



ADDENDUM

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

No. _____

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 _____

3352 Briarwood Court Santa Maria, California 93455

in which _____ is referred to as ("Buyer/Tenant") and _____ BAML 002 is referred to as ("Seller/Landlord").

- Page 1, Item 3D: The Seller will not contribute to closing cost and/or credits.
Page 2, Item 4A: Seller will not pay for inspections.
Page 2, Item D6: Seller will not pay for a home warranty.
Page 3 Item 5E: Seller will not provide keys to mailboxes; codes for security and/or alarm systems; or garage door opener. Buyer is advised to re-key upon taking possession.
Page 4, Item 9i-iii: Seller will not maintain property, systems or appliances. Seller will not keep any system operational until the date of close such as septic system; security or alarms systems; garage door openers; pools and spas. Property may not be in broom swept condition.
Page 4, Item 9C: Seller will not pay for utilities to be turned on for inspections. However, if any existing utilities are to be turned on for inspection, the listing or Selling Agent may turn them on at the Buyer's expense. Seller will not have water, gas, or electricity operational. A Seller's signed Utility Activation Form is required prior to any activation.
Page 4, Item 12: Title will be conveyed via a Grant Deed. (Verified with Leader Escrow)
Page 5, Item 15: Seller will not make any repairs.
Page 5, Item 16: It is understood between Buyer(s) and Seller that this is a lender owned property and it is being sold in "where-is", "as-is" condition at the time of close with no Seller representations or warranties, expressed or implied by the Seller or the local listing agent
Page 7, Item 26: Seller does not agree to mediation or arbitration.
Property is being sold subject to 24 CFR 206.125.
If HUD requires the Seller to complete a new appraisal and that appraisal values the property at a higher amount than the fully executed contract price, the Buyer and/or Seller reserve the right to terminate the contract and return the full escrow deposit to the Buyer. Seller will not pay for CO2/Smoke Detector.

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 _____

BAML 002

Buyer/Tenant _____ Seller/Landlord _____

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