

ALAMEDA PURCHASE AGREEMENT ADDENDUM

A Service of the Oakland/Berkeley Association of REALTORS® and the Bay East Association of REALTORS®. This form is intended for use with the California Association of REALTORS® forms RPA (“Residential Purchase Agreement”) and/or RIPA (“Residential Income Purchase Agreement”).

This Addendum is intended for use in the City of Alameda. Sellers and Buyers should also review the separate Alameda County or city-specific Ordinances and Regulations for property in the area in which they are either selling or buying. Disclosure documents and forms may contain references, including website addresses and internet links (hyper-links), to additional, important material that is not printed on the document itself. Buyers and Sellers should investigate those links if they are not entirely satisfied with the document as it is presented to them.

The information in this Addendum has been compiled by the Oakland/Berkeley Association of REALTORS® and the Bay East Associations of REALTORS® as a service to its members and is effective as of June 2017. This Addendum is not intended to be, nor should it be considered to be, an accurate reflection of all of the legal requirements that may be imposed by the governmental and quasi-governmental entities referenced in this Addendum either as of the date the document was created or at any other time thereafter. Real Estate Brokers and their Sales Associates do not have the requisite training or skills to determine the legal sufficiency of this Addendum or the legal requirements that may be imposed upon the Property. If Sellers or Buyers have questions or concerns regarding their legal rights and obligations, then they should consult with their own qualified California real estate attorney.

This is an Addendum to that Purchase Agreement dated _____ by and between

_____ (Seller) and

_____ (Buyer)

for that Property commonly known as _____ California.

Except as specified herein, all of the terms and conditions remain unchanged.

CITY OF ALAMEDA

PRIVATE SEWER LATERAL COMPLIANCE: The East Bay Municipal Utility District (“EBMUD”) Wastewater Control Ordinance requires property owners in certain areas of the EBMUD Wastewater service area to obtain a compliance certificate that shows their private sewer laterals (“PSL’s”) are without defects and have proper connections. The ordinance requires property owners to test and, if needed, repair or replace their private sewer laterals when selling their property. (For further details, see the *Alameda County Disclosure and Disclaimers Advisory*.)

A. PROPERTY EXEMPT: Seller states that the property is **EXEMPT** because PSL on an affected property is less than 10 years old and was fully replaced before August 2011 and has provided EBMUD evidence of the replacement work and date performed. Properties that have compliance documented in the property's permit history between 11 – 20 years ago, may be eligible for an EBMUD exemption certificate. Contact EBMUD to confirm (under Exemption Options) on their website.

B. PROPERTY NOT EXEMPT: The following party shall be responsible for compliance (check one):

1. **IN COMPLIANCE:** Seller will provide Buyer with a Certificate of Compliance prior to the close of escrow.
2. **COMPLIANCE BY CLOSE OF ESCROW:** Seller shall complete all required inspections and required repairs, and provide Buyer with a Certificate of Compliance prior to the close of escrow.
3. **COMPLIANCE AFTER THE CLOSE OF ESCROW:** If compliance is to take place after the close of escrow, Seller Buyer is responsible.

C. PROPERTY DEFERRED: Condominiums are also required to comply with the private sewer lateral program. However, homeowners' associations for multi-structures served by a single lateral or shared laterals have until July 2021 to comply. EBMUD recommends that homeowners' association be contacted directly to determine responsibility for the sewer lateral, whether the appropriate Notice of Responsibility has been filed with EBMUD for each unit sold, and whether adequate reserves are available to make any necessary repairs.

For more information, go to <http://www.eastbaypsl.com/eastbaypsl/extension.html>

GAS SHUT-OFF VALVE COMPLIANCE:

Compliance: A shut-off valve has been installed at the Gas Meter at the Property. All work has been performed with a Plumbing Permit and Seller warrants the Property is in compliance.

Not in Compliance: Responsibility for Repairs: The Property is not yet in compliance. Repairs shall be completed prior to the close of escrow and paid by:

- Seller
- Buyer

Other ordinances: Jurisdictions have ordinances that may affect the use, value or enjoyment of real property. Sellers and Buyers are advised to visit the appropriate website or offices of the appropriate jurisdiction to determine whether the Property is in an area regulated by such ordinances.

SOURCES OF INFORMATION:

City of Alameda: <https://www.alamedaca.gov>
223 Santa Clara Avenue, Room 380, Alameda, CA 94501 Tel: 510/747-4800
Police: www.alamedaca.gov/police Tel: 510/337-8340

East Bay Municipal Utility District (EBMUD): <http://www.ebmud.com>

THE UNDERSIGNED ACKNOWLEDGE RECEIPT OF ALL THREE (3) PAGES OF THIS DOCUMENT.
This document may be signed in counterparts.

Buyer Dated: _____, _____

Buyer Dated: _____, _____

Seller Dated: _____, _____

Seller Dated: _____, _____