



COMMON INTEREST SUBDIVISION SUPPLEMENTAL ESCROW INSTRUCTIONS (ADDENDUM TO NEW CONSTRUCTION RESIDENTIAL PURCHASE AGREEMENT AND JOINT ESCROW INSTRUCTIONS) When Selling Common Interest Developments

This is an addendum ("Addendum") to the New Construction Residential Purchase Agreement and Joint Escrow Instructions ("Agreement") dated _____ on property known as _____

_____ ("Property"), in which _____ is referred to as Buyer, and _____ is referred to as Seller.

(The definitions in C.A.R. Form NCPA-11 are applicable to this Form NCEI-11.)

THE PROPERTY is located in a common interest subdivision. Paragraph 35 of the Agreement is amended to include the following additional escrow instructions. Escrow shall not close, funds shall not be released from escrow and title shall not be conveyed until all of the following conditions have been met:

1. TYPE OF COMMON INTEREST SUBDIVISION (CHECK ONLY THE BOX THAT APPLIES TO THE TYPE OF COMMON INTEREST SUBDIVISION IN WHICH THE PROPERTY IS LOCATED):

- A. [] (If checked) CONDOMINIUM: In compliance with Business and Professions Code §11018.5 5(a)(2)(B), all common facilities on Common Area Lot No(s). _____ of Tract No. _____ including _____ structures containing a total of _____ residential units have been completed as evidenced by a Notice of Completion (as defined in Civil Code §3093) being recorded covering all of the foregoing units, lots and improvements.
B. [] (If checked) "CLUSTER" TYPE PLANNED DEVELOPMENT: (i) The cluster residential structure that contains this lot's (Lot/Unit No. _____) living unit has been completed, as evidenced by a Notice of Completion (as defined in Civil Code §3093) being recorded covering all lots in this particular cluster (Lots/Units No(s). _____ of Tract No. _____). Cluster residential structures are located on the following groups of lots in this subdivision: Lots No(s). _____, Lots No(s). _____, Lots No(s). _____. (ii) In compliance with Business and Professions Code §11018.5(a)(2)(B), all common facilities and improvements on Common Area Lot No(s). _____ of Tract No. _____ have been completed, as evidence by Notice of Completion (as defined in Civil Code § 3093) being recorded covering all of the foregoing units, lots and improvements.
C. [] (If checked) "NON-CLUSTER HOUSING" TYPE PLANNED DEVELOPMENT (all separate houses, detached structures): In compliance with Business and Professions Code §11018.5(a)(2)(B), all common facilities, including the improvements on Common Area Lot No(s). _____ of Tract No. _____, have been completed, as evidenced by a Notice of Completion (as defined in Civil Code §3093) being recorded covering all of the foregoing improvements.
D. [] (If checked) PHASED, SINGLE LOT CONDOMINIUM PROJECT AND ALL RESIDENTIAL UNITS WILL BE COMPLETED OR GUARANTEED FOR COMPLETION BY A BOND OR OTHER SECURITY: (i) in compliance with Business and Professions Code §11018.5(a)(2)(B), all common facilities included in the project outside the residential structures and all common facilities and residential units located in _____ (Buildings No. 1, No. 2, etc.), on Lot No. _____ of Tract No. _____ have been completed as evidenced by a Notice of Completion (as defined in Civil Code §3093) being recorded covering all the foregoing units, lots and improvements; and (ii) each purchaser and HOA has insurance that contains the following endorsement: "The company hereby insures the insured against loss that said insured shall sustain by reason of any statutory lien for labor or materials attaching to said interest or estate, arising out of any work of improvement on the land under construction or completed at the date hereof or arising from any future construction provided the construction is to complete the improvements as shown in the Condominium Plan recorded on the property as of the date of this policy, whether the construction is performed by the present subdivider or any successor in interest."

2. MECHANICS' LIENS: The statutory period for recordation of all mechanic's liens has expired, or Buyer and the HOA are provided policies of title insurance with endorsements insuring against mechanics' liens.

BUYER _____ Date _____

BUYER _____ Date _____

SELLER _____ Date _____

SELLER _____ Date _____

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Reviewed by _____ Date _____ Broker or Designee _____



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