



CALIFORNIA
ASSOCIATION
OF REALTORS®

ADDENDUM

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

No. **A**

The following terms and conditions are hereby incorporated in and made a part of the: 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), **X** Other **WHSD**
dated **June 8, 2020**, on property known as **1234 Any St**

in which
and

Dave Jones, Rachel Jones
John Doe, Jane Doe

is referred to as ("Buyer/Tenant")
is referred to as ("Seller/Landlord").

SELLER IS AWARE THAT THE FOLLOWING ITEMS, IF NOT IN COMPLIANCE AT TIME OF HOME INSPECTION AND/OR APPRAISAL, MAY RESULT IN CHARGES INCURRED AND SELLER WILL BE RESPONSIBLE FOR CHARGES AT CLOSE OF ESCROW.

(1) WATER HEATER STRAPPING IN ORDER TO PREVENT FIRE, EXPLOSION OR WATER DAMAGE-

All water heaters must be strapped, whether gas or electric.

Two straps are needed, one in the upper one-third and one in the lower one-third of the fixture.

Straps may consist of either plumber's tape (at least 24 gauge) of half-inch-diameter metal conduit.

Straps should wrap all the way around the body of the water heater.

Straps should be secured to adjacent walls and from opposing directions.

Straps should be secured to the wall studs using lag bolts that are a quarter-inch in diameter by 3 inches long.

(2) SMOKE ALARM INSTALLATION-

Install smoke alarms in every bedroom, in the hallways leading to the bathrooms, and on each level of your home, including the basement.

Hard wired or battery-operated units are allowed. Battery operated units must contain long-life batteries.

Smoke alarms should be mounted on the ceiling 4" from the wall; wall mounts should be 4-12" from the ceiling.

Do not install near draft areas (windows, vents).

(3) CARBON MONOXIDE ALARM INSTALLATION-

CO devices should be installed outside each sleeping areas of the home on each level, including the basement.

The foregoing terms and conditions are hereby agreed to, and the undersigned acknowledge receipt of a copy of this document.

Date **6/12/2020**

DocuSigned by:
Dave Jones

Buyer/Tenant

DocuSigned by:
Rachel Jones

Buyer/Tenant

Date **6/8/2020**

DocuSigned by:
John Doe

Seller/Landlord **X**

DocuSigned by:
Jane Doe

Seller/Landlord **X**

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ADM REVISED 12/15 (PAGE 1 OF 1)

ADDENDUM (ADM PAGE 1 OF 1)

Compass, 575 Pine Knot Ave - Unit A Big Bear Lake CA 92315
Mario Bulnes

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Phone: (909) 878-0774

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825 Luna

SQUARE FOOTAGE & LOT SIZE ADVISORY AND DISCLOSURE

Property Address: 1234 Any St Big Bear Lake CA 92315

DIFFERENT SOURCES FOR SQUARE FOOTAGE AND OTHER MEASUREMENTS:

Measurements of structures vary from source to source and that data is often contradictory. There is no one "official" size source or a "standard" method of calculating exterior structural size, interior space or square footage. For instance, Appraisers often exclude the thickness of walls, stairwells and laundry rooms to determine "livable" square footage; however, surveyors of condominium units typically include in their measurements the space between interior walls and around obstructions, such as fireplace flues. Architects and floor-plan designers employ a wide variety of methods to calculate the size of improvements and Assessors generally use gross, permitted size. Measurements taken by various professionals may not include some "finished" or "unfinished" space and generally exclude known illegal space.

Buyers should not rely on any advertised or disclosed square footage measurements and should retain their own experts to measure structural size and/or square footage during their contingency period, if any. This is especially important if Buyers are using square footage to determine whether or not to purchase the Property and/or are using a price per square foot to determine purchase price. Price per square foot calculations are generally broad estimates only, which can vary greatly depending upon property location, type of property and amenities; such calculation should not be relied upon by Buyers and the accuracy of any such figures should be independently verified by Buyers.

