



ADDITIONAL SIGNATURE ADDENDUM (C.A.R. Form ASA, 4/06)

This form is not an assignment. It should not be used to add new parties after a contract has been formed.

The following are additional signatories to the [] Residential Purchase Agreement, [] Residential Listing Agreement, [] Other

property known as 1234,, dated , for the between

([] Buyer [] Seller [] Landlord [] Tenant [] Other) and

([] Buyer [] Seller [] Landlord [] Tenant [] Broker [] Other). By signing below, the undersigned (i) acknowledges receipt of the document identified above; and, except as specified below

(ii) agrees to the terms, conditions, representations and disclosures in the document.

[] Buyer [] Seller [] Landlord [] Tenant [] Other (Print Name) (If applicable) By Title (Signature) Date

(Only initial the following if the document identified above contains an arbitration or liquidated damages provision which has been initialed by one or more parties.)

I () agree () do not agree to have disputes decided in accordance with the arbitration provision.

I () agree () do not agree to the liquidated damages provision.

[] Buyer [] Seller [] Landlord [] Tenant [] Other (Print Name) (If applicable) By Title (Signature) Date

(Only initial the following if the document identified above contains an arbitration or liquidated damages provision which has been initialed by one or more parties.)

I () agree () do not agree to have disputes decided in accordance with the arbitration provision.

I () agree () do not agree to the liquidated damages provision.

[] Buyer [] Seller [] Landlord [] Tenant [] Other (Print Name) (If applicable) By Title (Signature) Date

(Only initial the following if the document identified above contains an arbitration or liquidated damages provision which has been initialed by one or more parties.)

I () agree () do not agree to have disputes decided in accordance with the arbitration provision.

I () agree () do not agree to the liquidated damages provision.

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Reviewed by Date





FHA/VA Amendatory Clause (C.A.R. Form FVAC, Revised 12/16)

This is an addendum to the [] California Residential Purchase Agreement or [] Other _____ ("Agreement"), dated _____, on property known as 1234,, _____ ("Property"), between _____ ("Buyer"), and _____ ("Seller").

1. "It is expressly agreed that notwithstanding any other provisions of this contract, the purchaser shall not be obligated to complete the purchase of the property described herein or to incur any penalty by forfeiture of earnest money deposits or otherwise unless the purchaser has been given in accordance with HUD/FHA or VA requirements a written statement by the Federal Housing Commissioner, Department of Veterans Affairs, or a Direct Endorsement lender setting forth the appraised value of the property of not less than \$ _____. The purchaser shall have the privilege and option of proceeding with consummation of the contract without regard to the amount of the appraised valuation. The appraised valuation is arrived at to determine the maximum mortgage the Department of Housing and Urban Development will insure or Department of Veterans Affairs will guaranty. Neither HUD or VA warrant the value or the condition of the property. The purchaser should satisfy himself/herself that the price and condition of the property are acceptable."

If, after signing this Amendatory Clause, the purchase price increases, Buyer and Seller agree to sign, before Close of Escrow, a new amendatory clause that reflects the final purchase price agreed to by Buyer and Seller.

For FHA transactions, the Amendatory Clause is not required on HUD REO sales, sales where the seller is Fannie Mae, Freddie Mac, the Department of Veterans Affairs, Rural Housing Services, other Federal, State and local government agencies, mortgagees disposing of REO assets, or sellers at foreclosure sales and those sales where the borrower will not be an owner-occupant (e.g., sales to nonprofit agencies).

2. CERTIFICATION: The undersigned Buyer, Seller, and real estate agent(s) or broker(s) hereby certify that the terms and conditions of the sales contract referenced above are true to the best of their knowledge and belief and that any other agreement entered into by any of the parties in connection with the real estate transaction is part of, or attached to, the sales agreement.

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties can include fine, imprisonment, or both. Title 18 U.S. Code Sections 1001 et seq.

By signing below, the undersigned acknowledge that each has read, understands and has received a copy of this Amendatory Clause.

