



CALIFORNIA
ASSOCIATION
OF REALTORS®

ADDENDUM No. 1

(C.A.R. Form ADM, Revised 12/21)

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, ☐ Transfer Disclosure Statement (Note: An amendment to the TDS may give the Buyer a right to rescind), ☐ Other _____, dated _____, on property known as 2003 East 74th Street

Los Angeles, CA 90001 ("Property/Premises"),

in which _____ is referred to as ("Buyer/Tenant")

and Guadalupe Barajas Eseberre, Administrator is referred to as ("Seller/Landlord").

Buyer/Tenant and Seller/Landlord are referred to as the "Parties."

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 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 shall be Old Republic Title - Lucy Krappman. The escrow holder shall be Golden West Escrow - Carlos Hernandez.

8. This is a 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 Addendum.

Buyer/Tenant _____ Date _____

Buyer/Tenant _____ Date _____

Seller/Landlord Guadalupe Barajas Eseberre, Administrator Date 01/17/2022

Guadalupe Barajas Eseberre, Administrator

Seller/Landlord _____ Date _____

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