CALIFORNIA ASSOCIATION OF REALTORS®

ADDENDUM No. 1

(C.A.R. Form ADM, Revised 6/25)

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, ☐ Other _____, dated _____, on property known as *3667 Arizona Street, San Diego, CA 92104* ("Property/Premises"), between _____ ("Buyer/Tenant") and *HEYMANN PROPERTIES, LLC* ("Seller/Housing Provider"). The term "Housing Provider" also includes Landlord or Rental Property Owner. Buyer/Tenant and Seller/Housing Provider are referred to as the "Parties."

FORM USE NOTES: This form is intended to be used in Buyer-Seller or Tenant-Housing Provider transactions. For all other situations requiring an addendum, use an Addendum – Generic (C.A.R. form ADM-GEN).

- A change or addition to a previously provided Seller Property Questionnaire (SPQ), Real Estate Transfer Disclosure Statement (TDS), or other disclosure, may be made on an Amendment to Prior Disclosure (C.A.R. Form APD), and it may give the Buyer a right to rescind.
- To change the terms of already executed agreement, use the Amendment to Existing Agreement (C.A.R. form AEA).

1- APPRAISAL TO BE ORDERED WITHIN 5 DAYS OF SELLER ACCEPTANCE, AND CONFIRMATION RECEIPT TO BE EMAILED TO THE LISTING AGENT.

2-Buyer to cross qualify with lender noted in the MLS prior to submitting offer.

3-If the property is a Condo, Lender to order HOA cert docs on a rush within 3 days of accepted offer.

4-GENERAL HOME INSPECTION to be completed within 5 days of seller acceptance + REMOVAL of CONTINGENCY IN L(3) 8C,12 WITHIN 10 DAYS or less if noted less in RPA; Insurance L(4) 8D, to be ordered within the first 5 days, this contingency to be removed in 10 days OR less in noted less in the RPA. ALL OTHER CONTINGENCIES TO REMOVED WITHIN 17 DAYS. or less if noted less in the RPA.

5-ESCROW TO BE New Venture Escrow (Matthew Mulalley

6- TITLE TO BE First American (Greg Ives)

7-CASH OFFERS- ALL CONTINGENCIES TO BE REMOVED IN 8 DAYS. BUYER MUST PROVIDE POF PRIOR TO ACCEPTANCE. POF , STATEMENT MUST BE DATED WITHIN THE LAST 30 DAYS AND MUST HAVE BUYER'S NAME

8-BUYER TO SUBMIT PROOF OF FUNDS WITH OFFER

9- BUYERS AGENT OR SOMEONE FROM THEIR TEAM MUST SHOW UP FOR ANY AND ALL INSPECTIONS. 1 DAY LOCK BOX CODES WILL NOT BE GIVEN TO ANYONE, INCLUDING VENDORS. THEY WILL NOT BE ALLOWED ON PREMISES WITHOUT BUYERS AGENT

10-Buyer agrees to provide the seller with a complete and fully executed copy of a valid and enforceable written representation agreement. The buyer's obligation to provide a written representation agreement is a condition precedent to the seller's obligation to pay the buyer's broker's commission. Seller shall have no obligation to pay any portion of Buyer's Broker's compensation unless a valid and enforceable buyer representation agreement is provided to Seller with offer.

By signing below, Buyer and Seller acknowledge that each has received a copy of this Addendum, and each has read, understands, and agrees to its terms.

Buyer/Tenant _____ Date _____

Buyer/Tenant _____ Date _____

Seller/Housing Provider *HEYMANN PROPERTIES, LLC (Arthur J SCHWARTZ, as member)* Date _____

Seller/Housing Provider *HEYMANN PROPERTIES, LLC (Michael Schwartz, Member)* Date _____

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