

# ADDENDUM 1

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1. This is an addendum originated by the:  Seller  Buyer  Landlord  Tenant.
2. This is an addendum to the Contract dated \_\_\_\_\_ between the following Parties:  
MO/DA/YR
3. Seller/Landlord: \_\_\_\_\_
4. Buyer/Tenant: \_\_\_\_\_
5. Premises: \_\_\_\_\_
6. The following additional terms and conditions are hereby included as a part of the Contract between Seller and Buyer for the above referenced Premises:
7. (1) Property is sold in an "As Is" condition. Neither Seller nor Seller's lender will
8. contributions to repairs, pest treatment, pool cleaning, or other clean up of the
9. property unless specifically required by buyer's lender prior to close of escrow, and
10. then it will be at lender's discretion.
11. \_\_\_\_\_
12. (2) In the event Seller is unable to keep utilities on, Buyer shall turn on utilities
13. in Buyer's name and at Buyer's expense may conduct the property inspections.
14. \_\_\_\_\_
15. (3) Home warranty plan shall be paid for by Seller's lender(s) as Seller is doing a
16. short sale. If Seller's lender(s) will not agree to pay for the home warranty cost,
17. the Buyer shall be responsible for this cost if they choose to order a home warranty.
18. \_\_\_\_\_
19. (4) Seller's lender may contribute, and Seller shall request, up to 3% of purchase
20. price for seller concessions. Fifty percent of approved concessions, but not less
21. than \$1,500, shall be paid as a legal settlement to the Wells Law Group. The
22. remaining approved concessions shall be used for Buyer's closing costs, including but
23. not limited to prepaids, HOA fees, title costs, etc. Buyer acknowledges concessions
24. are not guaranteed, they a negotiated item subject to lender approval based on
25. purchase price and net recovery sought by investor.
26. \_\_\_\_\_
27. (5) Buyer to pay any up front HOA transfer fees including but not limited to, transfer
28. fees, doc fees, or any reasearch fees. Such fees may be reimbursed from Seller's
29. lender through available lender concessions at close of escrow if concession funds are
30. availble.
31. \_\_\_\_\_
32. (6) Any current HOA Assessments which are a lien at COE (Lines 10-11 of HOA Addenedum)
33. shall be paid by the Seller's lender(s). Any HOA Transfer Fees (Line 13 of the HOA
34. Addenedum) shall be paid by the buyer.
35. \_\_\_\_\_
36. \_\_\_\_\_
37. \_\_\_\_\_
38. \_\_\_\_\_
39. \_\_\_\_\_
40. \_\_\_\_\_
41. \_\_\_\_\_
42. The undersigned agrees to the additional terms and conditions and acknowledges receipt of a copy hereof.

43. \_\_\_\_\_
44.  Seller  Buyer MO/DA/YR  Seller  Buyer MO/DA/YR
45.  Landlord  Tenant  Landlord  Tenant
46. \_\_\_\_\_
47.  Seller  Buyer MO/DA/YR  Seller  Buyer MO/DA/YR
48.  Landlord  Tenant  Landlord  Tenant

49. **For Broker Use Only:**  
 Brokerage File/Log No. \_\_\_\_\_ Manager's Initials \_\_\_\_\_ Broker's Initials \_\_\_\_\_ Date \_\_\_\_\_  
 MO/DA/YR

