



The following terms and conditions are hereby incorporated in and made a part of the: [] Residential Purchase Agreement, [] Manufactured Home Purchase Agreement, [] Business Purchase Agreement, [] Residential Lease or Month-to-Month Rental Agreement, [] Vacant Land Purchase Agreement, [] Residential Income Property Purchase Agreement, [] Commercial Property Purchase Agreement, [] Other _____

dated _____, on property known as _____

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

- 1. Title to be seller's choice.
2. Escrow to be seller's choice.
3. Buyer acknowledges that home warranty may not be paid for by seller's lien holder and, as such, approval of payment for the home warranty by the lender is not a contingency of sale.
4. Buyer acknowledges that termite and septic inspections, reports and clearances (when applicable) may not be paid for by seller's lien holder and, as such, approval of payment for these items by the lender is not a contingency of sale.
5. Buyer to pay any Seller costs (including but not limited to termite and septic inspections, reports, and clearances; home warranty, title, escrow, HOA transfer and document fees) not approved by seller's lien holder.
6. Property is sold in as-is condition and no repairs will be made by seller or seller's lender.
7. If an extension of time is requested by the buyer and approved by the seller's lien holder, any per diem charge for such an extension will be the responsibility of the buyer.
8. Buyer acknowledges that closing cost credits may not be paid for by seller's lien holder and, as such, approval of payment for any closing cost concessions by the lender is not a contingency of sale.
9. Date of Acceptance for escrow purposes to be the date that listing agent or listing agent's designees deliver to escrow the approval letters from all short sale lien holders.
10. Buyer shall deliver deposit to Escrow Holder within 3 days after acceptance of the offer by the seller.
11. The time frame for short sale approval on the Short Sale Addendum will be 'as needed'.

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 _____

Buyer/Tenant _____ Seller/Landlord _____

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ADM REVISED 4/12 (PAGE 1 OF 1)

Reviewed by _____ Date _____



ADDENDUM (ADM PAGE 1 OF 1)