CALIFORNIA ASSOCIATION OF REALTORS®

ADDENDUM No. 1

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

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 ***August 3, 2026***, on property known as ***70790 Ironwood Drive Rancho Mirage, California 92270*** ("Property/Premises"), between _____ ("Buyer/Tenant") and ***Paul Gillilland, Judith M Gilliland*** ("Seller/Housing Provider"). The term "Housing Provider" also includes Landlord or Rental Property Owner. Buyer/Tenant and Seller/Housing Provider are referred to as the "Parties."

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).

All utilities and services listed below will remain in the name of the the RPO and the cost of these are included in the rent. TV from DirecTv, phone and internet fromSpectrum, garbage and recycle, and water up to $75 per month, pest control service monthly , yard maintenance weekly, pool maintenance twice per week, and housekeeping bi-weekly (no laundry or dishes), interior and exterior window cleaning in October.
RPO's designated housekeepers will be used.
Tenant will pay at the time rent is due, an estimate of $375 per month for electricity and gas. At the end of the lease term, tenant will pay any excess useage over the estimated payments. RPO will refund to tenant the amout that estimated payments exceed the actual costs.
Tenant shall not adjust the irrrigation water settings without the prior written approval of the RPO.

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 ***Paul Gillilland*** Date _____

Seller/Housing Provider ***Judith M Gilliland*** Date _____

© 2025, 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®. 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®.

Published and Distributed by: REAL ESTATE BUSINESS SERVICES, LLC. *a subsidiary of the California Association of REALTORS®*