PROPERTY SIZE, DIMENSIONS, CONFIGURATIONS AND BOUNDARIES:

Fences, retaining walls, hedges and other landscaping, watercourses or other natural or man-made structures may not correspond with any legally-defined property boundaries and existing structures or amenities may not be located within the actual property boundaries or local setback requirements. There are sources available which refer to lot size, lot dimensions, location of improvements and property configurations, such as the County Assessor, Recorded maps, Developer plans or existing surveys, but that documentation may not be accurate, may not be available and should not be relied upon by Buyers for any purpose. Only a licensed surveyor can accurately determine lot dimensions, boundary locations and acreage for the Property.

Different sources of exterior and/or interior structural size, and/or square footage may include the following sources noted in the chart below, which were taken from the referenced source. Any numbers inserted into the spaces below are approximations only and other size data may exist from other sources. None of the sizes listed below have been or will be verified by Seller or any Real Estate Licensees nor will the Real Estate Licensees conduct any off-site investigations to determine the existence of any other size sources for the Property:

* Intended to provide information, other than public record and only if there are conflicting estimates of structure or lot size from multiple sources*

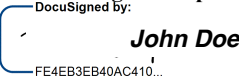
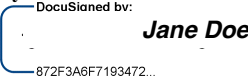
Source	Structure	Lot	1234 Any St	Structure	Lot	Source	Structure	Lot
Appraisal			Architectural Drawings			Floor Plan/ Graphic Artist		
Survey			Condominium Map/Plan			Other:		

The information in the above chart, if any, was prepared by:


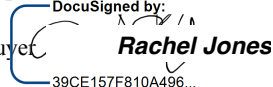
Broker  Agent Name  Signature  Date 6/10/2020

Seller and Real Estate Licensees have not and will not verify the accuracy of any representations regarding acreage, boundary markers, lot dimensions or sizes, location of improvements, square footage numbers, or price per square foot estimates provided by any source. If these factors are important to Buyers' decision to purchase the Property, or the price Buyers are willing to pay, Buyers should conduct and rely solely upon Buyers' own independent investigations including hiring a licensed surveyor to determine lot size, configuration or location of boundaries and improvements and/or a licensed appraiser to determine structural size, square footage and/or price per square foot.

Seller acknowledges receipt of this Advisory and Disclosure and confirms they do not have information conflicting with the above:

Seller  Date: 6/8/2020 Seller  Date: 6/8/2020

Buyer acknowledges receipt of this Advisory and Disclosure from the preparer stated above:

Buyer  Date: 6/12/2020 Buyer  Date: 6/12/2020

**BROKERS AND REAL ESTATE SALESPERSONS CAN ADVISE ON REAL ESTATE TRANSACTIONS ONLY.
FOR LEGAL OR TAX ADVICE, CONSULT A QUALIFIED ATTORNEY OR CPA.**



COMPASS

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

We at Compass (“Compass”) know that you have a choice in selecting real estate professionals to guide you and appreciate that you chose to work with us. This document is to give you notice that Compass has an ownership interest in and a business relationship with the companies listed in the table below. Because of these relationships, the referral of a customer (including you) by Compass or the companies listed below to one another may provide the referring company, its affiliates, and/or their employees with a financial or other benefit.

<u>Name</u>	<u>Ownership Percentage</u>
International ProInsurance Solutions LLC (“Pro LLC”)	49.9%
The Mark Company, Inc.	52%
Escrow Trust Advisors, Inc.	49.9%
Chartwell Escrow Co.	100%
Vicente Escrow	100%


You are NOT required to use the above listed provider(s) as a condition for purchase, sale, or refinance of the subject property, or to obtain access to any settlement or other transaction services. There are alternative service providers available to you that offer similar services. You are free to shop around to determine whether you are receiving the best service and rates available for these services. Pro LLC is an insurance broker who works with multiple insurance carriers and is compensated by the carrier you choose to place your insurance with, if any, in varying percentages. Set forth below are the range of estimated charges for the escrow services charged by Compass’ affiliated companies.

