

## **CONTRACT ADDENDUM**

- ( 1 ) Seller will not leave any money in escrow at closing including money for water bills. Seller will pay water bill outside of and after closing forthwith.
- ( 2 ) Seller will receive a loan commitment via email or fax on the date the loan commitment is due or seller can cancel the contract.
- ( 3 ) Ron Wood acting as seller, has an active Florida Real Estate license.
- ( 4 ) Title to be transferred via Special Warranty Deed.
- ( 5 ) Current years taxes to be prorated with any applicable discount. If closing before November 30th the discount is 4%, December 31st 3%, January 31st 2%, February 28th 1%. Taxes to be prorated on last available tax bill only, not the trim notice. There will be no re prorations.
- ( 6 ) If there is a financing or appraisal contingency to the contract then: Appraisal to be completed within 14 calendar days. If the appraisal value is lower than the sales price, the buyer has 3 calendar days to inform the seller in writing if they will provide the additional cash to close or wish to cancel the contract.
- ( 7 ) If property has not closed by the closing date on the contract, due to any issues on behalf of the buyers, the seller is free of any and all obligations and may market and/or sell the property to another buyer.
- ( 8 ) Seller shall be obligated to pay up to a maximum of \$200.00 for title search and/or closing (aka settlement) fees combined, if applicable\*. Seller shall also be obligated to up to \$150.00 for a lien search, if applicable\*. Closing will take place in the county where the property is located. (\* if applicable refers to option chosen on #9 of as-is contract).
- ( 9 ) Buyer will have 5 calendar days to complete their inspections and notify seller in writing if they choose to cancel the contract.. All properties are sold as-is with the right to inspect and cancel within the inspection period. There will be NO renegotiations. Seller does not allow "Pillar To Post" to enter or inspect any of their properties.

BUYERS \_\_\_\_\_ DATE \_\_\_\_\_

SELLERS \_\_\_\_\_ DATE \_\_\_\_\_