



## 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 17102 Illinois Ct

Torrance, CA 90504-3011

in which \_\_\_\_\_ is referred to as ("Buyer/Tenant") and Katy Hove, Executor 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. All retrofitting required prior to Close of Escrow by any local ordinance or state law shall be at the Buyer's expense.
6. 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.
7. The Title company to be Chicago Title. The escrow company to be Golden West escrow.
8. 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.

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

Date \_\_\_\_\_

Date 09/20/2020 02:13 PM PDT

Buyer/Tenant \_\_\_\_\_

Seller/Landlord Katy Hove, Executor  
Katy Hove, Executor



Buyer/Tenant \_\_\_\_\_

Seller/Landlord \_\_\_\_\_

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