



ADDENDUM

(C.A.R. Form ADM, Revised 12/15)

No. 1

The following terms and conditions are hereby incorporated in and made a part of the: [X] Purchase Agreement, [] Residential Lease or Month-to-Month Rental Agreement, [] Transfer Disclosure Statement (Note: An amendment to the TDS may give the Buyer a right to rescind), [] Other dated , on property known as 3944 Kentucky Dr Apt 10 Los Angeles, CA 90068-1267

in which is referred to as ("Buyer/Tenant") and Neidin Velasquez is referred to as ("Seller/Landlord").

Buyer understands and agrees to the following:

1. 3(A) - Initial Desposit: 3% of the purchase price to be deposited in escrow wihtin 3 days of seller acceptance

2. 3J - Listing Terms: Buyer(s) must cross-qualify for a mortgage loan w/Jason Gill, The Gill Group at 858-401-3332 or jgill@socalpurchaseloans.com (If applicable).

3. 7C(1) & 7(C2) - Seller's Choice.

4. Property is sold in it's "AS-IS" condition, with no repairs, credits, warranties, or guarantees.

5. Buyer's Inspection Contingency to be removed 12 Days After Date of Acceptance. If Buyer is waiving Inspections, CAR Buyer's Inspection Waiver (BIW) form must be submitted with Offer. All remaining contingencies (Loan, Appraisal, Reports, Disclosures, HOA (if applicable), Title) to be removed 14 Days After Date of Acceptance.

6. Broker/Agent does not guarantee accuracy of square footage, lot size, zoning, rent contol, permits, use code, schools and/or other information concerning the conditions or features of the property provided by the seller or obtained from public records or other sources. Buyer is advised to independently verify the accuracy of all information and conduct all professional inspections prior to submitting offer.

7. Notice to Buyer to Perform shall be 24 hours.

8. Items in this Addendum will supersede the CAR Residential Purchase Agreement.

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

Neidin Velasquez

Buyer/Tenant

Seller/Landlord

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