



## 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 08/18/2026, between

("Broker/Agent/Buyer/Tenant" ☐ Other Helen Vega, Surviving of 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. Lower level

Existing original contract with 5 tenants; of those tenants, there is only one tenant.

2 more tenants moved in over 2 years, and a small dog ( There is no paperwork about this ).

Rent: \$1,355.61; rental increase in February 2026. Security Deposit: \$400.00

Roof was replaced on 9/13/24. Foundation piers were replaced on 11/28/20.

### Unit 2 ( 2006 B ) Upper level.

Existing original 3 tenants; of those tenants, there is only one tenant.

An elderly tenant moved in 3 years ago with a small dog ( thereis no paperwork done).

Rent \$1,104.95; rental increase in February 2026. Security Deposit: None, Clean up fee \$300.00; storage unit.

### Unit 3 ( 2006 1/2 ) Back unit.

Existing original 5 tenants; of those tenants, there are a total of 3 tenants and a dog now.

Rent: \$1,268.25; rental increase in February, 2026. Security Deposit: \$416.91

Roof was replaced on 9/6/24. Foundation piers were replaced in the bathroom area, and to access the back door, the wood steps were replaced on 05/01/2025.

The water heaters were replaced 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 pay for all the utilities except the water bill.

The water bill is paid by the landlord each month: \$295.70

Rent Control Area charges the landlord \$320.07. Fire Insurance fee \$1,870.00 and \$40.00 maintanance 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 Helen Vega, Surviving of family trust dated August 05, 1993 Date \_\_\_\_\_

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

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

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

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