

**Addendum to the Purchase Agreement**  
**(Exclusively designed for use in the Tahoe-Truckee Regional Area)**

The following terms and conditions are hereby incorporated in and made part of the Real Estate Purchase Agreement dated: \_\_\_\_\_, regarding \_\_\_\_\_ (“the Property”) by and between \_\_\_\_\_ (“Buyer”) and \_\_\_\_\_ (“Seller”). Buyer and Seller are collectively referred to as the “Parties”.

1. **License Status of the Parties:** The parties to this agreement make the following representations. Check all boxes that apply:

Seller is a licensed California Real Estate  Broker  Salesperson:  
BRE# \_\_\_\_\_

Buyer is a licensed California Real Estate  Broker  Salesperson:  
BRE# \_\_\_\_\_

2. **Snow Removal:** Seller has **7 (or  \_\_\_\_\_) Days** after Acceptance to provide Buyer with all documentation and information regarding any snow removal agreements and Seller shall provide specific information regarding the name and contact information of the persons or entities providing that service. Buyer understands, acknowledges, and agrees that Buyer is solely responsible for contacting snow removal experts to determine the need, availability and/or cost of snow removal and the location of snow storage areas regardless of what snow removal agreements currently exist.

If the existing snow removal agreement is transferrable to Buyer, then the Seller will assign that agreement to Buyer and the annual cost of that agreement will, (or  will NOT) be prorated at Close of Escrow.

No snow removal contract will be assigned to the Buyer.

3. **Sewer Testing and Clearance:** Prior to Close of Escrow, Seller shall, at Seller’s expense comply with all sewer testing and clearance obligations that may be required by any local regulatory or governing agency.

4.  Seller shall provide Buyer copies of all plans, permits, certifications, inspections, or other documentation in their possession that are pertinent to the Property within 7 days after acceptance or as specified in the Purchase Agreement. Seller and Buyer understand, acknowledge, and agree that Buyer may not be entitled to use that documentation for any purpose beyond the investigation of the Property in conjunction with its purchase without the express authorization of the creators of those documents.

5. **Property Condition:** In addition to any requirements specified in the Purchase Agreement regarding the condition of the Property that Seller is obligated to deliver to Buyer at Close of Escrow, the Parties further agree that Seller, at Seller’s expense, shall be responsible to complete all of the acts specified in the provisions below, but only **if the box is checked:**

All paint, stain, household cleaning products and other hazardous waste shall be removed prior to Close of Escrow.

Snow is to be removed from all  driveways,  decks and  the portion of walkways that allow for safe access to the home at Close of Escrow.

House is to be cleaned by a professional cleaning service of Seller's choice within **5** (or  \_\_\_\_ ) **Days** Prior to Close of Escrow.

Carpets are to be cleaned by a professional carpet cleaning service of Seller's choice within **5** (or  \_\_\_\_ ) **Days** Prior to Close of Escrow.

Other:

---

---

---

6. If the property is within a Homeowner's Association (HOA), the HOA may require an inspection of the property. The inspection may determine if the property is compliant with the current CC&R's, Bylaws, and Rules and Regulations. The inspection may occur in the process of being sold or upon transfer of ownership or at some future date. Any negative findings by the HOA may be required to be addressed by the Homeowner within a certain timeframe determined by the HOA.

INSPECTION: If the HOA has a mandatory inspection requirement to be done prior to Close of Escrow, Seller or Seller's representative will submit a timely request to the HOA to have a property inspection completed no later than the time frame specified in Paragraph 3.L(3) of the Purchase Agreement for the Buyer's investigation of Property condition contingency.

**SELLER RESPONSIBLE:** Seller shall pay for all necessary work to comply with any negative findings in the homeowner association property inspection prior to Close of Escrow.

**BUYER RESPONSIBLE:** Buyer assumes the responsibility for any findings by the homeowner association property inspection after the Close of Escrow.

Other:

---

---

---

7. Referencing the Purchase Agreement item 11D, California law requires that homeowners maintain defensible space if the Property is located within high or very high fire hazard severity zones.
- A. If applicable, buyer is required to read and sign the local Defensible Space Disclosure Form that describes the local risk of wildfire, State and Local laws requiring homeowners to maintain defensible space, and the specific defensible space requirements.
- B. If applicable, Seller or Seller's representative shall, within 7 days (or \_\_\_ days) of Acceptance, request a defensible space inspection from the appropriate governing agency.
- SELLER RESPONSIBLE:** Seller either (a) has complied with Defensible Space Requirements and will include a report as part of their disclosures; or (b) prior to the close of escrow, shall pay for all necessary work to comply with Defensible Space Requirements and

provide an updated compliance report.

BUYER RESPONSIBLE: Buyer shall be responsible for all expenses in coming into compliance with Defensible Space Standards (this work does not need to be done by Close of Escrow).

Other:

\_\_\_\_\_  
\_\_\_\_\_

8. Other: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**THE PARTIES AGREE THAT EACH PROVISION WITH A CHECK BOX IS INCORPORATED INTO THE PURCHASE AGREEMENT IF THAT BOX IS CHECKED AND THE PARTIES HAVE AGREED TO ALL OF THE OTHER TERMS AND CONDITIONS SPECIFIED ABOVE.**

**ELECTRONIC SIGNATURES**

**You may be able to sign transaction documents electronically making it possible to skip from one signature line to the next and thus it is easier to ignore the terms and conditions to which a signature or initial applies. If you choose to sign documents electronically, be certain to take your time to read each document thoroughly and only sign or initial those documents that you with full knowledge and consent intend to sign**

**The Parties acknowledge receipt of a copy of this document.**

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Seller: \_\_\_\_\_

Seller: \_\_\_\_\_

Brokers are qualified to provide advice on real estate transactions; however, if the Parties require any legal, financial or insurance advice they should consult with their own legal, tax or insurance advisors.