

ADDENDUM NO. 1

Addendum to: Probate Purchase Agreement And Joint Escrow Instructions, Between the signers hereto, and dated on or before the date hereof

Property Address: 235 Grass Valley Rd, Lake Arrowhead, CA 92352

(1) In the event of a conflict between the wording of this Addendum and the Probate Purchase Agreement and Joint Escrow Instructions, this addendum shall apply. This Addendum significantly modifies the Probate Purchase Agreement, read this carefully.

ANTI-ASSIGNMENT

(2) Paragraph 27 of the Probate Purchase Agreement and Joint Escrow Instructions shall be deemed to have been deleted and has no force or effect. The Buyer may not assign the Purchase Agreement or its rights or obligations hereunder without the express written consent of the Seller, which consent may be withheld, delayed or conditioned in the sole and absolute discretion of the Seller.

DEED RESTRICTION AT CLOSING

(3) Seller shall have the right at Seller's sole discretion to instruct escrow holder to insert into the Deed transferring title of the subject property to Buyer the following Deed Restriction: "BUYER SHALL NOT TRANSFER TITLE TO THE SUBJECT PROPERTY FOR A PERIOD OF SIXTY CALENDAR DAYS AFTER THE RECORDING DATE OF THIS DEED".

INITIAL DEPOSIT

(4) Buyers shall deposit as Buyer's initial deposit \$30,000 or the amount stated at paragraph 3A of the Probate Purchase Agreement and Joint Escrow Instructions, whichever is greater. Said deposit shall be by wire transfer to be received by the escrow holder no later than **2:00 PM on the next business day after the day of acceptance. The initial deposit stated herein shall be deemed to be "the deposit actually paid" for Liquidated Damages purposes, regardless of who is holding said deposit, and regardless of whether the deposit instrument has been deposited.**

BUYER INITIALS _____

SELLER INITIALS _____

ADDENDUM NO. 1 - continued

SELLER CONTINGENCIES

(5) All of the Seller Contingencies stated below exist for the benefit of the Seller exclusively. Removal or release of these contingencies must be in writing and signed by only the Seller. These contingencies shall remain in effect until removed or released by the Seller. In the event that the sale is cancelled due to the exercise of a contingency by the Seller, or due to default by the Seller, Seller shall sign and deliver to escrow holder an authorization for the release of Buyer's deposit to Buyer less any fees or charges demanded by the escrow holder for Buyer's share of any services escrow holder has performed. This shall be the sole remedy available to the Buyer.

(6) Sale is contingent upon the escrow holder receiving Buyer's initial deposit by wire transfer no later than 2:00 PM on the next business day after acceptance.

(7) Sale is contingent upon the Seller being able to cause title insurer to insure title without showing any exceptions to coverage for any items disapproved by Buyer at paragraph 21, and with title insurer accepting the Seller's vesting as: Suzanne Yeaton, Administrator of the Estate of Edna Louise Vergara, aka Edna L. Vergara, Edna Vergara, Decedent.

(8) Sale is contingent upon no objections to the probate "Notice of Proposed Action" being received by the Seller or Seller's attorney.

(9) Sale is contingent upon all of Seller's costs to close escrow being paid from the purchase price without any additional funds being deposited into escrow holder's account by Seller.

(10) Property is to be vacant at closing. Sale is contingent upon the Seller being able to deliver possession to Buyer at close of escrow without any occupants.

(11) Sale is contingent upon there having been no modifications, deletions, or additions made to this Addendum No.1 and its attachments by the Buyer or Buyer's agent.

BUYER INITIALS _____

SELLER INITIALS _____

ADDENDUM NO. 1 - continued

BUYER CONTINGENCIES

(12) Unless stated otherwise herein, all contingencies benefitting Buyer, **if any**, shall end at the expiration of their respective time periods. Their removal shall not require any signature of the Buyer. If the Buyer desires to cancel based on a contingency or right of approval, Buyer shall do so by signing a Cancellation of Contract form (C.A.R. Form CC), and causing the same to be delivered to the Seller's agent prior to the expiration of the contingency time period. A cancellation by the Buyer after the expiration of the contingency time period shall be deemed a DEFAULT by the Buyer. The submission of a Request For Repairs (C.A.R. Form RR) shall not cause the contingency periods to be extended beyond the contingency time periods stated herein. No contingency shall continue beyond the initial contingency period unless Buyer and Seller have both signed an Extension of Time Addendum (C.A.R. form ETA) prior to the expiration of the contingency time period. If the event that Buyer signs a Contingency Removal Form prior to the expiration of any contingency time period, the contingency shall be deemed to be removed as of the date it was signed by the Buyer.