Date _____ Date _____

Buyer _____ Seller _____

Buyer _____ Seller _____

Real Estate Broker (Selling Firm) _____ CalBRE Lic. # _____

By _____ CalBRE Lic. # _____ Date _____

Address _____ City _____ State _____ Zip _____

Telephone _____ Fax _____ Email _____

Real Estate Broker (Listing Firm) _____ CalBRE Lic. # _____

By _____ CalBRE Lic. # _____ Date _____

Address _____ City _____ State _____ Zip _____

Telephone _____ Fax _____ Email _____

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Reviewed by _____





COOPERATING BROKER COMPENSATION AGREEMENT AND ESCROW INSTRUCTION

(C.A.R. Form CBC, Revised 4/09)

1. IDENTITY OF LISTING BROKER, PROPERTY AND SELLER:

_____ ("Listing Broker") is a real estate broker who has entered into a written agreement for the marketing and sale or lease of the real property, manufactured home, or business opportunity described as _____, Assessor's Parcel No. _____, situated in _____, County of _____, California ("Property") for _____ ("Seller").

2. IDENTITY OF COOPERATING (SELLING) BROKER AND BUYER:

_____ ("Cooperating Broker") is a real estate broker licensed to practice real estate in California (or if checked _____) and represents _____ ("Buyer") who has offered, is contemplating making an offer, or has entered into a contract, to purchase or lease the Property.

3. LISTING BROKER COMPENSATION TO COOPERATING BROKER:

Provided the transaction between the principals closes or Listing Broker receives compensation for the transaction, Listing Broker agrees to pay Cooperating Broker, and Cooperating Broker agrees to accept, compensation as follows:

A. PROPERTY LISTED WITH THE _____ MULTIPLE LISTING SERVICE ("MLS"):

(i) Confirmation of Compensation in MLS: Cooperating Broker is a participant in the MLS or reciprocal MLS and accepts the offer of compensation published in the MLS as: _____ % of the selling (or leasing) price or \$ _____ and/or _____.

OR (ii) Modification of Compensation in MLS: Cooperating Broker is a participant in the MLS or reciprocal MLS and accepts the offer of compensation published in the MLS as modified herein: _____ % of the selling (or leasing) price or \$ _____ and/or _____.

OR (iii) Cooperating Broker Not a Member of the MLS or Reciprocal MLS: Cooperating Broker compensation shall be _____ % of the selling (or leasing) price or \$ _____ and/or _____. Listing Broker and Cooperating Broker agree to resolve disputes arising out of this agreement by arbitration conducted by the Association of Realtors® (or if none, the MLS) to which the Listing Broker belongs.

OR (iv) Short Sale Confirmation of Compensation in MLS: Cooperating Broker (i) is a participant in the MLS or a reciprocal MLS; (ii) accepts the offer of compensation published in the MLS; and (iii) if the amount or method of reduction of commission upon Lender approval is specified in the MLS, agrees to such reduction.

B. PROPERTY NOT LISTED WITH ANY MULTIPLE LISTING SERVICE ("MLS"):

Cooperating Broker compensation shall be _____ % of the selling (or leasing) price or \$ _____ and/or _____.

C. COOPERATING BROKER HAS PROCURED A TENANT FOR THE PROPERTY LISTED FOR LEASE, AND THAT TENANT ACQUIRES THE PROPERTY DURING THE TERM OF THE LEASE OR ANY EXTENSION:

Cooperating Broker compensation on the sale shall be _____ % of the selling price or \$ _____ and/or _____.

4. BROKER INSTRUCTION TO ESCROW HOLDER:

Listing Broker and Cooperating Broker instruct Escrow Holder to disburse to Cooperating Broker the amount specified in paragraph 3, out of Listing Broker's proceeds in escrow, and upon Close Of Escrow of the Property. This compensation instruction can be amended or revoked only with the written consent of both Brokers. Escrow Holder shall immediately notify Brokers if either Broker instructs Escrow Holder to change the terms of this instruction.

5. MANAGEMENT APPROVAL:

If Paragraph 3A(ii), 3A(iii), or 3B is checked, this Agreement is not binding until the Broker or office manager for the Listing Broker firm has signed below.

