



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: ☒ 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 1483 Arroyo View Drive

Pasadena, CA 91103

in which _____ is referred to as ("Buyer/Tenant") and Laura Jones, Administrator is referred to as ("Seller/Landlord").


1. The property is being sold "as is" with no representation of warranties implied or expressed made by Seller or Seller's agents and /or representatives except for the AVID by seller's agent.
2. With acceptance Buyer shall provide seller with a deposit equal to 10% of purchase price in the form of cashier's check in the amount of \$
3. Buyer's exact vesting shall be as follows (including marital status along with type of ownership)
4. Structural pest control and repair work is not a condition of this sale. If Buyer elects to make repairs, the same shall be completed at Buyer's expense after close of escrow.
5. Buyer has completed all investigations of the property and Buyer approves the condition of the property.
6. All retrofitting required prior to Close of Escrow by any local ordinance or state law shall be at the Buyer's expense.
7. If buyer elects to purchase a home protection plan or warranty it shall be at Buyer's expense with coverage and company to be selected by Buyer.
8. The Title company shall be Seller's choice. The escrow holder shall be seller's choice.
9. This is probate sale and notice of proposed action is required. If any heir objects to the notice of proposed action then court confirmation will be required. If no heir objects to the notice of proposed action then court confirmation will not be required.
10. City of Pasadena Occupancy Waiver to be signed by buyer and buyer to assume responsibility of the work required by the City of Pasadena on the Occupancy Inspection Report.

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 Laura Jones, Administrator  03/16/2018 0:43:30

Laura Jones, Administrator

Buyer/Tenant _____

Seller/Landlord _____

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Reviewed by _____ Date _____



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