(13) All contingencies, benefitting Buyer, if any, shall be deemed to become active and effective **only after the buyer's** deposit has been deposited into the escrow holder's Trust Account. Contingency time periods shall begin counting the next day after Acceptance.

(14) If the last day of a Contingency period is a Saturday, Sunday, or legal holiday, the contingency period shall end at the end of the contingency's time period and shall not extend to the next business day.

~~(15) Contingency period for all of the buyer's desired inspections and investigations and for approval of property condition, shall be **7 calendar days** after acceptance.~~

~~(16) Buyer's Loan Contingency and Appraisal contingency periods shall be **21 calendar days** after acceptance. Any cancellation based on the appraisal contingency must be accompanied by a complete full copy of the appraisal. Buyer agrees to verify that Buyer's lender has ordered the appraisal. There shall be no loan or appraisal contingency if the purchase agreement states "All Cash offer".~~

~~(17) Buyer hereby authorizes Buyer's Lender to release a copy of a complete full appraisal to Seller's agent **within 21 days** after acceptance. Buyer(s) indemnify the Lender from any and all claims which may arise as a result of Lender's compliance with this paragraph.~~

BUYER INITIALS _____

SELLER INITIALS _____

ADDENDUM NO. 1 - continued

(18) Sale is not contingent upon the Buyer selling, closing escrow, or financing any other property owned or controlled by the Buyer. By signing this addendum Buyer affirms that Buyer has sufficient funds currently available to, and controlled by Buyer, to cover Buyer's down payment and closing costs.

(19) Buyer has no contingencies for the approval of this agreement by any other individuals, entities, directors, boards, or agencies either private or public. Anyone signing this agreement on behalf of the Buyer represents that they have full authority to sign for Buyer.

(20) Any reports or disclosures that are being approved when Buyer signs this addendum shall be considered fully approved and Buyer shall have no further contingency or cancellation rights with regard to those items.

PRELIMINARY TITLE REPORT ITEMS APPROVED AND DISAPPROVED

(21) Preliminary title report number 0623-6571503, prepared by First American Title Company, with an effective date of April 13, 2021 at 7:30 AM., has been made available for Buyer to review at TrustedRA.com/grassvalley. Buyer accepts and approves the Legal Description shown and items shown as exceptions to coverage numbers 1, 3 through 12, and 16 through 18 as shown in said report. Buyer disapproves items shown as exceptions to coverage numbers 2, 13, 14, 15 and any additional items affecting Seller or the property that may be added prior to closing and that are not disclosed to the Buyer elsewhere in this Addendum or its attachments. Buyer shall have 5 calendar days after receipt by Buyer to disapprove any additional items added to Preliminary Title Report that have not been approved or disapproved herein.

ESCROW HOLDER

(22) Escrow holder to be First American Title Company **Escrow No: 6571503**. Escrow officer to be determined. Seller reserves the right to change Escrow company and/or escrow officer to another company of Seller's choice.

ESCROW CLOSING DATE

(23) Escrow to close on the later of the following: (1) the date that the buyer is requesting on the Probate Purchase Agreement and Joint Escrow Instructions at paragraph 1D, **or** (2) within 7 calendar days after the date that the Buyer or Buyer's agent has been provided with a copy of the Seller's written removal of all of the Seller's contingencies contained herein at paragraphs 5 through 11. Seller shall have up to 45 calendar days after acceptance to provide Buyer with said written removal of all of Seller's contingencies.

BUYER INITIALS _____ **SELLER INITIALS** _____

ADDENDUM NO. 1 - continued

ESCROW ALLOCATION OF CLOSING COSTS

(24) Charges - Allocated to Seller

- Real Estate Broker Commissions
- One half of base escrow fee
- Title Insurance Policy (Owners Policy) - if provided by First American Title
- Documentary Transfer Tax
- County Recorder Fees for recording affidavits, Court Orders, or Letters of Administration
- payoff of existing mortgages, liens, and civil judgements, if any, including any related costs
- Natural Hazards, Environmental, and Tax Report invoice from JCP-LGS
- prior year(s) unpaid property taxes, if any.
- Seller's prorated share of property taxes for current year, based on last available tax bill

