releases Seller and its agents and representatives from any liability concerning same.

Buyer hereby states that he is purchasing the property upon his own personal inspection thereof and all factors relevant to its use including, but not limited to, the physical condition of the soils, geology, all utilities and physical and functional aspects of the property, all operating records, leases, documents, and other material affecting the income and operation of the property. No representation has been made to the Buyer as to the condition of said property or its suitability for particular uses. Buyer is purchasing said property in the condition in which it now exists without any obligation on the part of the Seller to make any changes, alterations or repairs thereto.

Seller does not warrant existing structure as to its habitability or suitability for occupancy. Seller or its agent do not warrant that existing structure meets any current city, county, state or federal building codes relative to electrical, plumbing, heating, sewage, roof or structure.

Buyer assumes all responsibility to check with appropriate City or County Building Departments for any intended use and holds Seller harmless as to suitability for Buyers' intended use. Buyer accepts responsibility to order and review all permits on the property and releases Seller from any liability concerning same. Seller does not warrant any aspects of the property have been built or repaired with permits and Buyer releases Seller from any liability concerning same. Seller makes no representation as to the status of those who have done repair work on subject property. Buyer accepts that the repairs made to subject property, if any, were done by unlicensed tradesmen, not licensed contractors. Buyer hereby waives any right to repair itemization and contractor information. Buyer hereby accepts this addendum in lieu of any and all disclosure documentation on the part of the Seller.

Buyer assumes full responsibility to investigate all aspects of any additions or alterations to the property. Seller recommends Buyer hire licensed contractors and inspectors of his choice at his expense to inspect all aspects of the property.

Various agents and workmen may have had access to keys to the property. Buyer is advised to change all locks upon close of escrow. Seller cannot guarantee the security of the property after the close of escrow.

Buyer signature on escrow instructions shall constitute that he has fully inspected, investigated and researched the condition of the property and approved same. Buyer acknowledges that Seller is a licensed agent, but not representing himself.

PROPERTY ADDRESS: _____

BUYER: _____

BUYER: _____

SELLER: _____