



The following terms and conditions are hereby incorporated in and made a part of the: [ ] Residential Purchase Agreement, [ ] Manufactured Home Purchase Agreement, [ ] Business Purchase Agreement, [ ] Residential Lease or Month-to-Month Rental Agreement, [ ] Vacant Land Purchase Agreement, [ ] Residential Income Property Purchase Agreement, [ ] Commercial Property Purchase Agreement, [X] Other **Advanced Fee Agreement from Listing Agents to Seller**

dated January 12, 2015, on property known as 89 Carmel Ave  
Daly City, CA 94015

in which Wen Ding is referred to as ("Buyer/Tenant") and Seller of Record is referred to as ("Seller/Landlord").

**1. Advanced fee is subjecte to Note and Deed of Trust being recorded agasint the house for \$10,000 Max with any money left from actual costs of repairs request and shipping to be returned to lender. If costs exceed seller is responsible not the listing agents and extra fees will come from sale proceeds.**

**2. Listing and sale must be through the Independent Administration of Estate Act with Full Authority with Seller (Arona Jr) receiving Letters of Administration.**

**3. Note for \$10,000 will due and payable within 120 days from Deed of Trust recording date with no interest or free. If note is not paid for any reason by due date, or escrow doesn't close for any reason or the listing is not with Gary DiGrazia and Ray Marquez of EXP Realty then the note shall be due and payable and start charging interest of 9% prorated until paid off plus any costs to do so.**

**4. Estate Attorney to work with Gary DiGrazia and Ray Marquez to expedite a fast sale and closing.**

**5. Listing agent will reduce commission from 5% to 4% if listing agent sells the property themself**

**6. All sale proceeds will be transferred to estate attorney Robert Ferris who will supervise loans payable by the estate and then send the remaing net proceeds to seller.**

The foregoing terms and conditions are hereby agreed to, and the undersigned acknowledge receipt of a copy of this document.

Date \_\_\_\_\_

Date \_\_\_\_\_

Buyer/Tenant \_\_\_\_\_  
*Wen Ding*

Seller/Landlord \_\_\_\_\_  
*Seller of Record*

Buyer/Tenant \_\_\_\_\_

Seller/Landlord \_\_\_\_\_

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Reviewed by \_\_\_\_\_ Date \_\_\_\_\_



ADDENDUM (ADM PAGE 1 OF 1)