(25) Charges - Allocated to Buyer

- One half of base escrow fee
- County Recorder Fees except any allocated to Seller above
- Title Insurance Policy- if provided by company other than First American Title
- Title Insurance coverage in addition to coverage allocated to Seller
- Buyer's prorated share of property taxes for current year, based on last available tax bill
- All Other Costs To Close Escrow, If Any

NO REPAIRS, CREDITS, INSPECTIONS, REPORTS, AND CERTIFICATIONS

(26) Seller will make **no repairs** or give any credits for repairs, Seller will not pay for any surveys, Home Warranties, inspections and/or certifications, including for wood destroying pest (termites), Septic tank, if any, or any other kind. Buyer may obtain any of these reports and inspections at Buyer's sole expense.

"AS IS", "WHERE IS" and "WITH ALL FAULTS"

(27) Buyer acknowledges that except for any express warranties and representations contained in this addendum, Buyer is not relying on any written, oral, implied or other representations, statements or warranties by Seller or any agent of Seller or any real estate broker or salesperson. All previous written, oral, implied or other statements, representations, warranties or agreements, if any, are merged herein. Other than as specifically disclosed herein, Seller has not made, does not make, and expressly disclaims, any warranties, representations, covenants or guarantees, expressed or implied, or arising by operation of law, as to the merchantability, habitability, quantity, quality or environmental condition of the property or its suitability or fitness for any particular purpose or use.
(continued)

BUYER INITIALS _____ **SELLER INITIALS** _____

ADDENDUM NO. 1 - continued

(continued)

In the event that the time period for Buyer inspections and approval of property condition has lapsed and Buyer has not provided a written cancellation of contract based on Buyer's contingency for approval of the property condition it shall be deemed that Buyer has (i) investigated and inspected the property to Buyer's satisfaction and is familiar and satisfied with the condition of the property and (ii) has made own determination as to (a) the merchantability, quantity, quality and condition of the property, including the presence of toxic or hazardous substances, materials, or wastes, or other actual and potential environmental contaminates, and (b) the property's suitability or fitness for any particular purpose or use. Buyer hereby accepts the property in its present condition on an "AS IS", "WHERE IS" and "WITH ALL FAULTS" (including without limitation environmental) basis and acknowledges that (i) without this acceptance, this sale would not be made, (ii) that the purchase price reflects the existing condition of the property, including the presence of environmental contamination, if any, thereon, and (iii) Seller shall be under no obligation whatsoever to undertake any repair, alteration, remediation or other work of any kind with respect to any portion of the property. Except as otherwise agreed to herein, Seller is hereby released by Buyer and Buyer's successors and assigns of and from any and all responsibility, liability, obligations, and claims, known or unknown, including (1) any obligation to take the property back or reduce the price, or (2) actions for contribution or indemnity, that Buyer or Buyer's successors and assigns may have against Seller or that may arise in the future, based in whole or in part, upon the presence of toxic or hazardous substances, materials, or wastes or other actual or potential environmental contaminates on, within or under the surface of the property. Buyer further acknowledges that the provisions of this paragraph have been fully explained to Buyer and that Buyer fully understands and accepts the same.

BUYER APPROVAL - REPORTS, DISCLOSURES, ADVISORIES, AND BOOKLETS

(28) Buyer acknowledges having been given the opportunity, prior to Buyer signing this Addendum to review, print, or download the items listed in the Table "A" attached hereto. The items are available at www.trustedra.com/grassvalley. By signing this Addendum Buyer acknowledges electronic receipt and hereby approves all of the Reports, Disclosures, and Advisories listed in Table "A" attached hereto. Buyer shall sign and return copies of all of the items listed in said table within **5 days after** Acceptance. Buyer does not have any contingencies for further review or approval of the items listed in Table "A". Failure to return signed copies does not void any buyer approvals contained in this addendum. The Natural Hazards, Environmental Screening, and Tax Report will only be provided by JCP-LGS Residential Property Disclosure Reports, and reference to any other provider shall be deemed deleted.

BUYER INITIALS _____ **SELLER INITIALS** _____

ADDENDUM NO. 1 - continued

(29) By signing this addendum, Buyer accepts electronic delivery and acknowledges receipt of the booklet titled “Homeowner’s Guide to Earthquake Safety & Environmental Hazards” -- a combination of “Residential Environmental Hazards: A Guide for Homeowners, Homebuyers, Landlords and Tenants, 2011” including toxic mold and Carbon Monoxide, “Protect Your Family From Lead In Your Home”, “What is your Home Energy Rating (HERS)”, and “The Homeowner’s Guide to Earthquake Safety 2020 edition including natural gas safety. Booklet available at TrustedRA.com/grassvalley.

