



ADDENDUM FORM

TO PURCHASE AND SALE CONTRACT ~ RESIDENTIAL RENTED PROPERTY FOR 1-4 FAMILY

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BROKER COMMISSIONS AND COMPENSATION ARE NOT SET BY LAW OR BY ANY REALTOR® ASSOCIATION OR MULTIPLE LISTING SERVICE AND ARE FULLY NEGOTIABLE.

When signed, this document becomes legally binding on you. You may wish to consult your attorney.

SELLER Balios Property Holdings LLC BUYER _____

SELLER _____ BUYER _____

PROPERTY 835-837 S. Plymouth Ave Rochester, NY

RESIDENTIAL RENTED PROPERTY FOR 1-4 FAMILY

- Seller Representations.** Seller represents to Buyer as of the date set forth below: (a) to Seller's actual knowledge, there is no rent dispute by any tenant of the property against Seller and none of the tenants of the property are currently in default, (b) any required lead-based paint disclosure has been or prior to closing, will be, given to the tenants of the property, and (c) any required sprinkler system disclosure has been or prior to closing, will be, given to the tenants of the property.
- Delivery of Leases and Related Documents and Lease Status.** At closing, Seller shall deliver to Buyer: (i) any and all original Leases including all amendments, all tenant application forms, lead based paint disclosures, and all inspection checklists in Seller's physical possession, (ii) a Rent Roll in the form set forth in Schedule A, duly completed and signed by Seller as of closing, and (iii) properly signed and notarized assignment by Seller of the existing Leases and of any new Leases approved by Buyer, and transfer of any and all security deposits to Buyer.
- Notice to Tenants.** Within five (5) calendar days after closing, Seller shall deliver notice by registered or certified mail to all tenants that the property and the security deposits have been transferred to Buyer pursuant to New York General Obligations Law §7-105 and any other applicable law.
- Survival.** The provisions of this Addendum including any Schedule A shall survive for one (1) year after closing, except for Paragraph 5 below.
- No New Leases.** Seller agrees that it shall not enter into any new Leases or modify any of the existing Leases without the prior written approval of Buyer prior to closing.
- Approval of Rent Roll and Leases.** This purchase and sale Contract between Seller and Buyer ("Contract") (**CHECK ONE**):
☐ is contingent ☒ is not contingent upon Buyer's approval of the Rent Roll in Schedule A attached hereto and made a part hereof (the "Rent Roll") and all written leases affecting the property (the "Leases") within seven (7) calendar days after receipt by Buyer from Seller of the completed Rent Roll and of the Leases (the "Tenancy Approval Period"). If this Contract is contingent upon Buyer's approval of the Rent Roll and Leases, Seller agrees to provide Buyer with the Rent Roll, duly completed and signed by Seller, and complete copies of all Leases including all amendments within seven (7) days of acceptance; and, if this contingency is not satisfied within the Tenancy Approval Period, then either Seller or Buyer may cancel the Contract by written notice to the other.
- Post-Contract Default by Tenant.** Seller shall provide prompt written notice to Buyer if any tenant is in default of its tenancy after acceptance and prior to closing ("Post Contract Tenant Default"). If there is a Post-Contract Tenant Default and if Buyer does not receive notice of its cure at least five (5) calendar days prior to closing, then Buyer (**CHECK ONE**):
☒ (A) may not cancel the Contract, and Buyer agrees to accept the existing tenancies affecting the property in their "AS IS" condition as of closing without any claim against Seller by reason of any such Post-Contract Tenant Default.

OR

- ☐ (B) may cancel the Contract without any liability to Seller whereupon Buyer's deposit shall be returned to Buyer.
- Tenant Estoppel(s).** This Contract (**CHECK ONE**): ☐ is contingent ☐ is not contingent upon Seller providing to Buyer tenant estoppel(s) not later than seven (7) days prior to closing.
 - Other.** _____

SELLER <small>Authentisign</small> <u>Timothy Sarma as Member LLC</u>	DATE <u>08/17/25</u>	BUYER _____	DATE _____
SELLER _____	DATE _____	BUYER _____	DATE _____

SCHEDULE A
TO ADDENDUM FORM ~ RESIDENTIAL RENTED PROPERTY FOR 1-4 FAMILY
RESIDENTIAL RENTED PROPERTY FOR 1-4 FAMILY
RENT ROLL

PROPERTY 835-837 S. Plymouth Rochester NY

Seller represents to Buyer that the property is subject to the tenancies set forth below and that the following information is true and accurate as of the date set forth below:

Unit No.:	835A	835B	837A	837B
Tenant(s) Name:	EVONNE BRUNSON	NEILSON Martinez	Ida Thomas	Alfredo Sanchez Solano
Monthly Rent:	825	835	850	800
Initial Security Deposit:	825	835	850	800
Security Deposit Remaining:	825	835	850	800
Advance Rent Paid:	0	0	0	
Interest Bearing Account? (Check Yes or No)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Oral or Written Tenancy: (Check One)	<input type="checkbox"/> Oral <input checked="" type="checkbox"/> Written	<input type="checkbox"/> Oral <input checked="" type="checkbox"/> Written	<input type="checkbox"/> Oral <input checked="" type="checkbox"/> Written	<input type="checkbox"/> Oral <input checked="" type="checkbox"/> Written
Lease Term: (e.g., one year, six months, month-to-month)	Annual	M-T-M	M-T-M	Annual
Last Day of Lease Term:	2/28/26			5/31/26
Utilities/Services Included in Rent:	cold water	cold water	cold water	cold water
Appliances Included in Sale:	stove Refrigerator	stove Fridge	stove Fridge	stove FRIDGE

SELLER SIGN	DATE	BUYER	DATE
Timothy Sarma as Member LLC	08/17/25		
SELLER	DATE	BUYER	DATE