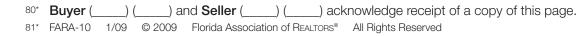
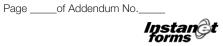
Residential Sale and Purchase Contract: Comprehensive Addendum

FLORIDA ASSOCIATION OF REALTORS®

*	The clause below will be incorporated into the Contract between(Seller)				
	and (Buyer) concerning the Property described as				
only if initialed by all parties:					
	ASSOCIATION DISCLOSURES				
	() () - ()() A. Condominium Association: The Property is a condominium which is subject to the rules				
	and regulations of a condominium association ("Association"). If the condominium property is subject to a master				
	Homeowner's Association, also attach Homeowner's Association addendum B. Seller's warranty under Paragraph 8 of the				
	Contract and risk of loss under Paragraph 9 of the Contract or Paragraph H of the Comprehensive Addendum (if applicable)				
	extend to the unit and limited common elements appurtenant to the Property and not to any common elements or any other				
	property.				
	(1) Documents: Seller will, at Seller's expense, deliver to Buyer the current and complete condominium documents (including question				
	and answer sheet, current year-end financial information and any recorded amendments) referenced in subparagraph (9) below no later				
	than 3 days from Effective Date (if Buyer has already received the required documents, indicate receipt by initialing here () ()				
	Date received				
	which Buyer authorizes Escrow Agent to reimburse Seller \$ from the deposit for the cost of the documents. (2) Association Approval: If the condominium declaration or bylaws give the Association the right to approve Buyer as a				
	purchaser, this Contract is contingent on such approval by the Association. Buyer will apply for approval within days from				
	Effective Date and use diligent effort to obtain approval, including making personal appearances and paying related fees if				
	required. Buyer and Seller will sign and deliver any documents required by the Association to complete the transfer. If Buyer is				
	not approved, this Contract will terminate and Seller will return Buyer's deposit unless this Contract provides otherwise.				
	(3) Right of First Refusal: If the Association has a right of first refusal to buy the Property, this Contract is contingent on the Association				
	deciding not to exercise such right. Seller will, within 3 days from receipt of the Association's decision, give Buyer written notice of the				
	decision. If the Association exercises its right of first refusal, this Contract will terminate, Buyer's deposit will be refunded unless this				
	Contract provides otherwise and Seller will pay Broker's full commission at closing in recognition that Broker procured the sale.				
	(4) Application/Transfer Fees: Buyer will pay any application and/or transfer fees charged by the Association.				
	(5) Parking/Boat Slip/Storage Unit: Seller will assign to Buyer at closing parking space(s) #; boat slip(s)				
	#; and storage unit(s) # (6) Fees: Seller will pay all fines imposed against the Unit as of Closing Date and any fees the Association charges to provide information				
	about its fees or the Property, and will bring maintenance and similar periodic fees and rents on any recreational areas current as of				
	Closing Date. If, after the Effective Date, the Association imposes a special assessment for improvements, work or services, Seller will				
	pay all amounts due before Closing Date and Buyer will pay all amounts due after Closing Date. If special assessments may be paid in				
	installments Duyer Deller (if left blank, Buyer) shall pay installments due after Closing Date. If Seller is checked, Seller will pay the				
	assessment in full prior to or at the time of closing. Seller represents that he/she is not aware of any pending special or other				
	assessment that the Association is considering except as follows:				
	Seller represents that he/she is not aware of pending or anticipated litigation affecting the Property or the common elements, if any expect on follows:				
	if any, except as follows:				
	Seller represents that the current assessments, maintenance, and/or association fees are:				
	\$ per to				
	\$ per to				
	\$ per to				
	and that there \Box is \Box is not a recreation or land lease with the Property. If there is a recreation or land lease, the current				
	payment is \$ per month.				
	(7) Damage to Common Elements: If any portion of the common element is damaged due to fire, hurricane or other casualty before				
	closing, either party may cancel the Contract and Buyer's deposit shall be refunded if (a) as a result of damage to the common				
	elements, the Property appraises below the purchase price and either the parties cannot agree on a new purchase price or Buyer elects not to proceed, or (b) the Association cannot determine the assessment attributable to the Property for the damage at least 5				
	days prior to Closing Date, or (c) the assessment determined or imposed by the Association attributable to the Property for the				
	days prior to closing bate, or (c) the assessment determined or imposed by the Association attributable to the Property for the damage to the common element is greater than \$ or % of the purchase price (1.5% if left blank).				
