



HOMEOWNERS' ASSOCIATION (HOA) ADDENDUM

Prepared by: Agent _____
Broker _____

Phone _____
Email _____

DATE: _____, 20_____, at _____, California.

Items left blank or unchecked are not applicable.

FACTS:

1. This is an addendum to the following agreement:

- Purchase Agreement
- Rental/Lease Agreement
- Counteroffer
- Escrow Instructions
- Exchange Agreement
- _____

1.1 dated _____, 20_____, at _____, California,

1.2 entered into by _____, as the Buyer, and

1.3 _____, as the Seller,

1.4 regarding real estate referred to as _____

2. Property is located in a Homeowners' Association (HOA). Buyer has received and approves, or Buyer on acceptance to be handed, copies of the HOA's:

- | | | |
|-------------------------------|--------------------------------|---------------------------------|
| a. Articles of Incorporation; | i. assessment enforcement | q. preliminary list of defects; |
| b. CC&Rs; | policy; | r. notice(s) of violation; |
| c. Bylaws; | j. insurance policy summary; | s. required statement of fees; |
| d. operating rules; | k. regular assessment; | t. minutes of regular meeting |
| e. age restriction statement; | l. special assessment; | of the board of directors |
| f. operating budget or | m. emergency assessment; | conducted over the |
| summary, including reserve | n. other unpaid obligations of | previous 12 months; |
| study; | seller; | u. transfer fee. |
| g. assessment and reserve | o. approved changes to | |
| funding disclosure | assessments; | |
| statement; | p. settlement notice regarding | |
| h. CPA's financial review; | common area defects; | |

3. HOA claims for property defects or changes in regular or special assessments are, or are not, pending or anticipated. Current monthly assessment is \$_____.

4. Seller is not in violation of CC&Rs, except _____

5. Seller to pay HOA document and transfer fees. [See **ft** Form 135]

6. Buyer to approve the HOA's statement of condition of assessments and confirm representations in subsection 3 above as a condition for closing escrow.

7. Within ten days of Buyer's post-acceptance receipt of the HOA documents, Buyer may terminate the agreement based on a reasonable disapproval of the documents. [See **ft** Form 183]

I agree to the terms stated above.

Date: _____, 20_____

Name: _____

Signature: _____

Name: _____

Signature: _____

I agree to the terms stated above.

Date: _____, 20_____

Name: _____

Signature: _____

Name: _____

Signature: _____