6. ACKNOWLEDGMENT:

By signing below, the undersigned acknowledges that each has read, understands, accepts and has received a Copy of this Agreement.

Listing Broker (Firm) _____ BRE Lic. # _____

By (Agent) _____ BRE Lic. # _____ Date _____
Address _____ City _____ State _____ Zip _____
Telephone _____ Fax _____ E-mail _____

If paragraph 3A(ii), 3A(iii), or 3 B is checked:

Listing Broker/Office Manager: _____, _____ Date _____
(Name) (Signature)

Cooperating Broker (Firm) _____ BRE Lic. # _____

By (Agent) _____ BRE Lic. # _____ Date _____
Address _____ City _____ State _____ Zip _____
Telephone _____ Fax _____ E-mail _____

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CONTINGENCY FOR SALE OF BUYER'S PROPERTY (And Notice To Remove Contingencies) (C.A.R. Form COP, Revised 6/16)

This is an addendum to the [] Purchase Agreement, OR [] Counter Offer, [] Other [] ("Agreement"), dated [] on property known as [] 1234, [] ("Seller's Property"), between [] ("Buyer") and [] ("Seller").

SALE OF BUYER'S PROPERTY:

- 1. LENGTH OF CONTINGENCY: The Agreement is contingent on the close of escrow of Buyer's property, described as: [] ("Buyer's Property"). by the earliest of: (i) the scheduled close of escrow of Seller's Property specified in the Agreement; (ii) the date specified in paragraph 3; or (iii) Other []
2. BUYER'S PROPERTY NOT IN ESCROW: Buyer's Property is not now in escrow and (check boxes as applicable): A. [] is [] is not yet listed for sale. If listed, Listing Broker is [] MLS, # [] B. Buyer has 17 (or []) Days to enter into escrow for the sale of Buyer's Property. Buyer shall, within the time specified, provide Seller with Copies of the contract, escrow instructions and all related documents ("Escrow Evidence") showing that Buyer's Property has entered escrow.
3. BUYER'S PROPERTY IN ESCROW: Buyer's Property is in escrow and escrow is scheduled to close on [] (date). A. Escrow Holder is [] (escrow # []) B. Buyer shall, within 5 Days After Acceptance, deliver to Seller Escrow Evidence that Buyer's Property is in escrow.
4. CANCELLATION OF BUYER'S PROPERTY: If Buyer's Property is in or enters escrow, and either party to that escrow gives notice to the other of intent to cancel, Buyer, within 2 (or []) Days thereafter, shall give Seller written notice of that intent to cancel.
5. SELLER RIGHT TO CANCEL: Seller may cancel the Agreement in writing as follows: A. After first giving Buyer a Notice to Buyer to Perform, if Buyer's Property does not close escrow by the time specified in paragraph 1, B. After first giving Buyer a Notice to Buyer to Perform, if Buyer fails to provide Escrow Evidence within the time specified in paragraph 2(B) or 3(B), or C. If Buyer gives notice to Seller of either party's intent to cancel the escrow for Buyer's Property, or D. If Buyer, after being given a notice to remove contingencies, fails to remove the contingencies specified in 8A.
6. BUYER RIGHT TO CANCEL: Buyer may cancel the Agreement in writing if, prior to Buyer's removal of the contingency for sale of Buyer's Property, (i) Buyer's Property does not close escrow by the time specified in paragraph 1, or (ii) the buyer for Buyer's Property gives notice to Buyer of intent to cancel the escrow for Buyer's Property.
7. A. TIME PERIODS: Time periods in the Agreement for inspections, contingencies, covenants, and other obligations shall begin as specified in the Agreement, or [] on the Day After Buyer Delivers to Seller any of the following: (i) Escrow Evidence for Buyer's Property, or (ii) Buyer's election in writing, signed by Buyer, to begin time periods, or (iii) Buyer's removal of this contingency for the sale of Buyer's Property. B. BUYER'S DEPOSIT: Buyer's deposit shall be delivered to escrow within the time specified in the Agreement, or [] within 3 business Days After Buyer Delivers to Seller any of the following: (i) Escrow Evidence for Buyer's Property, or (ii) Buyer's election in writing, signed by Buyer, to begin time periods, or (iii) Buyer's removal of this contingency for the sale of Buyer's Property.
8. BACK UP OFFERS AND SELLER RIGHT TO HAVE BUYER REMOVE CONTINGENCIES OR CANCEL: After Acceptance, Seller shall have the right to continue to offer Seller's Property for sale for back-up offers. If Seller accepts a written back-up offer: A. Immediate Right to Notify Buyer to Remove Sale of Property Contingency: Seller shall have the right to immediately give written notice to Buyer to, in writing: (i) remove this contingency; (ii) remove the loan contingency, if any; and (iii) provide verification of sufficient funds to close escrow without the sale of Buyer's Property. If Buyer fails to complete these actions within 3 (or []) Days After Delivery of such notice, Seller may then immediately cancel the Agreement in writing.
OR B [] (if checked) Delayed Right to Notify Buyer: Seller shall not invoke the notice provisions in paragraph 8A: (i) within the first 17 (or []) Days After Acceptance; or (ii) (if checked) [] during the term of the Agreement.

