

Buyer(s): Ranjit Kumar Gollamudi / Sreelatha Muppalla

Community: Ellis—Hartwell

Phase: 17

Lot No.: 118

FINANCING (OUTSIDE LENDER) ADDENDUM

This Financing (Outside Lender) Addendum ("**Addendum**") is attached to and forms a part of the Purchase Agreement and Escrow Instructions executed between Buyer and Seller ("**Purchase Agreement**") for the Property described in the Purchase Agreement. Any capitalized terms not otherwise defined herein shall have the meanings set forth in the Purchase Agreement. If there is a conflict between the Purchase Agreement and the terms and provisions of this Addendum, the terms and provisions of this Addendum shall control.

This Addendum applies to the Purchase Agreement because Buyer expects to obtain financing in an amount sufficient to close escrow ("**Loan Amount**").

1. FINANCING - GENERAL TERMS.

1.1 **Loan Application.** Within five (5) days after the Offer Date, Buyer will apply for financing of the Loan Amount, which Buyer will make a diligent effort to obtain, even if it becomes necessary to move the Loan application to another Lender of Record to obtain Loan approval in accordance with **Section 7.3** of the Purchase Agreement.

1.2 **Financing Commitment.**

(a) **Decision to Lock.** This Agreement is subject to a Lender of Record's approval of Buyer for a Loan in an amount not less than the Loan Amount. If Buyer elects to lock in a financing commitment from a Lender of Record, the election is made at Buyer's sole discretion and risk, without Seller's participation.

(b) **Commitment Deadline.** Seller may terminate the Purchase Agreement if Buyer does not obtain loan approval in accordance with **Section 7.3** of the Purchase Agreement within thirty (30) days after the Effective Date ("**Loan Approval Deadline**").


1.3 **Authorization to Release Information.** Buyer authorizes any Lender of Record from whom Buyer seeks financing to release to Seller or its authorized representatives any credit information, status of the Loan, including application, submission conditions, submission, suspension, approval conditions, approval, denial and the reasons therefor, status of Loan documents, before funding conditions and funding required by Seller. Buyer further authorizes Seller and Lender of Record to share with each other, or any third party deemed appropriate by them, credit information regarding Buyer.


1.4 **Fees and Costs.** Immediately upon Lender's request, Buyer shall pay to Lender of Record in immediately available federal funds all necessary fees and costs, including but not limited to payment for the appraisal and credit report.


1.5 **Events of Default.** Buyer's misrepresentation, failure to furnish all information needed by a Lender of Record, or failure to use diligence to obtain approval constitutes a default that entitles Seller to keep the Deposit as liquidated damages under **Section 10.2** of the Purchase Agreement.

1.6 **Failure to Obtain Loan.** If Buyer is not able to obtain a Loan through no fault of Buyer, either Buyer or Seller may terminate this Purchase Agreement without penalty.


Buyer's
Initials


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2. **OUTSIDE LENDER.** Because it is critical for Buyer to obtain a Loan in a timely manner to enable Buyer to close the transaction contemplated under the Purchase Agreement, Buyer shall make simultaneous applications for a Loan through both the Seller's Designated Lender and the following-named lender ("**Outside Lender**"). It is understood and agreed that any application made to an Outside Lender shall be in addition to, and not in lieu of, application made to Seller's Designated Lender.

Name of Outside Lender: Star One Credit Union
Lender Address: P.O Box , Sunnyvale, CA 94088
Loan Officer: Carmen Chan -carmenc@starone.org
Phone Number: 408-543-5281 Fax Number: 408-543-5012_

Seller hereby approves Buyer's use of the Outside Lender subject to the terms specified in this Addendum.

3. **LOAN APPLICATION PACKAGE.** Buyer shall provide the Seller's Designated Lender and the Outside Lender with all documents necessary to obtain Loan approval. Buyer will pay all fees and charges connected with obtaining the Loan directly to the lender involved. However, Buyer shall not be charged any fee by the Seller's Designated Lender unless the Seller's Designated Lender actually makes a Loan to Buyer.

