

**Addendum to the Purchase Contract  
(Exclusively designed for use in the Tahoe-Truckee Regional Area)**

The following terms and conditions are hereby incorporated in and made part of the Real Estate Purchase Contract dated: \_\_\_\_\_, regarding \_\_\_\_\_ (“the Property”) by and between \_\_\_\_\_ (“Buyer”) and \_\_\_\_\_ (“Seller”). Buyer and Seller are collectively referred to as the “Parties”.

1. **License Status of the Parties:** The Parties agree that the following information is accurate regarding the following. Check all boxes that apply:

Seller is a licensed California Real Estate  Broker  Salesperson:  
BRE# \_\_\_\_\_

Buyer is a licensed California Real Estate  Broker  Salesperson:  
BRE# \_\_\_\_\_

2. **Snow Removal:** Seller has 7 (or  \_\_\_\_\_) Days after Acceptance to provide Buyer with all documentation and information regarding any snow removal agreements and Seller shall provide specific information regarding the name and contact information of the persons or entities providing that service. Buyer understands, acknowledges and agrees that Buyer is solely responsible for contacting snow removal experts to determine the need, availability and/or cost of snow removal and the location of snow storage areas regardless of what snow removal agreements currently exist.

If the existing snow removal agreement is transferrable to Buyer, then the Seller will assign that agreement to Buyer and the annual cost of that agreement will, (or  will NOT) be prorated at Close of Escrow.

No snow removal contract will be assigned to the Buyer.

3. **Use of Propane:**

A. Property  does or  does not include a propane tank.

B. If there is a propane tank, Seller has 7 (or  \_\_\_\_\_) Days after Acceptance to provide Buyer with all documentation and information regarding the ownership, use and/or leasing information of the propane tank, including non-compliance or citation notices, if any.

C. Unused Propane Agreement Options:

1.0 The Parties understand, acknowledge and agree that the propane tank may or may not contain propane at close of escrow. Any remaining propane in the tank at close of escrow shall transfer to Buyer at no cost to the Buyer.

2.0 In order for the Seller to receive a pro ration for the unused propane, Seller must cause a reading of the propane meter by Seller’s propane supplier and provide a written statement from supplier to Title of current reading and rate within **5 Days** prior to close of escrow. Seller’s failure to provide this information in the timeframe stated nullifies the pro ration and defaults to C 1.0 above.

4. **Sewer Testing and Clearance:** Prior to Close of Escrow, Seller shall, at Seller's expense comply with any and all sewer testing and clearance obligations that may be required by any local regulatory or governing agency.
  
5.  Seller shall provide Buyer copies of all plans, permits, certifications, inspections, or other documentation in their possession that are pertinent to the Property within 7 days after acceptance or as specified in the Purchase Contract. Seller and Buyer understand, acknowledge and agree that Buyer may not be entitled to use that documentation for any purpose beyond the investigation of the Property in conjunction with its purchase without the express authorization of the creators of those documents.
  
6. **Property Condition:** In addition to any requirements specified in the Purchase Contract regarding the condition of the Property that Seller is obligated to deliver to Buyer at Close of Escrow, the Parties further agree that Seller, at Seller's expense shall remove all paint, stain, household cleaning products and other hazardous waste prior to Close of Escrow unless otherwise agreed in writing. The Parties further agree that Seller, at Seller's expense shall be responsible to do all of the acts specified in the provisions below but only **if the box is checked:**

Snow is to be removed from all walkways, driveways and decks at close of escrow.

House is to be cleaned by a professional cleaning service of Seller's choice within **5** (or  \_\_\_\_ ) **Days** Prior to Close of Escrow.

Carpets are to be cleaned by a professional carpet cleaning service of Seller's choice within **5** (or  \_\_\_\_ ) **Days** Prior to Close of Escrow.

Other:

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7. For properties located in the Tahoe Donner Sub-Division, the Tahoe Donner Association ("TDA") has a "Homeowner Property Inspection", ("HOIP"), designed to maintain a minimum exterior standard of appearance. The inspection focuses on advising Homeowners whose exterior property may be in need of improvement to keep with the Association's standards. These maintenance items are identified, and a reasonable deadline is established for performing the maintenance as identified. The HOIP mandates that a TDA Homeowner Property "Street View Inspection" be conducted when there is a transfer of ownership; however, the Seller and Buyer can agree as to whether the Seller obtains that "Street View Inspection" prior to the close of escrow or if the "Inspection only" will occur after escrow closes.

- A.  **TDA HOMEOWNER PROPERTY "STREET VIEW INSPECTION":**  
 Seller shall submit a timely request to TDA to have a Homeowner Property "Street View Inspection" completed no later than the time frame specified in Paragraph 14B of the Purchase Contract for the Buyer's investigation of Property condition contingency.

Or

B.  Buyer waives the right to have a TDA Homeowner Property "Street View Inspection" conducted prior to the close of escrow. Buyer understands, acknowledges and agrees that the TDA mandatory sale inspection shall take place after the close of escrow.

8. Properties within the Truckee Fire Protection District are to be in compliance with Defensible Space Requirements at all times. The Truckee Fire Protection District has passed a Defensible Space Ordinance 01-2019 requiring the following action by Buyer and Seller at Point of Sale:

A. Buyer is required to read and sign a Wildfire Defensible Space Disclosure Form that describes the local risk of wildfire, State and Local laws requiring homeowners to maintain defensible space, and the specific defensible space requirements.

B. Seller or Seller's representative shall, within 7 days (or \_\_ days) of Acceptance, request, obtain and provide to Buyer a defensible space inspection from Truckee Fire. Failure of the Seller to obtain a defensible space inspection shall be punishable as a misdemeanor, and a possible fine of \$1000 per day of violation and/or up to 90 days in jail.

SELLER RESPONSIBLE: Seller either (a) has complied with Defensible Space Requirements and will include a report from the Truckee Fire Protection District as part of their disclosures; or (b) prior to the close of escrow, shall pay for all necessary work to comply with Defensible Space Requirements and provide a report from the Truckee Fire Protection District.

BUYER RESPONSIBLE: Buyer shall be responsible for all expenses in coming into compliance with Defensible Space Standards (this work does not need to be done by close of escrow).

9. Other: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**THE PARTIES AGREE THAT EACH PROVISION WITH A CHECK BOX IS INCORPORATED INTO THE PURCHASE CONTRACT IF THAT BOX IS CHECKED AND THE PARTIES HAVE AGREED TO ALL OF THE OTHER TERMS AND CONDITIONS SPECIFIED ABOVE.**

**ELECTRONIC SIGNATURES**

**You may be able to sign transaction documents electronically making it possible to skip from one signature line to the next and thus it is easier to ignore the terms and conditions to which a signature or initial applies. If you choose to sign documents electronically, be certain to take your time to read each document thoroughly and only sign or initial those documents that you with full knowledge and consent intend to sign**

**The Parties acknowledge receipt of a copy of this document.**

Date: \_\_\_\_\_ Date: \_\_\_\_\_

Buyer: \_\_\_\_\_ Buyer: \_\_\_\_\_

Date: \_\_\_\_\_ Date: \_\_\_\_\_

Seller: \_\_\_\_\_ Seller: \_\_\_\_\_

Brokers are qualified to provide advice on real estate transactions; however, if the Parties require any legal, financial or insurance advice they should consult with their own legal, tax or insurance advisors.