By signing below, Buyer and Seller each acknowledge that they have read, understand, accept and have received a Copy of this Addendum.

Date [] Date [] Buyer [] Seller [] Buyer [] Seller []

NOTICE TO REMOVE CONTINGENCIES: Seller hereby gives notice to Buyer to remove the contingencies and take the actions specified in paragraph 8A. (Note: Not to be delivered until the time specified in 8A or B.)

Seller [] Date [] Seller [] Date []

([] / []) (Initials) CONFIRMATION OF RECEIPT: A Copy of this Signed Notice to Buyer to remove contingencies and take actions was personally received by Buyer or authorized agent on [] (date), at [] AM [] PM. Completion of this confirmation is not legally required. It is solely intended to evidence the date that confirmation or receipt has occurred.

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BUYER'S INTENT TO EXCHANGE SUPPLEMENT

(C.A.R. Form BES, Revised 11/09)

(For use as an addendum to a purchase agreement)

The following terms and conditions are hereby incorporated in and made a part of the CPA, RIPA, VLPA, Other _____ dated _____ (the "Agreement") on property known as _____ 1234 ("Property"), in which _____ is referred to as Buyer, and _____ is referred to as Seller.

All other provisions of the Agreement shall remain in full force and effect.

1. BUYER'S INTENT TO EXCHANGE: It is the intent of Buyer to utilize this transaction as part of an exchange of like-kind property under Internal Revenue Code §1031 and the regulations promulgated thereunder. Buyer and Seller agree to cooperate in effecting such an exchange, as follows:

A. Buyer intends to use the Property as part of an exchange for "Other Property":

(Check One Only)

Described as _____

OR To be designated by Buyer, who shall take all steps necessary to enter into a contract to sell and transfer such Other Property.

B. Buyer shall indemnify, defend and hold harmless all other parties to this transaction from all liabilities and any additional attorney fees, accountant fees or any other costs arising from or connected in any way with the exchange.

C. If Buyer is unable, through no fault of Buyer, to complete the transfer of such Other Property by the Close Of Escrow in the Agreement, or as extended by mutual agreement:

(Check One Only)

This transaction shall close escrow as a sale, without extension of time for closing.

OR The Close Of Escrow for this transaction shall be extended by a maximum of _____ Days to enable Buyer to complete such arrangements.

OR This transaction shall be canceled, Buyer's deposit shall be returned to Buyer, and all parties shall be released from further obligation to each other.

OR Other: _____

D. Seller in this transaction shall not be required to take title to Other Property for any period of time, as an accommodation to Buyer, unless agreed to in writing.

E. All parties agree to take such actions and execute or consent to such additional documents and transactions as may be reasonably requested by Buyer, provided that all other conditions of this agreement are met.

