

Gerchick Real Estate

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Document updated:
August 2007**RESIDENTIAL INCOME PROPERTY ADDENDUM (1-4 UNITS)
TO RESIDENTIAL SELLER'S PROPERTY DISCLOSURE STATEMENT ("SPDS")**

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1. This is an Addendum to the SPDS dated: 7/23/2026
2. Seller: Housing Solutions, LLC
3. Property address: 5038 N. 18th avenue 1
4. Number of County Assessor Parcel Numbers for the Premises: _____
5. Tax Parcel Numbers: 156-37-054

- | | YES | NO | |
|----|--------------------------|-------------------------------------|--|
| 6. | ☐ | ☒ | Are you aware of whether the Premises has been the subject of any condominium/time share/interval ownership agreements, applications, approvals or historical sales? |
| 7. | | | |
| 8. | ☐ | ☒ | Are you aware of whether an application for a Public Report has ever been filed affecting the Premises? |
| 9. | | | If so, when? _____ |

10. **Are you aware of any of the following affecting access or use of the Property?**

- | | YES | NO | |
|-----|--------------------------|-------------------------------------|--|
| 11. | ☐ | ☒ | Access Easements |
| 12. | ☐ | ☒ | Utility Easements |
| 13. | ☐ | ☒ | Reciprocal Easement Agreement |
| 14. | ☐ | ☒ | Restrictions on Legal or Physical Access |
| 15. | ☐ | ☒ | Shared Use Agreements |
| 16. | ☐ | ☒ | Shared Fences/Walls |
| 17. | ☐ | ☒ | Shared Driveways |
| 18. | ☐ | ☒ | Shared Signage |
| 19. | ☐ | ☒ | Leased Parking |
| 20. | ☐ | ☒ | Grandfathered Uses |
| 21. | ☐ | ☒ | Association Agreements |
| 22. | ☐ | ☒ | Other (describe) _____ |

23. If the answer to any of the preceding is yes, please explain. (Attach additional sheets if necessary).
 24. unknown, can't read question.

26. **COMPLIANCE WITH LAW/LEGAL MATTERS**27. **Are you aware of:**

- | | YES | NO | |
|-----|--------------------------|-------------------------------------|------------------------------------|
| 28. | ☐ | ☒ | Any tenant bankruptcy proceedings? |

29. **Any violations of laws or regulations of the following:**

- | | | | |
|-----|--------------------------|-------------------------------------|---|
| 30. | ☐ | ☒ | Zoning |
| 31. | ☐ | ☒ | Building Code |
| 32. | ☐ | ☒ | Occupational Safety and Health Administration (OSHA) |
| 33. | ☐ | ☒ | Utility Service |
| 34. | ☐ | ☒ | Sanitary Health Regulations |
| 35. | ☐ | ☒ | Swimming Pools |
| 36. | ☐ | ☒ | Covenants, Conditions and Restrictions (CC&R's) |
| 37. | ☐ | ☒ | Americans With Disabilities Act (ADA) |
| 38. | ☐ | ☒ | Have you ever received any notice of non-compliance of any type relating to the Premises? |

39. If the answer to any of the preceding is yes, please explain and provide copies of any documentation you have
 40. pertaining to such matters. (Attach additional sheets if necessary).

41. _____
42. _____

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Residential Income Property Addendum (1-4 Units) to Residential Seller's Property Disclosure Statement ("SPDS") >>**43. CONTRACTUAL OBLIGATIONS****44. Are you aware of any of the following contractual obligations affecting the property?**

- | YES | NO | |
|-------------------------------------|-------------------------------------|---|
| ☒ | ☐ | Tenant Leases or Subleases |
| ☐ | ☒ | Alarm/Security System Agreements |
| ☒ | ☐ | Property Management Agreements |
| ☐ | ☒ | Leased Equipment |
| ☐ | ☒ | Service Agreements such as landscaping, garbage/waste disposal |
| ☐ | ☒ | Water Treatment Agreements |
| ☐ | ☒ | Communications Systems or Cable System Agreements |
| ☐ | ☒ | Other Equipment or Service Contracts or Agreements (describe) _____ |
45. If the answer to any of the preceding is yes, please explain. (Attach additional sheets if necessary).
46. Property management agreement in place for co-living rental. Can be terminated any time.
47. _____
48. _____

56. ENVIRONMENTAL FACTORS**57. Are you aware of any of the following environmental factors affecting the property?**

- | YES | NO | |
|--------------------------|-------------------------------------|---|
| ☐ | ☒ | Hazards or hazardous materials on the Property, such as asbestos; chemicals used in the manufacture of methamphetamine, LSD or Ecstasy; PCB transformers; dumps; pesticides; radon; oil or chemicals, now or in the past? |
| ☐ | ☒ | High voltage distribution towers or lines? |
| ☐ | ☒ | Drywell (drainage)? If yes, Registration # _____ |
58. If the answer to any of the preceding is yes, please explain and provide copies of any documentation you have pertaining to such matters. (Attach additional sheets if necessary).
59. _____
60. _____
61. _____
62. _____

67. REPORTS/STUDIES**68. Do you have any of the following items concerning the Property?**

- | YES | NO | |
|-------------------------------------|-------------------------------------|--|
| ☐ | ☒ | Soils Test Report |
| ☐ | ☒ | Land Survey |
| ☐ | ☒ | Flood Plain Report |
| ☐ | ☒ | Septic/Waste Disposal Reports/Certifications |
| ☐ | ☒ | Registrations of Wells |
| ☐ | ☒ | Environmental Site Assessments or Studies |
| ☒ | ☐ | Title Reports From acquisition in 11/2025 |
| ☐ | ☐ | Other _____ |
69. If the answer to any of the preceding is yes, please explain. (Attach additional sheets if necessary).
70. Title is from acquisition in 11/2025
71. _____
72. _____

80. OTHER ISSUES**81. Are you aware of:**

- | YES | NO | |
|-------------------------------------|-------------------------------------|---|
| ☒ | ☐ | Security lighting in parking and/or common areas? |
| ☐ | ☒ | Any recorded and/or unrecorded liens against the Property? |
| ☐ | ☒ | The Property being located in a designated historical district? |
| ☐ | ☒ | Any proposed land use changes relating to the adjacent or nearby Property, such as: new developments, zoning changes, or land trades? |

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88. Seller certifies that the information contained herein is true and complete to Seller's knowledge as of the date signed.

89. Kristen Coombs 7/23/2026

^ SELLER'S SIGNATURE

MO/DA/YR

^ SELLER'S SIGNATURE

MO/DA/YR

Kristen Coombs

90. SELLER'S NAME PRINTED

SELLER'S NAME PRINTED

91. REVIEWED AND UPDATED (INITIALS): _____ DATE: _____
SELLER SELLER MO/DA/YR**92. BUYER'S ACKNOWLEDGMENT OF RECEIPT:**

93. ^ BUYER'S SIGNATURE MO/DA/YR ^ BUYER'S SIGNATURE MO/DA/YR

94. BUYER'S NAME PRINTED BUYER'S NAME PRINTED

For Broker Use Only:Brokerage File/Log No. _____ Manager's Initials _____ Broker's Initials _____ Date _____
(Added February 2012) MO/DA/YR