

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: Pima County Community Land Trust
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. Buyer acknowledges that the purchase is a leasehold purchase under the Pima County
8. Community Land Trust ("PCCLT"). All sales are "AS IS" and seller will not provide
9. SPDS or CLUE report.
10. _____
11. All eligible offers received must include an income eligibility certificate from a
12. PCCLT Housing Counseling Agency and an LSR from a PCCLT lender.
13. _____
14. The offer must be equal to the list price and is not negotiable; however, the final
15. purchase price will be adjusted to meet the leasehold appraised value.
16. _____
17. Earnest Money to be \$1500 and must come from buyer's personal funds.
18. _____
19. Seller will pay all reasonable buyers' closing costs incurred to obtain a mortgage
20. loan that exceed buyer's Earnest Money contribution of \$1500 and is subject to seller
21. approval.
22. _____
23. Seller will NOT pay for a Home Warranty, Home Inspection or MCC fees or any fees
24. incurred that are not directly related to obtaining a mortgage loan.
25. _____
26. Acceptance of offer will occur in person at a one-on-one meeting between buyer,
27. buyer's agent and the representative of the Pima County Community Land Trust.
28. Ground/Land lease documents will be reviewed and if acceptable to buyer, Seller will
29. sign acceptance.
30. _____
31. Before Close of Escrow, buyer will be required to attend 8 hours of housing
32. counseling/homebuyer education from a participating Housing Counseling Agency and
33. provide the Pima County Community Land Trust with a certificate of completion.
34. _____
35. Buyer must obtain General Liability Insurance in the amount of \$300,000 per occurrence
36. and must name the Pima County Community Land Trust as additionally insured. A copy of
37. the insurance certificate must be provided to PCCLT prior to COE.
38. Must escrow with Kim Moss of Stewart Title T: 575-0365; F: 322-3605 email:
39. kmoss@stewartaz.com
40. In addition to this addendum, offer must include the signed "Buyer Disclosure Form"
41. attached to MLS
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

