



ADDENDUM

(C.A.R. Form ADM, Revised 10/01)

No. _____

The following terms and conditions are hereby incorporated in and made a part of the: [] Residential Purchase Agreement, [] Manufactured Home Purchase Agreement, [] Business Purchase Agreement, [] Residential Lease or Month-to-Month Rental Agreement, [] Vacant Land Purchase Agreement, [] Residential Income Property Purchase Agreement, [] Commercial Property Purchase Agreement, [] other _____

dated _____, on property known as _____

in which _____ is referred to as ("Buyer/Tenant") and _____ Owner of Record is referred to as ("Seller/Landlord").

Buyer is requesting that Seller pay the following and only the following concessions as part of the Buyer's offer, including any concessions that may be considered customary or standard for the local real estate market. The Seller will only pay if a specific dollar amount is provided. The absence of a dollar amount is to be considered equivalent to \$0. The only exceptions to this are Escrow Fee and Title Insurance, which may also be noted as "All" or "50/50", unless otherwise instructed. If a concession is included in the Buyer's requested closing cost credit, please indicate so by checking the box on the right.

Table with 2 columns: Item description and checkbox for inclusion in closing cost credit. Items include Pest inspection, Section 1 termite repairs, Section 2 termite repairs, Natural Hazard Disclosure (NHD), State or locally required retrofit repairs, Escrow fee, Title insurance, County transfer tax, City transfer tax, HOA transfer fee, HOA document preparation fee, and Home warranty plan.

Other concessions requested -- no items below this marker are to be considered superseding the above concession requests, either negatively or positively. If there is contradiction or overlap, the terms above prevail.

[] Included in closing cost credit
[] Included in closing cost credit
[] Included in closing cost credit

PLEASE NOTE THAT ANY INSPECTIONS, REPORTS OR REPAIRS, NO MATTER WHICH PARTY PAYS THE COST, MUST BE FROM SELLER'S CHOICE OF VENDOR UNLESS PRIOR EXPRESS WRITTEN APPROVAL IS PROVIDED.

The foregoing terms and conditions are hereby agreed to, and the undersigned acknowledge receipt of a copy of this document.

Date _____ Date _____
Buyer/Tenant _____ Seller/Landlord _____
Buyer/Tenant _____ Seller/Landlord _____

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Reviewed by _____ Date _____
Broker or Designee _____