2. ADDITIONAL TERMS: _____

3. TAX AND LEGAL CONSEQUENCES OF AN EXCHANGE: Locating and designating properties pursuant to this Supplement, if applicable, are the responsibility of the party requesting the exchange ("Exchangor"), and will not occur automatically as a result of this Supplement. If the exchange will be non-simultaneous, under federal tax law: (i) the property to be acquired by Exchangor must be identified within 45 days after transfer of Exchangor's current property; (ii) the acquisition generally must be completed within 180 days after transfer of Exchangor's current property; and (iii) the 180 day period may be shorter under some circumstances. The manner of structuring an exchange transaction will have significant tax and legal consequences. Parties should consult their legal and/or tax advisors regarding this important matter.

By signing below, the parties acknowledge that they have read, understand, accept and have received a copy of this Buyer Intent To Exchange Supplement.

Buyer _____

Seller _____

Date _____

Date _____

Buyer _____

Seller _____

Date _____

Date _____

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BES REVISED 11/09 (PAGE 1 OF 1)

BUYER'S INTENT TO EXCHANGE SUPPLEMENT (BES PAGE 1 OF 1)



QUALIFIED SUBSTITUTE DECLARATION OF POSSESSION OF TRANSFEROR'S AFFIDAVIT OF NONFOREIGN STATUS (C.A.R. Form QS, 4/09)

Regarding the Real Property identified in the Purchase Agreement, or [] Other _____, dated _____, on property known as _____, in which _____ is referred to as ("Buyer") and _____ is referred to as ("Seller").

In compliance with Internal Revenue Code Section 1445, the undersigned qualified substitute states as follows:

1. QUALIFIED SUBSTITUTE NAME: _____ is an escrow company, title company, or attorney responsible for closing the above-described transaction or is the Transferee's broker (but not the Transferor's broker) ("Qualified Substitute").

2. TRANSFEROR'S AFFIDAVIT: A. The following Transferor(s) has each furnished to the Qualified Substitute an affidavit stating under penalty of perjury the Transferor's United States taxpayer identification number and that the Transferor is not a foreign person ("Transferor's Affidavit"): These Transferors are ([] are not) all Transferors for the above described transaction.

B. TRANSFEROR(S) FULL NAME(S): _____

3. DECLARATION UNDER PENALTY OF PERJURY: The undersigned Qualified Substitute declares under penalty of perjury under the laws of the State of California that he, she or it is in possession of the Transferor's Affidavit, for each Transferor named in paragraph 2 above.

Qualified Substitute _____ Date _____

By _____

I acknowledge receipt of this Qualified Substitute Declaration of Possession of Transferor's Affidavit of Nonforeign Status.

Buyer _____ Date _____

Buyer _____ Date _____

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Reviewed by _____ Date _____





SELLER'S PURCHASE OF REPLACEMENT PROPERTY (C.A.R. Form SPRP, Revised 6/16)

This is an Addendum to the Purchase Agreement, OR [] Counter Offer, [] Other [] ("Agreement"), dated 1234, on property known as [] ("Seller's Property"), between [] ("Buyer") and [] ("Seller").

SELLER'S PURCHASE OF REPLACEMENT PROPERTY:

1. A. FINDING REPLACEMENT PROPERTY: The Agreement is contingent on Seller entering into a contract to acquire replacement property ("Finding Replacement Property Contingency"). Seller shall, within 17 (or []) Days After Acceptance, remove the Finding Replacement Property Contingency or cancel the Agreement. If Seller does not remove the Finding Replacement Property Contingency in writing within that time, Buyer, after first giving a Notice to Seller to Perform (C.A.R. Form NSP), may cancel the Agreement in writing.

AND If checked

B. [] CLOSE OF REPLACEMENT PROPERTY: The Agreement is contingent on Seller closing escrow on replacement property.

2. A. TIME PERIODS: Time periods in the Agreement for inspections, contingencies, covenants and other obligations shall begin the Day After Seller delivers to Buyer a written notice removing the Finding Replacement Property Contingency specified in paragraph 1A or [] as specified in the Agreement.

B. BUYER'S DEPOSIT: Buyer's deposit shall be delivered to escrow within 3 business Days After Seller delivers to Buyer a written notice removing the Finding Replacement Property Contingency as specified in paragraph 1A or [] as specified in the Agreement.

