



RE/MAX Champions

Addendum to Real Estate Purchase Contract And Receipt For Deposit

This is intended to be a legally binding contract, Read it CAREFULLY.

Property Address: _____ Date: _____

- 1. Walk-Through Inspection:** Buyer(s) may have a walk-through inspection prior to the close of escrow. It is the buyer(s) responsibility to arrange for a walk-through inspection prior to the close of escrow, if desired. It is the seller(s) responsibility to ensure that the utilities are on for this inspection: It is recommended that the utilities remain on and the buyer(s) have the utilities transferred in their name(s) effective on the date of occupancy. Buyer(s) agrees to hold RE/MAX Champions, cooperating broker and their respective salespersons harmless in the event of subsequent failure of any items and assumes responsibility for their maintenance and /or replacement.
- 2. Condition of Roof:** RE/MAX Champions, Cooperating brokers, and their respective salespersons are NOT qualified to make statements or recommendations regarding the condition of the life expectancy of the roof. Buyer(s) assumes full responsibility for determining the condition of the roof to their mutual satisfaction and to have a professional roofing inspection if desired. If said inspection is not completed in the time frame specified in the Purchase Contract, the buyer(s) waives the right to a roof inspection. This does not exclude work required as a result of the property appraisal or the pest control structural certification.
- 3. Seller Financing:** Buyer(s) and seller(s) are advised to seek legal and tax advice regarding any risk or remedies that may arise from seller-assisted financing. Having been so advised, buyer(s) and seller(s) agree to hold RE/MAX Champions, cooperating brokers, and their respective salespersons, harmless from any adverse consequences that may result from the seller(s) participating in the financing of buyer(s) purchase of the property.
- 4. Good Faith Estimate:** From escrow officer's or Agent's, Good Faith Estimates are ONLY ESTIMATES and not the exact amount seller will receive or buyer will bring into escrow.
- 5. Appraisal & Credit Fees:** Once service is provided, buyer(s) is responsible for payment and fees are non-refundable.
- 6. Close of Escrow Disclosure:** The escrow period is an estimate. Once you open escrow, we act only as a manager. Many factors can affect a closing date: actions by the seller(s), by the buyer(s), the escrow company, the lender, title company, termite report, repairs to the home, etc. We can only request a close date, and give an estimate as to when that will occur. Employees of RE/MAX Champions do not determine the closing date of escrow. To get a good idea about when your escrow will close, we suggest that you work closely with your escrow officer, lender, and real estate agent. However, it is your decision as to when to give notices to have your utilities turned on/off, schedule a move or vacate your current home, etc. After closing, work with your real estate agent to arrange the moving out of the sellers and possession of your new home. All parties agree to hold RE/MAX Champions harmless for any damages or inconveniences that may occur as a result of a delay in closing escrow.

Buyer(s) Initials (____)(____)

Seller(s) Initials (____)(____)

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7. **NO OCCUPANCY BEFORE CLOSE OF ESCROW:** Seller(s)/Buyer(s) hereby understand that under NO circumstances will the buyer be allowed to occupy the above mentioned property before the close of escrow. It is also understood that under no circumstances can buyer move any possessions onto the property or perform any repairs or improvements on the property before the close of escrow. There will be NO EXCEPTIONS, without written approval and an amendment prepared by RE/MAX Champion's attorney and signed by all parties.
8. **RE/MAX Champions Advises The Following:**
- A. Seller(s)/Buyer(s) continue to pay your mortgage/rent on time. Do not stop paying your mortgage/rent until you have closed escrow. Buyer(s) if you are a tenant(s), consult your landlord about paying rent, giving proper notice and arrangements for moving out.
 - B. Seller(s)/Buyer(s) do not make any purchases until escrow has closed.
 - C. Seller(s)/Buyer(s) it is especially important that you continue to pay all of your bills on time.
 - D. Seller(s)/Buyer(s) do not schedule a mover until you have been given notice that escrow has closed and buyers should not schedule mover until keys are in your hands.
 - E. Seller(s)/Buyer(s) understand the above and acknowledges that RE/MAX Champions does not determine our escrow closing date.
9. **Affiliated Business Arrangement Disclosure Statement Notice:** This is to give you notice that RE/MAX Champions has a relationship with Legacy First Escrow, Inc. . Due to the nature of this relationship, this referral may provide RE/MAX Champions a financial or other benefit. The cost of services provided by the above name entity will be determined by agreement with all the parties involved in accordance with the normal, customary and reasonable practices of the real estate industry and the laws and regulations of the real estate industry and the laws and regulations of the various state and federal regulatory agencies. Set forth below is an estimated charge or range of charges for the following:
- A. **Legacy First Escrow, Inc.:** Fees are based on services provided and the sales price of the home. Fees range from \$350.00 - \$1,500.00 or more.
- ** You are not required to use Legacy First Escrow, Inc. services as a condition for purchase of the subject property. There are frequently other settlement service providers available with similar services. You are free to shop around to determine that you are receiving the best service and the best rate for these services.

Acknowledgement:

I/We have read this disclosure form and understand that RE/MAX Champions is referring me/us to purchase the above described settlement services and may receive a financial or other benefit as the result of this referral. Once again, thank you for your consideration. We will work hard to justify your faith in RE/MAX Champions.

Buyer Signature: _____ Date: _____

Buyer Signature: _____ Date: _____

Seller Signature: _____ Date: _____

Seller Signature: _____ Date: _____