BUYER DUTY TO VERIFY

(30) Buyer is advised that defects, malfunctions, deficiencies, and other significant conditions may exist and be unknown to the Seller and therefore not mentioned in the disclosure documents completed by Seller. It is extremely important that the Buyer thoroughly investigate the property condition and not rely solely on the disclosures made by the Seller.

PROBATE PROCEEDINGS

(31) The Estate of Edna Louise Vergara, aka Edna L. Vergara, Edna Vergara, Decedent, is subject to the probate proceedings in the Superior Court of California, County of San Bernardino, Case number PROPS 2100261. A petition for letters of administration with full authority has been granted.

(32) The Seller herein is: Suzanne Yeaton, Administrator of the Estate of Edna Louise Vergara, aka Edna L. Vergara, Edna Vergara, Decedent. In all documents pertaining to the sale of the subject property, Suzanne Yeaton is signing and/or initialing in her capacity as Administrator of said estate. No separate Representative Capacity Signature Disclosure forms will be signed by Suzanne Yeaton for any of the sale, disclosure, or escrow documents she signs pertaining to 235 Grass Valley Rd., Lake Arrowhead, CA 92352.

(33) Seller intends to sell the property by using the Notice of Proposed Action procedure as provided for in the California Probate Code. Buyer and Buyer’s agent will be sent a copy of the Notice of Proposed Action. As stated at paragraph 8 herein, sale is contingent upon no objections to the probate Notice of Proposed Action being received by the Seller or Seller’s attorney.

BUYER INITIALS _____

SELLER INITIALS _____

ADDENDUM NO. 1 - continued

OTHER PROVISIONS

(34) Seller shall have the right to refuse to sign any document that is not specifically required by the Purchase Agreement, Federal, State or Local law. These documents shall include, but not limited to: Selling Office Disclosures, Addendums, Agreements and/or Advisories.

(35) If any provision of this Addendum or its Attachments is held to be illegal, invalid or unenforceable, then that provision shall cease to form part of the contract and shall not affect the remainder of the contract which shall remain in full force and effect.

(36) Any notices required to be given to either Buyer or Seller, are to be delivered to their respective agents by email. This paragraph shall not apply if a separate Delivery of Notices Addendum has been signed by Buyer and Seller prior to acceptance.

HEADINGS

(37) The section headings contained in this Agreement are for reference purposes only and shall not affect the meaning or interpretation of this Agreement.

AMBIGUITIES

(38) Buyer has had an opportunity to read this Addendum and its Attachments, Addendum, and Supplements and to ask questions. If Buyer later asserts any ambiguities in the Addendum, its Attachments, Addendum, and Supplements, those ambiguities will be not interpreted in favor of either party.

EXPIRATION OF OFFER

(39) Probate Purchase Agreement (C.A.R Form PPA paragraph 32) shall be deleted in its entirety. Buyer's offer shall remain in effect until withdrawn in writing by the buyer with C.A.R form (WOO) Withdrawal Of Offer and a copy of that form delivered to Trusted Realty Advisors via email to TrustedRA@gmail.com. A signed copy of the Purchase Agreement, if accepted, will be delivered by email to the buyer's agent. Buyer authorizes communication of acceptance to be delivered to the buyer's agent in this manner.

BUYER INITIALS _____

SELLER INITIALS _____

ADDENDUM NO. 1 - continued

ATTACHMENTS, ADDENDUM, SUPPLEMENTS

(40) The following are attached hereto and incorporated herein by reference:

- (A) Table "A", Receipt For Reports No. 1 (consisting of 1 page)
- (B) Liquidated Damages Addendum (consisting of 1 page)
- (C) Deed Restriction Addendum (consisting of 1 page)
- (D) Lead-Based Paint And Lead-Based Paint Hazards Disclosure, Acknowledgement And Addendum (consisting of 2 pages)

The undersigned, acknowledge they have read, understand, agree to, and have received a copy of this Addendum.

Buyer Signature _____ Date Signed _____

Buyer Printed Name _____

Buyer Signature _____ Date Signed _____

Buyer Printed Name _____

Seller Signature _____ Date Signed _____

Suzanne Yeaton, Administrator of the Estate of Edna Louise Vergara, aka Edna L. Vergara, Edna Vergara, Decedent.

