

CASTRO VALLEY PURCHASE AGREEMENT ADDENDUM

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 solely for use in Castro Valley. Sellers and Buyers should also review the separate Alameda County Disclosures & Disclaimers Advisory as well as County Ordinances and Regulations for any Property they are selling or buying. Advisories may reference websites and internet links (hyper-links), to other important information that is not in this Addendum. Buyers and Sellers should investigate all sources of information prior to signing this Addendum.

The information in this Addendum has been compiled by the Bay East Association of REALTORS® as a service to its members and is effective as of July 2019. 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 TERMS OF THE PURCHASE AGREEMENT REMAIN UNCHANGED.

CASTRO VALLEY PRIVATE SEWER LATERAL COMPLIANCE: The Castro Valley Sanitary District ("CVSan") Private Sewer Lateral Ordinance No. 179 requires that, **unless exempt**, Property connected to the public sewer main that is in contract to be sold on or after **July 1, 2019** must, prior to the Close of Escrow, obtain a Compliance Certificate after the Private Sewer Lateral ("PSL") has been cleaned and has passed a Closed Circuit Television (CCTV) inspection. (For further details see <http://www.cvsan.org/psl> and click on the link to the Private Sewer Lateral Program Information).

A. PROPERTY EXEMPT: Seller states that the Property is **EXEMPT** because the PSL for the Property is less than 30 years old and/or has a valid Compliance Certificate. Buyer shall confirm the exemption directly with CVSan at 21040 Marshall Street, Castro Valley, CA 94546 (510) 537-0757.

B. PROPERTY NOT EXEMPT: Check one of the following 3 Compliance Options:

1. **IN COMPLIANCE:** Seller will provide Buyer with a Certificate of Compliance prior to 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 then check either Seller or Buyer in each of the four paragraphs below:
 - a. Seller Buyer (check one) agrees to be responsible for obtaining the Compliance Certificate within 180 days of the Close of Escrow.

b. Seller Buyer (check one) shall be responsible to pay the required CVSan fee for this extension. The responsible party agrees promptly upon Acceptance of the Purchase Agreement to apply to CVSan for a Time Extension Permit, which shall be delivered to escrow prior to Close of Escrow.

c. Seller Buyer (check one) shall be responsible to pay the deposit to CVSan for any Time Extension Permit for the compliance after Close of Escrow. Note: If the Compliance Certificate is not obtained within 180 days of the Close of Escrow, this deposit may be subject to forfeiture and the property owner may be subject to enforcement action by CVSan. As of July 1, 2019, the fee is \$4,500, but that sum is subject to change by CVSan at any time.

d. Seller Buyer (check one) to receive refund of the deposit once the Compliance Certificate is obtained.

NOTE: APPLICATION FOR THE 180-DAY TIME EXTENSION MUST BE MADE PRIOR TO THE CLOSE OF ESCROW; CVSan may send an initial notice of violation to the Buyer stating that the Buyer has 30 days to obtain a compliance certificate. If that is not met, then CVSan may end a second and final 30-day notice. Failure to obtain a compliance certificate in a timely manner may result in CVSan imposing fines.

OTHER ORDINANCES: All jurisdictions have ordinances that may affect the use, value, development and/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:

Castro Valley Sanitary District
21040 Marshall Street, Castro Valley, CA 94546 Tel: 510/537-0757
<http://www.cvsan.org/psl> (<http://www.cvsan.org>)

THE UNDERSIGNED AGREE TO THE TERMS AND CONDITIONS OF THIS ADDENDUM AND ACKNOWLEDGE RECEIPT OF A COPY OF THIS 2-PAGE DOCUMENT.

Buyer Dated: _____

Buyer Dated: _____

Seller Dated: _____

Seller Dated: _____