	(8) Sprinkler System: IF THE UNIT OWNERS VOTED TO FOREGO RETROFITTING EACH UNIT WITH A FIRE SPRINKLER				
	OR OTHER ENGINEERED LIFE SAFETY SYSTEM, SELLER SHALL PROVIDE THE BUYER, BEFORE CLOSING, A COPY				
	OF THE CONDOMINIUM ASSOCIATION'S NOTICE OF THE VOTE TO FOREGO RETROFITTING.				
	(See Continuation)				
	·				
	Buyer () () and Seller () () acknowledge receipt of a copy of this page. FARA-10 1/09 © 2009 Florida Association of Realtons® All Rights Reserved Pageof Addendum No				
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	form				

57*	() () - () A. Condominium Association (CONTINUATION)
58	(9) Hazard Insurance: After closing, Buyer may be required to provide the Association with evidence of a currently effective
59	policy of hazard and liability insurance upon request of the Association. If Buyer fails to provide the Association with a
60	certificate of insurance within 30 days of the Association's request, the Association may purchase a policy on behalf of Buyer
61	and impose an assessment for the cost of such policy.
62	(10) Condominium Governance: PURSUANT TO SECTION 718.503, FLORIDA STATUTES, BUYER IS ENTITLED TO RECEIVE
63	FROM THE SELLER A COPY OF A GOVERNANCE FORM PROVIDED BY THE DIVISION OF FLORIDA CONDOMINIUMS,
64	TIMESHARES AND MOBILE HOMES SUMMARIZING THE GOVERNANCE OF CONDOMINIUM ASSOCIATIONS.
65	(11) Buyer Acknowledgement / Seller Disclosure: (Check whichever applies)
66*	☐ THE BUYER HEREBY ACKNOWLEDGES THAT BUYER HAS BEEN PROVIDED A CURRENT COPY OF THE DECLARATION OF
67	CONDOMINIUM, ARTICLES OF INCORPORATION OF THE ASSOCIATION, BYLAWS AND RULES OF THE ASSOCIATION, AND A COPY
68	OF THE MOST RECENT YEAR-END FINANCIAL INFORMATION AND FREQUENTLY ASKED QUESTIONS AND ANSWERS DOCUMENT
69	MORE THAN 3 DAYS, EXCLUDING SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS, PRIOR TO EXECUTION OF THIS CONTRACT.
70*	THIS AGREEMENT IS VOIDABLE BY BUYER BY DELIVERING WRITTEN NOTICE OF THE BUYER'S INTENTION TO CANCEL
71	WITHIN 3 DAYS, EXCLUDING SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS, AFTER THE DATE OF EXECUTION OF THIS
72	AGREEMENT BY THE BUYER AND RECEIPT BY BUYER OF A CURRENT COPY OF THE DECLARATION OF CONDOMINIUM,
73	ARTICLES OF INCORPORATION, BYLAWS AND RULES OF THE ASSOCIATION, AND A COPY OF THE MOST RECENT YEAR-END
74	FINANCIAL INFORMATION AND FREQUENTLY ASKED QUESTIONS AND ANSWERS DOCUMENT IF SO REQUESTED IN WRITING.
75	ANY PURPORTED WAIVER OF THESE VOIDABILITY RIGHTS SHALL BE OF NO EFFECT. BUYER MAY EXTEND THE TIME FOR
76	CLOSING FOR A PERIOD OF NOT MORE THAN 3 DAYS, EXCLUDING SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS, AFTER
