

Seller Addendum to "AS-IS" Contract of Sale

This addendum is to be made a part of the agreement (AS-IS Contract) dated _____, between AVAIL 3 LLC (Seller) and _____ (Purchaser) for the Property located at _____

_____.

IN THE EVENT ANY PROVISIONS OF THIS ADDENDUM CONFLICTS IN WHOLE OR IN PART WITH THE TERMS OF THE "AS-IS" CONTRACT OF SALE, OR ANY OTHER ADDENDA, THE PROVISIONS OF THIS ADDENDUM SHALL CONTROL.

Sale Price:

Earnest Money Deposit:

Inspection contingency period:

Days to Close:

Financing Deadline (days):

Buyer Agent Compensation:

- 1). Buyer is purchasing the property in "as is" "where is" condition
- 2). Seller picks the title company and pays for all title related charges.

Seller's Title Company:

Amor Title, LLC

7401 Wiles Rd. Suite 254, Coral Springs, FL 33067

Office: 954-247-1224

Fax: 1- 954-827-2247

E-mail address: marc@amortitle.com

3). 5 calendar day inspection period to start the day the contract is fully executed by both parties. Please note the buyer's inspections are for the buyer's informational purposes ONLY, not to come back and ask for any seller concessions or a reduction in the purchase price.

4). Financing period should be 21 days or lesser.

5). Property is being sold in "as is" condition. Seller does not warrant to what items are left in the property or if the items are operational condition. Seller will not repair or replace at any time.

6). Contract is not assignable.

7). Buyer is purchasing the property in "as is" "where is" condition. The buyer's inspection is for buyer's informational purposes ONLY. No seller concessions will be given to the buyer. The seller will not clear and or close any active or expired permits on the property. Seller will not clear any violations and pay liens, (if any)

7.) Seller will provide only the front door key. Buyer is responsible for any other key, fob or clicker that they may need after the closing.

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- 8). Buyer must sign and date that they are in receipt of the seller signed Flood Disclosure at the time the contract is fully executed by both parties. The buyer signed Seller's Flood Disclosure must be presented with the "As Is" Contract of Sale.
- 9). Current dated Proof of Funds or buyer's Pre Approval letter must be presented with the "as-is" Contract.
- 10). Buyer to close within 30 days.

Buyer's Signature

Seller's Signature