

EQUITY SHARING CO-OWNERSHIP ADDENDUM

NOTE: This form is used by a buyer broker to prepare an addendum to a purchase agreement when the buyer syndicates their purchase, to condition closing on locating investors to fund the down payment and take title as an entity.

DATE: _____, 20____, at _____, California.

Items left blank or unchecked are not applicable.

FACTS:

- 1. This is an addendum to the following agreement:**

- ☐ Purchase agreement ☐ Option to purchase
- ☐ Counteroffer ☐ Escrow instructions
- ☐ Exchange agreement ☐ _____

1.1 ☐ of the same date, or dated _____, 20_____, at _____, California,

1.2 entered into by _____

1.3 regarding real estate referred to as _____

AGREEMENT:

- 2. The following terms and conditions are part of the agreement:**

- 2.1 Purchase is contingent on Buyer locating an investor to form an equity-sharing partnership or limited liability company to fund the down payment.

- a. Within _____ days of acceptance, Buyer to waive this contingency. Failure to do so entitles Seller to cancel the agreement.

- 2.2 Buyer reserves the right to assign their purchase rights to a partnership or limited liability company to be formed prior to close of escrow.

- 2.3 Vesting to be in the name of the partnership or limited liability company.

- [illegible]

I agree to the terms stated above.

- ☐ See attached Signature Page Addendum. [RPI Form 251]

Date: _____, 20____

Buyer: _____

Buyer: _____

I agree to the terms stated above.

- ☐
- See attached Signature Page Addendum. [RPI Form 251]

Date: _____, 20____

Seller: _____

Seller: _____