



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 _____, on property known as 1246 E. Turin Avenue, Anaheim, CA 92805 ("Property/Premises"), between _____ ("Buyer/Tenant") and Oaktree Investments Inc., Oak Branch Investments, LLC ("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).

1. Buyer(s) is/are aware that one or more sellers are licensed real estate broker or agent.
2. Buyer(s) acknowledge(s) that seller has never occupied the property. Seller(s) knowledge is limited.
3. Buyer(s) agree(s) that buyers(s) will not offer on any competing property if buyer(s)'s offer is accepted. This condition applies if buyer(s) not buying more than one property at a time.
4. Listing agent is member of the corporation
5. Escrow deposit to be delivered to escrow within 2 business days after acceptance.
6. All staging furniture and decor, if any, are not included in this price.
7. Escrow, Title, Termite Company to be sellers' choice of service
8. Buyers to initial all items and sign all pages on Purchase contract (RPA)
9. Buyer to provide conditional approval from direct lender and appraisal within 11-15 days or sooner after acceptance of offer.

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 Oaktree Investments Inc. Date _____
Seller/Housing Provider Oak Branch Investments, LLC Date _____

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