



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 _____ 2547 Piedmont Avenue

Montrose, CA 91020 (3 units) ("Property/Premises"),

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

and Bryce Shields, Rex L. Shields is referred to as ("Seller/Landlord").

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

- 1. Any appliance belonging to seller is included with the sale in "as is" condition without any warranty or guaranty. Refrigerator, washer and dryer in front house are excluded from the sale (belongs to previous tenant and will be removed). Refrigerator in 2540 Manhattan Avenue (top unit in duplex) belongs to tenant and is not included.
2. Property is being sold "As Is". Seller will not make any repairs.
3. 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.
4. All retrofitting required prior to Close of Escrow by any local ordinance or state law shall be at the Buyer's expense.
5. 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.
6. The Title company to be Old Republic Title - Lucy Krappman. Escrow Company to be Golden West Escrow - Carlos Hernandez.
7. Buyer to assume existing tenant in 2540 Manhattan Avenue, Montrose (top unit of duplex).
8. Recommend Buyer to do their own due diligence to review any local and state rent control laws and also any current federal, state and local eviction moratorium laws to satisfy themselves prior to writing up the offer.

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 Bryce Shields Date 06/21/2023

Authentisign Bryce Shields

Seller/Landlord Rex L. Shields Date 06/21/2023

Authentisign Rex L. Shields

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