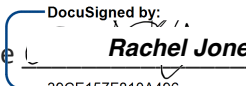
Sales Price	\$350,000 to \$500,000	\$500,000 to \$750,000	\$750,000 to \$1,000,000	\$1,000,000 to \$1,500,000	\$1,500,000 to \$2,000,000	Over \$2,000,000
Escrow Fee	\$1,000 to \$1,350	\$1,300 to \$1,850	\$1,800 to \$2,350	\$2,300 to \$3,350	\$3,300 to \$4,300	Contact your escrow officer


Please contact your escrow company directly for fees related to your transaction. Both the settlement service fees and the closing statement will be agreed to and approved by the customer (including you) in writing. Other additional fees for services such as courier services, document preparation, processing payoffs, loan tie-in, etc. may be charged and typically range from \$25 to \$1,000 per service, as needed.

ACKNOWLEDGMENT

I/we have read this disclosure form and understand that Compass may refer me/us to purchase the above-described settlement service(s), and that Compass may receive a financial or other benefit as the result of this referral.

Buyer's Signature  DocuSigned by:
Dave Jones Date 6/12/2020
A7C435D0BAE24BC...

Buyer's Signature  DocuSigned by:
Rachel Jones Date 6/12/2020
39CE157F810A496...

Seller's Signature  DocuSigned by:
John Doe Date 6/8/2020
FE4EB3EB40AC410...

Seller's Signature  DocuSigned by:
Jane Doe Date 6/8/2020
872F3A6F7193472...



Environmental Hazards Advisory, Acknowledgement and Agreement

Property Address  **1234 Any St** Big Bear Lake CA 92315

Buyer is hereby advised that the presence of certain kinds of organisms, toxins and contaminants including **but not limited to** mold, fungi, mildew, lead-based contaminants, asbestos, radon, methane and other gases, if present, may adversely affect the occupants and the Property.

Buyer is strongly advised, Broker/Agent recommends and Buyer agrees that appropriate professionals should be engaged by Buyer to inspect for any and all Environmental Hazards during the Investigatory period provided in the Purchase Agreement and prior to the removal of any related contingencies.

Not all inspectors are licensed and licenses are not available for certain types of inspections. Buyer understands and agrees that Broker/Agent does not have expertise in such areas and Buyer shall rely on experts in these fields.

Buyer agrees to fully investigate the Property to satisfy themselves that the property condition is acceptable.

DocuSigned by:

Dave Jones

A7C435D0BAE24BC...

Buyer

6/12/2020

Date

DocuSigned by:

Rachel Jones

39CE157F810A496...

Buyer

6/12/2020

Date

COMPASS

Receipt for Links to Booklets

Property Address:  1234 Any  Big Bear Lake CA 92315

You will need Adobe Reader to view the files listed below:

Residential Environmental Hazards - (2011)

http://www.firstamprs.com/sites/default/files/jcp-lgs_residential_environmental_hazards_guide.pdf

Protect Your Family From Lead In Your Home (9/2013)

<http://www.firstamprs.com/sites/default/files/leadpdfenglish.pdf>


Homeowner's Guide to Earthquake Safety (2005)


<http://www.firstamprs.com/sites/default/files/homeownersguideearthquakeenglish.pdf>

Home Energy Rating System (HERS) Program Booklet (2009)


<http://www.firstamprs.com/sites/default/files/homeenergybw.pdf>


The undersigned hereby acknowledges they have received the required booklets from the Broker(s) in this transaction, via the links provided in the box above. If they wish, the undersigned may ask that Broker(s) provide printed copies.

Buyer:  **Dave Jones**
A7C435D0BAE24BC...

Buyer:  **Rachel Jones**
39CE157F810A496...

Dated: 6/12/2020

Seller:  **John Doe**
FE4EB3EB40AC410...

Seller:  **Jane Doe**
872F3A6F7193472...

Dated: 6/8/2020

February, 2015