

REHAB TO OWNER AFFIDAVIT

I, Rayan Braukhim, am the purchaser of 835 W Weldon Ave., Fresno, CA 93705 and I am authorized to execute this Affidavit as follows:

- 1) I understand that SOUTHSIDE NEIGHBORHOOD STABILIZATION is a limited partnership in which the managing general partner is a nonprofit corporation that promotes homeowner retention and homeownership.
- 2) I understand that 835 W Weldon Ave., Fresno, CA 93705 is being marketed on Auction.com giving priority to owner occupants as our attempt to increase homeownership.
- 3) I certify as the purchaser of 835 W Weldon Ave., Fresno CA 93705 I am acquiring the property with the intent to rehab (if applicable) and sell the home to an owner occupant. I certify (or declare) under penalty of perjury that the foregoing is true and correct:

9/17/2021 Los Angeles CA 90048
(Date and Place)

[Handwritten Signature]
(Signature)

By: Rayan Braukhim

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

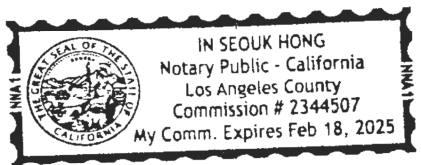
State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 17th day of September, 2021, by Rayan Braukhim, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

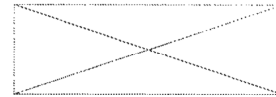
Seal _____

Signature [Handwritten Signature]



COUNTER OFFER/ADDENDUM Loan # {rtf1\ansi\ansicpg12

**THIS IS INTENDED TO BE A LEGALLY BINDING AGREEMENT
READ IT CAREFULLY**



12396 World Trade Dr., Suite 114
San Diego, CA 92128
Corporate: (858) 914-1098
Fax:

Reference is made to the Real Estate Purchase Contract and receipt for deposit dated September 08, 2021 pertaining to the Real Property known as 835 W WELDON AVE, FRESNO, CA 93705 made between 8600 Norwalk Whittier LLC hereafter referred to as "Buyer", and Pemco Limited "Seller".

Sales price to be \$208,000. Sale to close 10 calendar days from date of Seller's signed acceptance on this counter offer addendum, or sooner by written mutual agreement. Buyer agrees to pay \$ per diem if transaction does not close as stated above by no fault of the Seller. If an extension is requested by Buyer a non-refundable deposit will be required. Buyer to complete all inspections within 3 calendar days from Seller's signed acceptance. This offer is subject to final investor/Seller approval. Earnest deposit to be \$3,000.

Standard clauses to be made a permanent part of this contract:

- Offer Processing Fee of \$150.00 shall be paid by Buyer's Agent.
Closing Agent: Deliver payment to RES.NET, 25520 Commercentre Dr. #150, Lake Forest, CA 92630
- Buyer's minimum deposit amount to be the greater of 1% of sales price or \$500.00.
- Buyer(s) agrees to deliver to Seller/Seller's agent signed purchase contract and Addenda within 4 (four) calendar days of Buyer's signature.
- **Seller will not pay for nor credit Buyer(s) for VA, FHA or other loan/financing costs or fees; nor will they pay for or credit any other costs, fees, survey, home warranty plan, inspections or repairs unless otherwise stated and defined above.**
- This contract cannot be extended or assigned without prior written approval from Seller. Seller will not provide financing. Property taxes shall be prorated to day of closing.
- It is understood between Buyer(s) and Seller that this property is being sold in "Where-is, As-is" condition with no Seller representations or warranties, expressed or implied, by the Seller, Pemco Limited, ResNet or the local listing agent.
- Buyer(s) to sign Seller's Addenda to be made part of original contract.
- Seller to advise who will have choice of Title/Escrow/Closing entity once property is under contract.
- In the event of a per diem charge, Buyer authorizes Seller to debit their escrow deposit to cover said charge(s).

Unless this counter offer is accepted by the Buyer(s) by this offer shall be deemed revoked. Seller reserves the right to continue to market said property and accept any contract of Seller's choosing prior to Seller's written acceptance of contract and counter offer/addendum(s).

This transaction is subject to acceptance and execution of the original purchase contract/ sales agreement and this counter offer addendum by Pemco Limited, "Seller".

All other terms and conditions shall remain the same. This counter offer addendum supersedes all other counter offer addenda and the purchase contract/sales agreement. This counter offer addendum is accepted by the Buyer(s) and the Seller, as evidenced by Buyer(s) and Seller's signature hereon. This counter offer addendum shall hereby become part of the above referenced contract between the parties.

Acceptance: Buyer(s) accepts the above counter offer and acknowledges receipt thereof:

8600 Norwalk Whittier LLC _____ 9/13/2021
 Buyer _____ Date _____
 Buyer _____ Date _____

Acceptance: Seller accepts the above counter offer and acknowledges receipt thereof:
Pemco Limited

By: _____