

Addendum to Probate Counter Offer
Address

1. Seller to select all services;
2. The final offer is an "all cash" offer and is not contingent upon financing;
3. The property is being sold "as is" with no warranties implied or expressed;
4. The court order confirming the sale will be the document that is used as the final contract between buyer and seller. It will stipulate any terms that have been agreed upon. There will be no other terms;
5. The Real Estate Agent will continue to market the property for over-bid. The first over-bid is 5% plus \$500.00 of the accepted price;
6. Buyer is aware that, with final acceptance, the 10% deposit must be made in the form of a cashier's check made payable to "Seller, as Personal Representative of estate of Jane Doe." Said deposit to be placed in Seller's Trust Account;
7. Buyer is to provide Seller with exact vesting at time of acceptance i.e. this includes marital status along with type of ownership;
8. The estate will provide no termite report or any repairs to the property;
9. With final acceptance there are no contingencies (inspection, financing or approval of preliminary title report and CC&Rs);
10. Buyer to pay for all retro-fitting prior to the close of escrow; and
11. Buyer to pay for Home Protection Policy.

Seller_____

Date_____

Seller_____

Date_____

Buyer_____

Date_____