

**Rodeo Realty/Ben Salem Properties Addendum**  
**Servicing Residential & Commercial REOs**  
[WWW.BenSalemProperties.com](http://WWW.BenSalemProperties.com)  
Offers@BenSalemProperties.com  
310-882-2265

*\*This must be signed and presented with you Offer*

**Buyer:** If buyer is an entity Trust, Partnership, LLC or Corporation proof of funds must match entity name, and submit page one of the Articles of Corporation documents.  
If buyer is a licensed agent He or She will not earn a commission per seller's Addendum Policy (Pertains to REO Properties only)

**Purchase price:** If purchase price is more than 10% over list price buyer shall include supporting comparables and agree to pay the difference out of pocket if any issues arise. Buyer also agrees to not ask for a price reduction due to appraisal issues

**When offer is accepted:** You have **24 hours to deliver a complete buyer signed package** to Ben Salem Properties. If property has an HOA, Seller and Listing Agent will make every effort to obtain all HOA related transfer documents. However the buyer's agent shares responsibility equally in obtaining these.

**Escrow:** Due to high volume of REOs **it may take up to 14 days for a fully executed contract** from the seller. We will do everything possible to expedite but upon seller's **verbal acceptance**, buyers are required to make mortgage application, perform inspections, order appraisals and do everything possible to close on time. If Lender communicates to you that he/she cannot process the application without a fully executed contract, this is untrue-they do not actually need the fully executed contract until it is ready to go to underwriting.

**Inspections:** shall be completed within 10 calendar days of **verbal acceptance**. Once completed the seller must receive a copy of all inspections and appraisals within 48 hours after they have been completed. Check utilities and appliance pilots are on or confirm with office before inspection or appraisal appointments. Seller shall make reasonable attempts to have water, gas, electricity and or pilot lights. If seller reasonable attempts are not successful or require additional expense to seller, Buyer agrees that the property was negotiated as-is and will close escrow without validation of these items and understands the transactions is **as is without warranty or guarantee** of fully functioning water, gas, electricity and or pilot lights.

**Cash Buyers:** EMD must be delivered 48 hours from the time of verbal acceptance, EMD is non-refundable and no concessions will be allotted

**Investors:** Rental lease agreements or estoppels will be provided this shall be Buyer's Responsibility

Buyers Signatures \_\_\_\_\_

Agent Signatures \_\_\_\_\_

Date \_\_\_\_\_