

## Condominium Rossmoor Addendum One

In reference to the Residential Purchase Agreement dated \_\_\_\_\_ covering the real property commonly known as: \_\_\_\_\_, Walnut Creek, Ca 94595, a condominium between \_\_\_\_\_, the seller(s) and \_\_\_\_\_, the buyer(s).

1. Carport Building # \_\_\_\_\_ Space # \_\_\_\_\_ Source: Manor Records \_\_\_\_\_ Seller \_\_\_\_\_
2. Buyer agrees to furnish escrow with all information required to obtain approval by Mutual of Buyer. Such information to be completed and delivered to title within \_\_\_\_\_ days of acceptance.
3. Sale includes membership in \_\_\_\_\_ Walnut Creek Mutual, subject to the Conditions, Covenants and restrictions associated to said property.
4. Sale includes one resident membership of the Golden Rain foundation of Walnut Creek, a California non-profit corporation. Buyer, at the close of escrow, will pay to Golden Rain Foundation, a non-refundable \$10,000 Membership Fee, except when exempt.
5. The Buyer's basic monthly charges (coupon) are \$ \_\_\_\_\_ per month and shall commence as of the close of escrow. Monthly charges are subject to change by Golden Rain Foundation and /or Mutual.
6. The new owner's membership rights shall commence upon the close of escrow.
7. As part of the closing costs, Buyer and Seller are each to pay ½ of the escrow fees and ½ of the Golden Rain Foundation Transfer Fee. If Seller 's are original owners, Buyer and Seller are each to pay ½ of the community facility fee. Seller shall pay for the HOA document preparation fees.
8. Sale is subject to manor inspection by Mutual. Seller is not responsible for the completion of any Manor repair work that has been identified as Mutual responsibility. The Mutual reserves the right to remedy any non-emergency repair items during its own maintenance repair schedule, which may occur after the close of escrow.
9. Mutuals require buyers to attend a mandatory Alterations Meeting regarding changes to their manor with the Mutual Operations Division (MOD) of the Golden Rain Foundation prior to the close of escrow. Buyer should be aware that many of the Mutuals do not allow close of escrow to occur until the Alterations Meeting has taken place. It is recommended that this meeting be scheduled well before the close of escrow date, as the calendar can fill-up. The buyer's agent can

**Buyer:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Buyer:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Seller:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Seller:** \_\_\_\_\_ **Date:** \_\_\_\_\_