

Addendum to Contract



Addendum No. 1 to the Contract with the Effective Date of _____ between

Omar M Ramos JR and Brooke Wickham (Seller)

and _____ (Buyer)

concerning the property described as: 1820 SW 11 Ct, Fort Lauderdale, FL 33312

RIVERSIDE PARK ADD AMEN PLAT 10-37 B LOT 21,22 E1/2 BLK 13

(the "Contract"). Seller and Buyer make the following terms and conditions part of the Contract:

Buyer and Seller agree that keys will be delivered to the Buyer after the Closing Agent sends confirmation that they have funded the file, including an executed closing statement and confirmation that the wire to the seller(s) and/or seller's lender(s) has been sent.

All parties agree that Seller may sign the Deed and Conveyance Documents using Remote Online Notarization with Biometric Identity verification of the Seller.

The Buyer acknowledges the receipt of the Flood Disclosure per Florida statute Section 689.302.

Financed Offers: The Buyer and Seller agree that the appraiser must reside in the same county as the property.

Both the Buyer and Seller authorize the Buyers (Consumers) Lender, Sellers Payoff Lender(s) and/or Closing/Settlement Agent to release any of their non-public information to the realtors, lender and/or Closing/Settlement Agent assisting with the Closing (Consummation) of this transaction. This authorization to release non-public information specifically includes, but is not limited to, allowing Buyers (Consumers) Lender to release copies of Appraisal Status and Results, Loan Commitment, Loan Approval and Closing Disclosure to the realtors and the Closing/Settlement Agent assisting with the Closing (Consummation) of this transaction.

Buyer and Seller agree that the Loan Approval required under Paragraph 8(b) is deemed obtained upon issuance of a loan approval or commitment by Buyers lender that includes conditions. Buyer shall act in good faith and with diligent effort to satisfy all lender conditions and timely provide requested documentation.

All other terms and provisions of the contract and addenda remain the same.

Buyer:		Date:	
Buyer:		Date:	
Seller:		Date:	
Seller:		Date:	