Addendum to Contract

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

____ (Seller)

and ____ (Buyer)

concerning the property described as: ____

____

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

Seller shall, at seller's expense, provide the buyer with an owner's policy free and clear of any liens, permit, or code enforcement matters related to this subject property.

If, after a 30 day extension from the closing date in Section 4, either Seller or Buyer is unable to close, regardless of reason or circumstance, either Seller or Buyer may cancel the transaction, superseding Sections 15 and 16. Should the Seller cancel the transaction, Buyer's earnest money deposit will be returned in full.

Section 9(f) applies to all special assessments whether currently recorded, unrecorded, pending, approved, or anticipated as of the date of closing, including adopted, proposed, or disclosed future assessments. Buyer is advised to confirm all special assessments and HOA matters during the due diligence period.

Seller has the right to unilaterally extend the closing date for up to 10 days without an addendum.

Commissions are based on the net sales price (minus contributions, credits, etc).

Keys will be released to Buyer upon recording of conveyance documents. Should Buyer want access to the property at funding, Buyer will be required to sign a hold harmless at closing.

Buyer represents and warrants that, as of the Effective Date of this contract, Buyer owns, whether individually or through an entity controlled by the buyer, fewer than two hundred fifty (250) residential properties located within the State of Florida.

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