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 _____, on property known as ***3950 Westside Avenue Los Angeles, CA 90008*** ("Property/Premises"), between _____ ("Buyer/Tenant") and ***So Cal Residential Homes, 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. Buyers shall provide seller proof of funds prior to acceptance.
2. Buyer shall wire EMD to escrow within 24 hours of acceptance.
3. Buyer shall complete all inspections within 10 days of acceptance.
4. Buyer(s) lender to order appraisal within 3 business days after acceptance.
5. In the event escrow does not close on time due to buyer's delay or buyer's lender's delay buyers shall pay to seller $50.00 per diem commencing 31 days after opening escrow and continuing through the actual closing date.
6. Seller reserves services including but not limited to; escrow, title, natural hazard and, if applicable, on RPA; termite and home warranty.
7. Buyer and Buyer's agent are aware that this is a FLIP property owned by an LLC
8. Seller will not supply or credit the buyer for any other appliances other than what is currently installed in the property.
9. Seller to provide 1-year basic home warranty with First American at seller's cost and not the price set in the purchase contract.
10. Listing agent has owner interest in So Cal Residential Homes, LLC

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 ***So Cal Residential Homes, LLC*** Date _____

Seller/Housing Provider _____ Date _____

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