

## COUNTER OFFER ADDENDUM

Property: 17526 Glenthorne St  
La Puente, CA 91744

Buyer Tawei Jao Seller Ulderic Cortes

Buyer Meiling Chen Seller \_\_\_\_\_

1. Sales Price to be \$ 222,000.
2. Buyer's Deposit to be \$ 7,000 and to be deposited in escrow within 48 (forty eight) hours from acceptance.
3. Escrow to close on or before 45 days. Seller will decrease by \$ 50 per DIEM from the amount of closing cost being credited to the buyer or directly from the buyer if escrow does not close as scheduled, starting the next calendar day.
4. Seller agrees to credit a maximum of \$ 0 for the following cost;
  - A. \$ 0 Closing Cost
  - B. \$ 0 Discount Points
  - C. \$ 0 for \_\_\_\_\_.
5. All measurements (square footage) are approximate or derived from the Tax Roll records, which may be unreliable. In addition multiple listing (MLS) information may not be accurate.
6. Seller may have multiple offers and may have countered to more than one buyer at the same time. Seller reserves the right to accept any offer with the most merit.
7. Escrow Company and Title Company to be seller's choice.
8. Home Warranty to be issued by Old Republic and not to exceed \$ 550.

Buyers Initials ( ) ( )

Sellers Initials UC ( )

9. All references to Retrofit are hereby deleted.
10. Buyer(s) to provide seller with approved home inspection report at the buyer's expenses or a waiver.
11. Buyer(s) to provide seller with an approved Verification of Property Condition (CAR VP) no sooner than 2 days prior to closing of escrow.
12. Property is sold in its **PRESENT** physical condition without any warranties express or implied (Item 9 of RPA-CA). Furthermore, the seller is under no obligation to make any repairs requested by the buyer(s) as the physical inspection or final walk thru.
13. Appraisal inspection to be completed within 15 days from acceptance. Report to be completed and delivered to lender within 20 days of acceptance. If a credit is given to Buyer(s) and the property does not appraise at contract price, the credit and contract price will adjusted accordingly.
14. Occupancy shall be delivered to Buyer at 5:00pm on the date of Close of Escrow when property is vacant or no later than 3 calendar days after Close of Escrow when property is Owner/Tenant Occupied.

Signed this 25<sup>th</sup> day of April, 2012.

*Melvin Costa*  
 Seller

\_\_\_\_\_  
 Seller

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
 Buyer

\_\_\_\_\_  
 Buyer