TABLE "A"
RECEIPT FOR REPORTS NO. 1
235 Grass Valley Rd, Lake Arrowhead, CA 92352

ITEM RECEIVED	PREPARED BY	Date	Pages
Preliminary Title Report #0623-6571503	First American Title Company	Effective date 04/13/2021 at 07:30 AM	15 pages
Natural Hazards, Environmental Screening, and California Tax Report #2842916	JCP-LGS Residential Property Disclosure Reports	Report Date 04/21/2021	52 pages
Statutory Natural Hazards Disclosure Statement and Acknowledgement of Receipt	JCP-LGS Residential Property Disclosure Reports	Report Date 04/21/2021	1 page
Square Footage and Lot Size Disclosure and Advisory	Completed by Trusted Realty Advisors	Signed by Seller 04/27/2021	1 page
Exempt Seller Disclosure	California Association of Realtors	Signed by Seller 04/29/2021	1 page
Agent Visual Inspection Disclosure	Trusted Realty Advisors	Signed by agent 04/21/2021	3 pages
Water Conserving Plumbing Fixtures and Carbon Monoxide Detector Notice	California Association of Realtors	Signed by Seller 04/27/2021	2 pages
Market Conditions Advisory	California Association of Realtors	Signed by Seller 04/27/2021	2 pages
Water Heater and Smoke Detector Statement Of Compliance	California Association of Realtors	Signed by Seller 04/27/2021	1 page
Roof Repair Estimate with receipt for payment	J.W. Roofing Co.	Document Date: 06/15/2021	1 page
Lead-Based Paint and Lead-Based Paint Hazards Disclosure...	Completed by Seller	Signed by Seller 04/27/2021	2 pages

Buyer acknowledges having been given the opportunity to review, print, or download the items listed in this Table "A". The items are available at TrustedRA.com/GrassValley.

Buyer Signature

Buyer's Name Printed

Date Signed

Buyer Signature

Buyer's Name Printed

Date Signed

LIQUIDATED DAMAGES ADDENDUM

Buyer(s): _____
(Print all names of Buyers)

Seller: Suzanne Yeaton, Administrator of the Estate of Edna Louise Vergara, aka Edna L. Vergara, Edna Vergara, Decedent

Property Address: 235 Grass Valley Rd., Lake Arrowhead, CA 92352

If there is a conflict between the wording of this Liquidated Damages Addendum and any other Liquidated Damages Clause simultaneously or previously signed or initialed by the undersigned Buyer(s) and Seller, this Addendum shall apply.

The following Liquidated Damages Provision is hereby incorporated into and made a part of the Probate Purchase Agreement and Joint Escrow Instructions between the signers hereto.

If Buyer fails to complete this purchase because of Buyer's default, Seller shall retain, as liquidated damages, the deposit actually paid. If the Property is a dwelling with no more than four units, one of which buyers intend to occupy as Buyer's principal residence, then the amount retained shall be no more than 3% of the purchase price. Any excess shall be returned to Buyer. Release of funds will require mutual, Signed release instructions from both Buyer and Seller, judicial decision or arbitration award.

The undersigned have read and acknowledge receipt of a copy of this Liquidated Damages Addendum.

Buyer: _____ Date: _____

Buyer: _____ Date: _____

Seller: _____ Date: _____

Suzanne Yeaton, Administrator of the Estate of Edna Louise Vergara, aka Edna L. Vergara, Edna Vergara, Decedent.

DEED RESTRICTION ADDENDUM

**Addendum to: Probate Purchase Agreement And Joint Escrow
Instructions, Between the signers hereto, and dated on or before the
date hereof.**

Property Address: 235 Grass Valley Rd., Lake Arrowhead, CA 92352

DEED RESTRICTION AT CLOSING

**Deed transferring title of the subject property to Buyer shall contain the following
Deed Restriction: “BUYER SHALL NOT TRANSFER TITLE TO THE SUBJECT
PROPERTY FOR A PERIOD OF SIXTY CALENDAR DAYS AFTER THE RECORDING
DATE OF THIS DEED”.**

The undersigned, acknowledge they have read, understand, agree to, and have received a copy of
this Addendum.