C. CLOSE OF ESCROW: Buyer and Seller agree that Seller may extend the Close Of Escrow date for the sale of Seller's property for a maximum of [] additional Days or [] until [] (date), by providing Buyer with written notice at the time Seller removes the Finding Replacement Property Contingency specified in paragraph 1A, if applicable.

3. Even after the expiration of the time for the Finding Replacement Property Contingency specified in paragraph 1A, Seller retains the right to remove the Finding Replacement Property Contingency or cancel the Agreement until Buyer cancels pursuant to paragraph 1A. Once Buyer receives Seller's written removal of the Finding Replacement Property Contingency, Buyer may not cancel pursuant to paragraph 1A.

By signing below, Buyer and Seller each acknowledge that they have read, understand, accept and have received a Copy of this Addendum.

Date [] Date []

Buyer [] Seller []

Buyer [] Seller []

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SPRP REVISED 6/16 (PAGE 1 OF 1)

SELLER'S PURCHASE OF REPLACEMENT PROPERTY (SPRP PAGE 1 OF 1)



SELLER'S INTENT TO EXCHANGE SUPPLEMENT

(C.A.R. Form SES, Revised 11/09)

(For use as an addendum to a purchase agreement)

The following terms and conditions are hereby incorporated in and made a part of the, [] CPA, [] RIPA, [] VLPA, [] Other _____ dated _____ (the "Agreement") on property known as _____ 1234 ("Property"), in which _____ is referred to as Buyer, and _____ is referred to as Seller.

All other provisions of the Agreement shall remain in full force and effect.

1. SELLER'S INTENT TO EXCHANGE: It is the intent of Seller to utilize this transaction as part of an exchange of like-kind property under Internal Revenue Code §1031 and the regulations promulgated thereunder. Buyer and Seller agree to cooperate in effecting such an exchange, as follows:

A. Seller intends to use the Property as part of an exchange for "Other Property":

(Check One Only)

[] Described as _____

OR [] To be located and designated by Seller, who shall take all steps necessary to enter into a contract to acquire such Other Property.

B. Seller shall indemnify, defend and hold harmless all other parties to this transaction from all liabilities and any additional attorney fees, accountant fees or any other costs arising from or connected in any way with the exchange.

C. If Seller is unable, through no fault of Seller, to locate, designate, enter into a contract to acquire, or complete acquisition of such Other Property by the Close Of Escrow in the Agreement, or as extended by mutual agreement:

(Check One Only)

[] This transaction shall close escrow as a sale, without extension of time for closing.

OR [] The close of escrow for this transaction shall be extended by a maximum of _____ Days to enable Seller to complete such arrangements.

OR [] This transaction shall be canceled, Buyer's deposit shall be returned to Buyer, and all parties shall be released from any further obligation to each other.

OR [] Other: _____

D. Buyer in this transaction shall not be required to take title to Other Property for any period of time, as an accommodation to Seller, unless agreed to in writing.

E. All parties agree to take such actions and execute or consent to such additional documents and transactions as may be reasonably requested by Seller, provided that all other conditions of the agreement are met.

2. ADDITIONAL TERMS: _____

3. TAX AND LEGAL CONSEQUENCES OF AN EXCHANGE: Locating and designating properties pursuant to this Supplement, if applicable, are the responsibility of the party requesting the exchange ("Exchangor"), and will not occur automatically as a result of this Supplement. If the exchange will be non-simultaneous, under federal tax law: (i) the property to be acquired by Exchangor must be identified within 45 days after transfer of Exchangor's current property; (ii) the acquisition generally must be completed within 180 days after transfer of Exchangor's current property; and (iii) the 180 day period may be shorter under some circumstances. The manner of structuring an exchange transaction will have significant tax and legal consequences. Parties should consult their legal and/or tax advisors regarding this important matter.

By signing below, the parties acknowledge that they have read, understand, accept and have received a copy of this Seller Intent To Exchange Supplement.

Buyer _____ Seller _____

Date _____ Date _____

Buyer _____ Seller _____

Date _____ Date _____

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Reviewed by _____ Date _____



SELLER'S INTENT TO EXCHANGE (SES PAGE 1 OF 1)