



**CONDOMINIUM CONVERSION OR ALREADY-BUILT (EXISTING)
SUBDIVISION SUPPLEMENTAL ESCROW INSTRUCTIONS
(ADDENDUM TO CONDOMINIUM CONVERSION SUBDIVISION PURCHASE
AGREEMENT AND JOINT ESCROW INSTRUCTIONS)**

When Selling Common Interest Developments
(C.A.R. Form CEEI, Revised 12/21)

This is an addendum ("Addendum") to the ☐ Condominium Conversion Subdivision Purchase Agreement and Joint Escrow Instructions or ☐ Existing Subdivision Purchase Agreement and Joint Escrow Instructions ("Agreement") dated _____ on property known as 18754 White Moon Drive, Morgan Hill, CA 95037

_____ ("Property"),
in which _____ is referred to as Buyer,
and _____ is referred to as Seller.
(The definitions in C.A.R. Form CCSPA and ESPA are applicable to this Form CEEI.)

THE PROPERTY is located in a common interest subdivision. The "Joint Escrow Instructions To Escrow Holder" paragraph of the Agreement is amended to include the following additional escrow instructions. Escrow shall not close, funds shall not be released from escrow and title shall not be conveyed until all of the following conditions have been met:

1. TYPE OF COMMON INTEREST SUBDIVISION (CHECK ONLY THE BOX THAT APPLIES TO THE TYPE OF COMMON INTEREST SUBDIVISION IN WHICH THE PROPERTY IS LOCATED):

- A. ☐ (If checked) CONDOMINIUM: In compliance with Business and Professions Code § 11018.5(a)(2)(B), all common facilities on Common Area Lot No(s). _____ of Tract No. _____ including _____ structures containing a total of _____ residential units have been completed as evidenced by a Notice of Completion (as defined in Civil Code § 8182) being recorded covering all of the foregoing units, lots and improvements; or ☐ Pursuant to the attached form, RE 621.
- B. ☐ (If checked) "CLUSTER" TYPE PLANNED DEVELOPMENT: (i) The cluster residential structure that contains this lot's (Lot/Unit No. _____) living unit has been completed, as evidenced by a Notice of Completion (as defined in Civil Code § 8182) being recorded covering all lots in this particular cluster (Lots/Units No(s). _____ of Tract No. _____). Cluster residential structures are located on the following groups of lots in this subdivision: Lots No(s). _____, Lots No(s). _____, Lots No(s). _____. (ii) In compliance with Business and Professions Code § 11018.5(a)(2)(B), all common facilities and improvements on Common Area Lot No(s). _____ of Tract No. _____ have been completed, as evidenced by a Notice of Completion (as defined in Civil Code § 8182) being recorded covering all of the foregoing units, lots and improvements; or ☐ Pursuant to the attached form, RE 621.
- C. ☐ (If checked) "NON-CLUSTER HOUSING" TYPE PLANNED DEVELOPMENT (all separate houses, detached structures): In compliance with Business and Professions Code § 11018.5(a)(2)(B), all common facilities, including the improvements on Common Area Lot No(s). _____ of Tract No. _____, have been completed, as evidenced by a Notice of Completion (as defined in Civil Code § 8182) being recorded covering all of the foregoing improvements; or ☐ Pursuant to the attached form, RE 621.
- D. ☐ (If checked) PHASED, SINGLE LOT CONDOMINIUM PROJECT AND ALL RESIDENTIAL UNITS WILL BE COMPLETED OR GUARANTEED FOR COMPLETION BY A BOND OR OTHER SECURITY: (i) in compliance with Business and Professions Code § 11018.5(a)(2)(B), all common facilities included in the project outside the residential structures and all common facilities and residential units located in _____ (Buildings No. 1, No. 2, etc.), on Lot No. _____ of Tract No. _____ have been completed as evidenced by a Notice of Completion (as defined in Civil Code § 8182) being recorded covering all the foregoing units, lots and improvements; or ☐ Pursuant to the attached form, RE 621 and (ii) each purchaser and HOA has insurance that contains the following endorsement: "The company hereby insures the insured against loss that said insured shall sustain by reason of any statutory lien for labor or materials attaching to said interest or estate, arising out of any work of improvement on the land under construction or completed at the date hereof or arising from any future construction provided the construction is to complete the improvements as shown in the Condominium Plan recorded on the property as of the date of this policy, whether the construction is performed by the present subdivider or any successor in interest."

2. MECHANICS' LIENS: The statutory period for recordation of all mechanic's liens has expired, or Buyer and the HOA are provided policies of title insurance with endorsements insuring against mechanics' liens.

BUYER _____ Date _____ BUYER _____ Date _____
SELLER _____ Date _____ SELLER _____ Date _____

© 2021 California Association of REALTORS®, Inc. Copyright claimed in Form HOA, exclusive of language required by California Civil Code § 4525. United States copyright law (Title 17 U.S. Code) forbids the unauthorized distribution, display and reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats. THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS® (C.A.R.). NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ACCURACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL. This form is made available to real estate professionals through an agreement with or purchase from the California Association of REALTORS®. It is not intended to identify the user as a REALTOR®. REALTOR® is a registered collective membership mark which may be used only by members of the NATIONAL ASSOCIATION OF REALTORS® who subscribe to its Code of Ethics.

Published and Distributed by:
REAL ESTATE BUSINESS SERVICES, LLC.
a subsidiary of the California Association of REALTORS®
525 South Virgil Avenue, Los Angeles, California 90020

CEEI REVISED 12/21 (PAGE 1 OF 1)



**CONDOMINIUM CONVERSION OR ALREADY-BUILT (EXISTING) SUBDIVISION SUPPLEMENTAL ESCROW
INSTRUCTIONS (CEEI PAGE 1 OF 1)**

Caroline Hobbs | Reward Realty | Generated by Glide

94e22935-a97b-4b81-a810-f5c0fa59ce4d