



ADDENDUM

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

No. Lease

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").

Proposition 65 Warning: The property may contain chemicals known to the state of California to cause cancer, birth defects and other reproductive harm. These chemicals may be contained in emissions and fumes from building materials, products and materials used to maintain the property, and emission, fumes and smoke from resident and guest activities, including but not limited to the use of motor vehicles, barbecues and tobacco products. These chemicals may include but are not limited to carbon monoxide, formaldehyde, tobacco smoke, unleaded gasoline, soots, tars, and mineral oils.

Encore Realty, Inc. charges the following charges to the tenant to be paid to Encore Realty, Inc. directly or through the owners trust account.

\$35.00 Application fee for each person 18 and older who will be living on the premises to be paid upon application.
\$75.00 if Encore Realty, Inc. serves a 3-day notice
\$75.00 if the tenant fails to show up for a service tech or any scheduled appointment.

In the event of a water leak or intrusion, Tenant agrees to immediately shut the water off at the angle stop or mainline to the house/unit and call Encore Realty, Inc. at 619-470-6000 x 0 for all plumbing emergencies. If there is no response from Encore Realty, Inc. or the plumber within 10 minutes of leaving a message, Tenant shall call The Plumbing Store at 619-476-3116.

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

© 1986-2015, California Association of REALTORS®, Inc. 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, INC.
a subsidiary of the California Association of REALTORS®
525 South Virgil Avenue, Los Angeles, California 90020

