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ADDENDUM TO OFFER TO PURCHASE REGARDING BUILDING PERMITS AND THE BUYER'S DUE DILIGENCE

Property Address: 45-47 Montfern Ave # 1 Brighton MA 02135

Prior to submitting an offer to purchase, or as part of a potential buyer's due diligence, the buyer may contact the local community's building department or inspectional services department to investigate whether permits were pulled for any work or whether any work may have been done for which a permit remains open at the Property.

In many communities, the records are incomplete and/or inaccessible, whether online or in person at the applicable local building/inspectional service department. In some communities, records may only be accessible after considerable delay.

The Buyer(s) herein acknowledge(s) having had the opportunity to do their own inspection of public records either prior to submitting an offer to purchase, or if a home inspection contingency is included in the buyer's offer to purchase, prior to the date agreed in the home inspection. In either such case, the Buyers' sole recourse is to either complete their due diligence with respect to permitting before submitting an offer to purchase, or to terminate the offer to purchase consistent with any applicable home inspection contingency. The Seller makes no representations or warranties regarding work, repair or renovation performed by any prior owner.

The Sellers make no representations or warranties regarding the issuance or sign off of any permits that may or may not have been required by the local building commission during the period of the Seller's ownership. Such issues are solely within the scope of the Buyer's due diligence and the Seller does not agree to investigate or pursue permits for any existing condition and/or work performed by the Seller or prior owner nor shall any purchase and sale agreement be conditioned on the Seller seeking to permit work or close any open permit.

Witness our hands and seals on the date noted below

_____	_____
BUYER:	BUYER:
Date:	Date:
Hanxi Chen	Xingguo Chen
SELLER: Hanxi Chen	SELLER: Xingguo Chen
Date: 08/13/2026	Date: 08/14/2026