

RESIDENTIAL INCOME PROPERTY ADDENDUM (1-4 UNITS) TO RESIDENTIAL SELLER'S PROPERTY DISCLOSURE STATEMENT ("SPDS")

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1. This is an Addendum to the SPDS dated: _____
2. Seller: SAMPLE
3. Property address: SAMPLE
4. Number of County Assessor Parcel Numbers for the Premises: _____
5. Tax Parcel Numbers: _____

6.

YES	NO
☐	☐

 Are you aware of whether the Premises has been the subject of any condominium/time share/interval ownership agreements, applications, approvals or historical sales?
7.

YES	NO
☐	☐

 Are you aware of whether an application for a Public Report has ever been filed affecting the Premises?
8.

YES	NO
☐	☐

 If so, when? _____

10. Are you aware of any of the following affecting access or use of the Property?

- | | | |
|--------------------------|--------------------------|--|
| YES | NO | |
| ☐ | ☐ | Access Easements |
| ☐ | ☐ | Utility Easements |
| ☐ | ☐ | Reciprocal Easement Agreement |
| ☐ | ☐ | Restrictions on Legal or Physical Access |
| ☐ | ☐ | Shared Use Agreements |
| ☐ | ☐ | Shared Fences/Walls |
| ☐ | ☐ | Shared Driveways |
| ☐ | ☐ | Shared Signage |
| ☐ | ☐ | Leased Parking |
| ☐ | ☐ | Grandfathered Uses |
| ☐ | ☐ | Association Agreements |
| ☐ | ☐ | Other (describe) _____ |

23. If the answer to any of the preceding is yes, please explain. (Attach additional sheets if necessary).

24. _____
25. _____

26. COMPLIANCE WITH LAW/LEGAL MATTERS

27. Are you aware of:

- | | |
|--------------------------|--------------------------|
| YES | NO |
| ☐ | ☐ |
28. Any tenant bankruptcy proceedings?

29. Any violations of laws or regulations of the following:

- | | | |
|--------------------------|--------------------------|---|
| ☐ | ☐ | Zoning |
| ☐ | ☐ | Building Code |
| ☐ | ☐ | Occupational Safety and Health Administration (OSHA) |
| ☐ | ☐ | Utility Service |
| ☐ | ☐ | Sanitary Health Regulations |
| ☐ | ☐ | Swimming Pools |
| ☐ | ☐ | Covenants, Conditions and Restrictions (CC&R's) |
| ☐ | ☐ | Americans With Disabilities Act (ADA) |
| ☐ | ☐ | Have you ever received any notice of non-compliance of any type relating to the Premises? |

39. If the answer to any of the preceding is yes, please explain and provide copies of any documentation you have pertaining to such matters. (Attach additional sheets if necessary).

41. _____
42. _____

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44. Are you aware of any of the following contractual obligations affecting the property?

YES NO

45. ☐ ☐ Tenant Leases or Subleases
 46. ☐ ☐ Alarm/Security System Agreements
 47. ☐ ☐ Property Management Agreements
 48. ☐ ☐ Leased Equipment
 49. ☐ ☐ Service Agreements such as landscaping, garbage/waste disposal
 50. ☐ ☐ Water Treatment Agreements
 51. ☐ ☐ Communications Systems or Cable System Agreements
 52. ☐ ☐ Other Equipment or Service Contracts or Agreements (describe) _____

53. If the answer to any of the preceding is yes, please explain. (Attach additional sheets if necessary).

54. _____

55. _____

56. ENVIRONMENTAL FACTORS

57. Are you aware of any of the following environmental factors affecting the property?

YES NO

58. ☐ ☐ Hazards or hazardous materials on the Property, such as asbestos; chemicals used in the manufacture
 59. ☐ ☐ of methamphetamine, LSD or Ecstasy; PCB transformers; dumps; pesticides; radon; oil or chemicals,
 60. ☐ ☐ now or in the past?
 61. ☐ ☐ High voltage distribution towers or lines?
 62. ☐ ☐ Drywell (drainage)? If yes, Registration # _____

63. If the answer to any of the preceding is yes, please explain and provide copies of any documentation you have
 64. pertaining to such matters. (Attach additional sheets if necessary).

65. _____

66. _____

67. REPORTS/STUDIES

68. Do you have any of the following items concerning the Property?

YES NO

69. ☐ ☐ Soils Test Report
 70. ☐ ☐ Land Survey
 71. ☐ ☐ Flood Plain Report
 72. ☐ ☐ Septic/Waste Disposal Reports/Certifications
 73. ☐ ☐ Registrations of Wells
 74. ☐ ☐ Environmental Site Assessments or Studies
 75. ☐ ☐ Title Reports
 76. ☐ ☐ Other _____

77. If the answer to any of the preceding is yes, please explain. (Attach additional sheets if necessary).

78. _____

79. _____

80. OTHER ISSUES

81. Are you aware of:

YES NO

82. ☐ ☐ Security lighting in parking and/or common areas?
 83. ☐ ☐ Any recorded and/or unrecorded liens against the Property?
 84. ☐ ☐ The Property being located in a designated historical district?
 85. ☐ ☐ Any proposed land use changes relating to the adjacent or nearby Property, such as:
 86. ☐ ☐ new developments, zoning changes, or land trades?

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88. Seller certifies that the information contained herein is true and complete to Seller's knowledge as of the date signed.

89. SAMPLE SAMPLE
^ SELLER'S SIGNATURE MO/DA/YR ^ SELLER'S SIGNATURE MO/DA/YR90. SAMPLE SAMPLE
SELLER'S NAME PRINTED SELLER'S NAME PRINTED91. REVIEWED AND UPDATED (INITIALS): SAMPLE DATE: SAMPLE
SELLER SELLER MO/DA/YR**92. BUYER'S ACKNOWLEDGMENT OF RECEIPT:**93. SAMPLE SAMPLE
^ BUYER'S SIGNATURE MO/DA/YR ^ BUYER'S SIGNATURE MO/DA/YR94. SAMPLE SAMPLE
BUYER'S NAME PRINTED BUYER'S NAME PRINTED**For Broker Use Only:**Brokerage File/Log No. SAMPLE Manager's Initials SAMPLE Broker's Initials SAMPLE Date SAMPLE
(Added February 2012) MO/DA/YR