



**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 May 14, 2026, on property known as 1000 W. MACARTHUR BLVD #93  
SANTA ANA, CA 92707 ("Property/Premises"),  
between \_\_\_\_\_ ("Buyer/Tenant")  
and 1000 MACARTHUR TRUST ("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. Buyers acknowledge that seller has never occupied the property. Seller makes no representations or warranties regarding the conditions of the property or any matter affecting the property.

2. Buyers are aware that listing agent has interest in the property, member of the corporation.

3. Buyers understand that will complete Seller Property Questionnaire only if Buyers request. Buyers are aware seller's knowledge of the property is limited.

4. Escrow deposit to be delivered to escrow within 2 business days after acceptance.

5. All staging furnitures and decorations, if any, are not included in the price.

6. Recommend agents and Buyers to verify all permits, if any, or any information related to the subject property.

7. Buyers to initial and sign all items and pages of Purchase contract (RPA).

8. Escrow, Title, Termite company to be seller's choice.

9. Buyers to provide conditional approval from direct lender and appraisal within 15 days 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 1000 MACARTHUR TRUST Date \_\_\_\_\_

Seller/Housing Provider \_\_\_\_\_ 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®

**ADM REVISED 6/25 (PAGE 1 OF 1)**



**ADDENDUM (ADM PAGE 1 OF 1)**