

COUNTER OFFER/ADDENDUM Loan #

*THIS IS INTENDED TO BE A LEGALLY BINDING AGREEMENT
READ IT CAREFULLY*



25520 Commercentre Dr
Lake Forest, CA 92630
Corporate (949) 598-9920
Fax (949) 598-9950

ADDENDUM B

“AS IS” PROVISION

Addendum to Purchase Contract or Counter Offer dated _____ for the property located at _____
_____. Buyer is aware that Seller acquired the property which is the subject of this transaction
by way of foreclosure, and that Seller is selling and Buyer is purchasing the property in its present **“AS IS” CONDITION
WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY NATURE”**.

Buyer acknowledges for Buyer and Buyer’s successors, heirs and assignees, that Buyer has been given a reasonable opportunity
to inspect and investigate the property and all improvements thereon, either independently or through agents of Buyer’s choosing,
and that in purchasing the property Buyer is not relying on Seller, or its agents, as to the condition or safety of the property and/or
any improvements thereon, including, but not necessarily limited to, electrical, plumbing, heating, sewage, roof, air conditioning,
if any, foundations, soils, and geology, lot size or suitability of the property and/or improvements for particular purposes, or that
appliances, if any, plumbing and/or in compliance with any City, County, State and/or Federal statutes, codes or ordinances. Any
reports, repairs, or work required by Buyer’s Lender are to be the sole responsibility of the Buyer.

Seller does not warrant existing structure as to its habitability or suitability for occupancy. Buyer(s) assumes responsibility to
check with appropriate planning authority for intended use and holds the Seller and Broker, if applicable, harmless as to
suitability for Buyer(s) intended use.

Buyer(s) further states that they are relying solely upon their own inspection of subject property and not upon any representation
made to them by any person whomsoever, and is purchasing subject property in the condition in which it now is, without any
obligation on the part of the Seller to make any changes, alterations, or repair thereto.

Seller gives no warranties of fitness regarding such personal property that belongs to Seller which is transferred as part of the
purchase.

Every Buyer(s) of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such
property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning.
Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required
to provide the Purchaser with any information on lead-based paint hazards from risk assessment or inspections in the Seller’s
possession and notify the Buyer(s) of any known lead-based paint hazards. A risk assessment or inspection for possible
lead-based paint hazards is recommended prior to purchase.

The closing of this transaction shall constitute an acknowledgment by the Buyer(s) that THE PREMISES WERE ACCEPTED
WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND OR NATURE AND IN ITS PRESENT “AS IS”
CONDITION BASED SOLELY ON BUYER’S OWN INSPECTION.

Buyer(s):

Seller:

date

date

date