

FORECLOSURE ADDENDUM TO RESIDENTIAL PROPERTY MANAGEMENT AGREEMENT

for

(Property Address)

In reference to the Residential Property Management Agreement ("Agreement") executed by _____
_____ as Owner and _____

_____ **Naim Asmar** _____ as Broker, dated _____ covering the real
property at _____,
which obligates the Owner to advise Broker of any defaults on any loans, mortgages, dues or trust deeds, the
parties hereby agree that the Agreement be amended as follows:

1. NOTICE TO TENANT. Should Broker receive any notice indicating that Owner is any one of the
the following situations: (1) default of any loan, mortgage, assessments or trust deed; (2) any stage of the
foreclosure process, including a deed-in-lieu of foreclosure; (3) default in making any payments associated with
this property; or (4) acceptance of a short sale contract, Owner authorizes Broker to immediately notify the
Tenants(s) in order to make arrangements to terminate the lease within 30 to 60 days of the expected
foreclosure date. The Owner fully authorizes Broker to negotiate an agreeable termination date and any other
concessions deemed necessary in Broker's sole discretion based on available information and the expected
foreclosure sale date (or close of escrow in the case of a short sale).

2. NOTICE TO BROKER. Owner is solely responsible to provide any information regarding the
redemption of the property or any extension or negotiations with the lender or trustee in order to delay the
foreclosure sale. All information shall be supplied in writing to Broker in sufficient time so Broker may find a
mutually beneficial termination date. Should Owner fail to notify Broker, then Broker reserves the right to
terminate the lease agreement at an appropriate time to be decided solely by Broker, prior to the foreclosure
sale.

3. MANAGEMENT FEES. During the foreclosure period, Owner agrees to increase reserves by
\$ _____ **N/A** _____ or _____ %. Owner authorizes Broker to accelerate the balance of the management
fees due to Broker for the remainder of the current lease in the amount of \$ _____ **N/A** _____, plus a
termination and tenant move out fee of \$ _____ **500.00** _____ payable to Broker as and for compensation for
the mailing of notices, research and negotiations that Broker must engage into in attempt to lawfully terminate
the current lease to minimize repercussions from the Tenant(s). However, the Owner is fully aware that any
early termination of said lease may result in legal consequences. **Owner is advised to seek appropriate
counsel for the legal, financial and credit consequences of a foreclosure and early lease termination.**

4. RETURN OF SECURITY DEPOSIT. Owner authorizes Broker to release ALL security deposits
(including non-refundable deposits) back to the Tenant(s) with no further obligations from the Tenant(s) or
Broker once the property is vacant.

[This space intentionally left blank.]

5. ADDITIONAL TERMS: _____

When executed by both parties, this Addendum is made an integral part of the aforementioned Residential Property Management Agreement.

WHEN PROPERLY COMPLETED, THIS IS A BINDING CONTRACT. IF YOU DO NOT FULLY UNDERSTAND ITS CONTENTS, YOU SHOULD SEEK COMPETENT LEGAL COUNSEL BEFORE SIGNING.

BROKER: _____ OWNER: _____
 Anthem Realty Group LLC
 (Company Name)

By: _____ Date _____ Signature _____ Date _____
Authorized Agent for Broker
Naim Asmar

By: _____ Date _____ Signature _____ Date _____
Broker **Naim Asmar**