



Addendum to Contract

Addendum No. 1 to the Contract with the Effective Date of _____ between
_____ CHM PROPERTY INVESTMENTS LLC (Seller)
and _____ (Buyer)
concerning the property described as: 2982 NW 49 ST, MIAMI, FL. 33142-3557

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

Buyer acknowledges that the Property is being purchased for investment purposes. Buyer further acknowledges that Seller has disclosed that certain improvements and alterations were completed or installed without applicable plans, permits, approvals, and/or inspections, including, without limitation:

- 1-Interior remodeling consisting of wall texturing, fresh paint, updated bathrooms, new tile flooring, new kitchen cabinets, granite counter-tops, and stainless-steel appliances;
- 2-Relocation and construction of interior walls;
- 3-Replacement of the exterior fence;

Buyer further acknowledges that Seller has disclosed the following current rental arrangements, all of which are on a month-to-month basis:

- 1-Condo 1 is rented for \$2,500 per month;
 - 2-Condo 2 is rented for \$2,200 per month;
 - 3-Condo 3 is rented for \$1,000 per month;
- Total income is \$5,700 per month.

Buyer desires to purchase the Property with full knowledge of its present condition and the absence of applicable plans, permits, approvals, and/or inspections relating to the foregoing improvements. Buyer acknowledges and agrees that Buyer shall be solely responsible, at Buyer's sole cost and expense, for correcting, permitting, removing, or otherwise resolving any existing or future governmental, building, zoning, permitting, or code violations and any related issues, whether known or unknown, patent or latent, arising from or relating to such improvements, whether specifically described herein or otherwise.

Buyer further acknowledges that Buyer has personally inspected, or has had the opportunity to inspect, the Property, including all mechanical, electrical, plumbing, structural, utility, and other systems and components located in, on, or about the Property. Buyer accepts the Property in its present "AS IS" condition and agrees that Buyer shall have no recourse or claim against Seller for any deficiencies or defects relating to the Property or the foregoing improvements, to the extent permitted by law.

Buyer: _____

Date: _____

Buyer: _____

Date: _____

Seller: Carlos Moreno

Date: 09/01/2026

Seller: _____

Date: _____