Buyer Signature	Buyer’s Name Printed	Date Signed
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Buyer Signature	Buyer’s Name Printed	Date Signed
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Seller Signature _____ Date Signed _____
**Suzanne Yeaton, Administrator of the Estate of Edna Louise Vergara, aka Edna L.
Vergara, Edna Vergara, Decedent.**



CALIFORNIA ASSOCIATION OF REALTORS®

LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS DISCLOSURE, ACKNOWLEDGMENT AND ADDENDUM For Pre-1978 Housing Sales, Leases, or Rentals (C.A.R. Form FLD, Revised 11/10)

The following terms and conditions are hereby incorporated in and made a part of the: [] California Residential Purchase Agreement, [] Residential Lease or Month-to-Month Rental Agreement, or [X] Other: Probate Purchase

Agreement and Joint Escrow Instructions, dated 04/27/2021, on property known as: 235 Grass Valley Rd, Lake Arrowhead, CA 92352

which is referred to as Buyer or Tenant and Estate of Edna Louise Vergara is referred to as Seller or Landlord.

LEAD WARNING STATEMENT (SALE OR PURCHASE) Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning.

LEAD WARNING STATEMENT (LEASE OR RENTAL) Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips and dust can pose health hazards if not managed properly.

EPA'S LEAD-BASED PAINT RENOVATION, REPAIR AND PAINTING RULE: The new rule requires that contractors and maintenance professionals working in pre-1978 housing, child care facilities, and schools with lead-based paint be certified; that their employees be trained; and that they follow protective work practice standards.

1. SELLER'S OR LANDLORD'S DISCLOSURE

I (we) have no knowledge of lead-based paint and/or lead-based paint hazards in the housing other than the following: NONE

I (we) have no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing other than the following, which, previously or as an attachment to this addendum, have been provided to Buyer or Tenant: NONE

I (we), previously or as an attachment to this addendum, have provided Buyer or Tenant with the pamphlet "Protect Your Family From Lead In Your Home" or an equivalent pamphlet approved for use in the State such as "The Homeowner's Guide to Environmental Hazards and Earthquake Safety."

For Sales Transactions Only: Buyer has 10 days, unless otherwise agreed in the real estate purchase contract, to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

I (we) have reviewed the information above and certify, to the best of my (our) knowledge, that the information provided is true and correct.

Suzanne Yeaton, Administrator Date 04/27/2021 Seller or Landlord Estate of Edna Louise Vergara

Buyer's Initials () ()



Property Address: 235 Grass Valley Rd, Lake Arrowhead, CA 92352

Date April 21, 2021

2. LISTING AGENT'S ACKNOWLEDGMENT

Agent has informed Seller or Landlord of Seller's or Landlord's obligations under §42 U.S.C. 4852d and is aware of Agent's responsibility to ensure compliance.

I have reviewed the information above and certify, to the best of my knowledge, that the information provided is true and correct.

Trusted Realty Advisors

(Please Print) Agent (Broker representing Seller or Landlord)

By  Jim Trammell
 Associate-Licensee or Broker Signature
Jim Trammell

04/24/2021

Date

3. BUYER'S OR TENANT'S ACKNOWLEDGMENT

I (we) have received copies of all information listed, if any, in 1 above and the pamphlet "Protect Your Family From Lead In Your Home" or an equivalent pamphlet approved for use in the State such as "The Homeowner's Guide to Environmental Hazards and Earthquake Safety." **If delivery of any of the disclosures or pamphlet referenced in paragraph 1 above occurs after Acceptance of an offer to purchase, Buyer has a right to cancel pursuant to the purchase contract. If you wish to cancel, you must act within the prescribed period.**

For Sales Transactions Only: Buyer acknowledges the right for 10 days, unless otherwise agreed in the real estate purchase contract, to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; OR, (if checked) Buyer waives the right to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

I (we) have reviewed the information above and certify, to the best of my (our) knowledge, that the information provided is true and correct.

Buyer or Tenant

Date

Buyer or Tenant

Date

4. COOPERATING AGENT'S ACKNOWLEDGMENT

Agent has informed Seller or Landlord, through the Listing Agent if the property is listed, of Seller's or Landlord's obligations under §42 U.S.C. 4852d and is aware of Agent's responsibility to ensure compliance.

I have reviewed the information above and certify, to the best of my knowledge, that the information provided is true and correct.

Agent (Broker obtaining the Offer)

By _____
 Associate-Licensee or Broker Signature

Date

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Reviewed by _____ Date _____