4. **LOAN APPROVAL.** Buyer shall use its best efforts to obtain the Loan approval from the Outside Lender in accordance with **Section 7.3** of the Purchase Agreement by the Loan Approval Deadline. If such approval is not obtained from the Outside Lender by the Loan Approval Deadline, and the Seller's Designated Lender is in a position to provide a Loan at that time, Buyer's right to use the Outside Lender shall be deemed terminated and Buyer shall obtain a Loan for the purchase of Property through the Seller's Designated Lender.

5. **CHANGE IN LENDER SELECTED.** In no event may Buyer change his or her Lender of Record during the period beginning thirty (30) calendar days before the Estimated Closing Date and ending on the Closing Date.


6. **TIMING AND RE-INSPECTION.** Time is of the essence in obtaining the Loan approvals and closing the sale transaction contemplated under the Purchase Agreement. Therefore, if the sales transaction contemplated under the Purchase Agreement is not in a position to close on the date specified in the Purchase Agreement (or any amendments or extension thereto), due to delays caused by the Outside Lender, Seller, at its option, may elect to terminate Escrow immediately upon written notice given to Buyer and the Escrow Holder. This includes, but is not limited to, delays resulting from the Outside Lender requiring a re-inspection of the Property (a 442 re-inspection) before Close of Escrow. Buyer is advised that to avoid such delays, Buyer should immediately check with the Outside Lender to determine if such re-inspection will be required, and verify with the Outside Lender before the scheduled Close of Escrow that all items have been completed and all necessary approvals have been obtained concerning the re-inspection. If the Outside Lender desires to require a re-inspection, Buyer's Loan agreement shall require the Outside Lender to allow Escrow to close subject to withholding appropriate amounts of funds in Escrow to be released upon completion of the re-inspection. In particular, this applies in situations where flooring installation is incomplete as of the scheduled date of Close of Escrow.

7. **OPTIONAL EXTENSION.** If, upon Buyer's request, Seller elects to extend the date for Close of Escrow, for not more than thirty (30) days, Buyer shall pay Seller an extension fee of \$1,000 per calendar day for each day Escrow is extended beyond the Closing Date. This fee, in the form of a cashier's check, shall accompany the request for the extension, and shall be paid directly to Seller outside of Escrow.

8. **LOAN AGREEMENT TERMS.** Buyer shall forward a copy of this Outside Lender Financing Addendum to the Outside Lender and require the incorporation of pertinent terms in Outside Lender's loan agreement with Buyer.

[Signatures On The Next Page]


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The Purchase Agreement, as modified by this Addendum, is hereby ratified and shall continue in effect.

BUYER(S):

DocuSigned by:
Ranjit Kumar Gollamudi
Buyer _____
Date

DocuSigned by:
M. Tracy
Buyer _____
Date

SELLER:

9/1/2023 | 4:54:02 PM PDT
LS-TRACY LLC, a Delaware limited liability company

9/11/2023 | 2:37:29 PM PDT
By: _____
Authorized Signatory Date

DS
GRK

Buyer's
Initials

DS
M. Tracy

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<u>Qty</u>	<u>Option #</u>	<u>Description</u>	<u>Location</u>	<u>Unit Price</u>	<u>Total Price</u>
			Bedroom #4 (1x); Bonus Rm. (1x)		
1.00	ELEC812105	Add (1) Chandelier Prewire with Dimmer Switch	Refer to Electrical Diagram	\$245.00	\$245.00
1.00	ELEC812115	Add (3) Chandelier Prewire with Dimmer Switch	Refer to Electrical Diagram	\$448.00	\$448.00
1.00	ELEC812130	Add (3) Pendant Prewires with Dimmer Switch	Kitchen Island	\$448.00	\$448.00
1.00	ELEC812152	Holiday Lighting Package	Refer to Elec & Low V Diagrams	\$479.00	\$479.00
1.00	ENCL812000	Standard 1/4" Clear Glass Enclosure at Primary Bathroom - Chrome	Primary Bath	\$0.00	\$0.00
2.00	ENCL812025	Optional 3/16" Clear Glass Shower Enclosure at Secondary Bath Tub/Shower	Bathroom #2 (1x); Bathroom #3 (1x)	\$413.00	\$826.00
1.00	GARA812011	Keyless Entry (878MAX)		\$105.00	\$105.00
1.00	LOWV812035	CAT6 Data or Phone Outlet	Refer to Low Voltage Diagram	\$126.00	\$126.00
6.00	LOWV812095	Outdoor Camera PreWire Prep	Refer to Low Voltage Diagram	\$196.00	\$1,176.00
1.00	LOWV812140	PreWired 5.1 Home Theater	Bonus Rm.	\$483.00	\$483.00
1.00	LOWV812145	PreWired 7.1 Home Theater	Great Room	\$553.00	\$553.00
1.00	PAIN812000	Standard Interior Whole House Paint - Pearly White #SW7009		\$0.00	\$0.00
1.00	PLUM812000	Standard Kitchen Sink - Sterling Ludington #20022- NA Stainless Steel Single Bowl		\$0.00	\$0.00
1.00	PLUM812020	Upgraded Kitchen Faucet #1 - Moen Sleek		\$175.00	\$175.00
1.00	PLUM812045	Standard Finish Package - Chrome		\$0.00	\$0.00
1.00	PLUM812085	Kitchen Water Filter Faucet - Upgraded Elite		\$133.00	\$133.00
1.00	PLUM812095	Optional Exterior Gas Stub - Location Per Plans		\$805.00	\$805.00
1.00	ROOM812000	Optional California Room (Outdoor Living)		\$12,530.00	\$12,530.00
1.00	ROOM812030	Optional Second Floor		\$74,231.00	\$74,231.00
1.00	ROOM812175	Optional Interior Door at Primary Bedroom		\$841.00	\$841.00
1.00	SOLR812000	Standard Cash - Upfront Cost for 4.55kw System		\$16,108.00	\$16,108.00
1.00	TRIM812010	Optional Dropped Ceiling at Primary Bedroom	Primary Bedroom	\$924.00	\$924.00
1.00	WRDR812010	Optional Mirrored Wardrobe Doors at Bedroom 3	Bedroom #3	\$1,113.00	\$1,113.00
1.00	CONT812000	Total Countertop Options		\$22,093.00	\$22,093.00
1.00	FLOR812000	Total Flooring Options		\$21,008.00	\$21,008.00

Discounts

Credit at Closing OSL	Closing cost allowance	\$-35,000.00
Credit at Closing OSL	Closing cost allowance	\$35,000.00
Credit at Closing OSL	Closing cost allowance	\$-15,000.00
Option Discount for Migration	Discount	\$-35,000.00
Credit at Closing OSL	Closing cost allowance	\$5,000.00

Full Sale Summary

Base Price.....	\$905,990.00
Lot Premium	\$25,000.00
Total Options Price	\$164,865.00
Total Discounts	\$-35,000.00
New Sale Total.....	\$1,060,855.00
Total Closing Cost Allowances	\$-10,000.00

Any additional changes made after the date of this signed order or after the cut off shall incur a \$250 Reprocessing Fee.

I/We the Buyer(s) do hereby order and authorize the above changes at the price stated; agree to pay said price; understand that said change or changes may not delay delivery of the property; agree that said changes attach to the property and monies paid herewith or in behalf of this order shall not be refunded; agree that seller does not warrant that the above change(s) shall be performed, but in the event of any above change not performed by the seller, the seller shall refund to Purchaser(s) all monies paid by Purchaser(s) to Seller for any such change not performed, and the parties hereto do mutually agree that each change shall be cancelled with no further obligations or liabilities to one another other than the refund stated herein.

DocuSigned by: <i>Ranjit Kumar Gollamudi</i>	9/1/2023 4:54:02 PM PDT	DocuSigned by: <i>Catalina Guinto</i>	9/12/2023 4:02:00 PM PDT
Buyer	Date	Sales agent	Date
<i>M. Guinto</i>	9/11/2023 2:37:29 PM PDT		
Buyer	Date	Authorized Signatory	Date