



Addendum to Contract

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

ESTATE OF DORIS GUEVARA & MARCO GRANADOS (Seller)
and _____ (Buyer)
concerning the property described as: 3801 NW 2 ST, MIAMI, FL 33126

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

INVESTMENT PURPOSE / UNPERMITTED IMPROVEMENTS / AS-IS ACKNOWLEDGMENT

Buyer is purchasing the Property for investment purposes and acknowledges that Seller has disclosed the existence of two (2) efficiencies located on the Property that were constructed and/or improved without approved plans, permits, approvals, and/or inspections.

Buyer is purchasing the Property with full knowledge of its current condition and the absence of approved plans, permits, approvals, and/or inspections relating to such improvements. Buyer agrees to accept and purchase the Property in its present "AS IS" condition and, at Buyer's sole cost and expense, assumes responsibility for correcting, curing, removing, legalizing, permitting, or otherwise addressing any existing governmental, municipal, building, code enforcement, permitting, or zoning violations, deficiencies, or issues relating to the Property, whether known or unknown, patent or latent, including, without limitation, any matters arising from or relating to the unpermitted improvements.

Buyer further acknowledges that Buyer has inspected, or will have the opportunity to inspect, the Property and its improvements, including, without limitation, the mechanical, electrical, plumbing, structural, utility, and other component systems, and accepts their present condition.

Except as otherwise expressly provided in the Contract or required by applicable law, Buyer agrees that Seller shall have no obligation to correct, cure, legalize, permit, repair, or otherwise remediate any of the foregoing matters, and Buyer shall have no claim or recourse against Seller arising from deficiencies, defects, violations, permitting issues, or conditions relating to the foregoing matters.

The provisions of this acknowledgment shall survive Closing.

Buyer: _____

Date: _____

Buyer: _____

Date: _____

Seller: Dayana Michelle Granados

Date: 08/27/2026

Seller: Marcos A Granados

Date: 08/27/2026