



ADDENDUM

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

No. Two - Owner

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), Other _____, dated _____, on property known as 5130 Sample Rd, Suite B

Sample, CA 91902 in which Sample Sample is referred to as ("Buyer/Tenant") and Encore Realty, Inc., Sample Sample is referred to as ("Seller/Landlord").

Lease Up Only:

Lease up only fee is 50% of the rent or \$1,000 whichever is greater. Encore Realty, Inc. shall screen the tenant through AppFolio screening service. If tenant meets our minimum rental standards, approve tenant for a one year lease. Encore Realty, Inc. will prepare lease, environmental hazards booklet, lead based paint disclosure (if applicable), bed bug disclosure, mold and ventilation disclosure, Encore Realty, Inc. rules, HOA rules (if applicable), sign the lease with the tenant, accept payment for security deposit and first month rent. Encore Realty, Inc. will release all documents and money to the owner after paying Encore Realty, Inc. leasing fee and any other expenses within two weeks of receipt of funds. Owner will be responsible for monthly management of their property.

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

Date _____

Date _____

Buyer/Tenant Sample Sample

Seller/Landlord Encore Realty, Inc.

Buyer/Tenant _____

Seller/Landlord Sample Sample

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