77	THE BUYER RECEIVES THE DECLARATION, ARTICLES OF INCORPORATION, BYLAWS AND RULES OF THE ASSOCIATION, AND
78	A COPY OF THE MOST RECENT YEAR-END FINANCIAL INFORMATION AND FREQUENTLY ASKED QUESTIONS AND ANSWERS
79	DOCUMENT IF REQUESTED IN WRITING. BUYER'S RIGHT TO VOID THIS AGREEMENT SHALL TERMINATE AT CLOSING.





1*	The clause below will be incorporated into the Contract between(Seller)
2* 3*	and (Buyer) concerning the Property described as only if initialed by all parties:
4* 5* 6 7 8 9 10 11 12* 13 14 15	(
16 17 18 19 20 21	provides otherwise. (2) Right of First Refusal: If the Association has a right of first refusal to buy the Property, this Contract is contingent on the Association deciding not to exercise such right. Seller will, within 3 days from receipt of the Association's decision, give Buyer written notice of the decision. If the Association exercises its right of first refusal, this Contract will terminate, Buyer's deposit will be refunded unless this Contract provides otherwise and Seller will pay Broker's full commission at closing in recognition that Broker procured the sale.
22 23 24 25 26 27* 28 29	(3) Fees: Buyer will pay any application, transfer and initial membership fees charged by the Association. Seller will pay all fines imposed against the Property as of Closing Date and any fees the Association charges to provide information about its fees or the Property, and will bring maintenance and similar periodic fees and rents on any recreational areas current as of Closing Date. If, after the Effective Date, the Association imposes a special or other assessment for improvements, work or services, Seller will pay all amounts due before Closing Date and Buyer will pay all amounts due after Closing Date. If special assessments may be paid in installments Deller Seller (if left blank, Buyer) shall pay installments due after Closing Date. If Seller is checked, Seller will pay the assessment in full prior to or at the time of Closing. Seller represents that he/she is not aware of any pending special or other assessment that the Association is considering except as follows:
30*	\$
31	
32* 33*	\$
34*	\$
35 36 37 38	(4) Damage to Common Elements: If any portion of the common element is damaged due to fire, hurricane or other casualty before closing, either party may cancel the Contract and Buyer's deposit shall be refunded if (a) as a result of damage to the common elements, the Property appraises below the purchase price and either the parties cannot agree on a new purchase price or Buyer elects not to proceed, or (b) the Association cannot determine the assessment attributable to the Property for the damage at least 5
39	days prior to Closing Date, or (c) the assessment determined or imposed by the Association attributable to the Property for the
40*	damage to the common element is greater than \$ or % of the purchase price (1.5% if left blank).
41	(5) Disclosure Summary for Mandatory Associations: IF THE DISCLOSURE SUMMARY REQUIRED BY SECTION 720.401,
42	FLORIDA STATUTES, HAS NOT BEEN PROVIDED TO THE PROSPECTIVE PURCHASER BEFORE EXECUTING THIS
43	CONTRACT FOR SALE, THIS CONTRACT IS VOIDABLE BY BUYER BY DELIVERING TO SELLER OR SELLER'S AGENT OR
44	REPRESENTATIVE WRITTEN NOTICE OF THE BUYER'S INTENTION TO CANCEL WITHIN 3 DAYS AFTER RECEIPT OF THE
45 46	DISCLOSURE SUMMARY OR PRIOR TO CLOSING, WHICHEVER OCCURS FIRST. ANY PURPORTED WAIVER OF THIS VOIDABILITY RIGHT HAS NO EFFECT. BUYER'S RIGHT TO VOID THIS CONTRACT SHALL TERMINATE AT CLOSING.
	VOIDABIETT HIGHT HAS NO EITEOT. BOTEN STIIGHT TO VOID THIS CONTRACT SHALE TENIVINATE AT CLOSING.
47*	Disclosure Summary For (Name of Community):
48	(1) AS A PURCHASER OF PROPERTY IN THIS COMMUNITY, YOU WILL BE OBLIGATED TO BE A MEMBER OF A
49	HOMEOWNERS' ASSOCIATION.
50	(2) THERE HAVE BEEN OR WILL BE RECORDED RESTRICTIVE COVENANTS GOVERNING THE USE
51 52	AND OCCUPANCY OF PROPERTIES IN THIS COMMUNITY.
52 53*	(3) YOU WILL BE OBLIGATED TO PAY ASSESSMENTS TO THE ASSOCIATION. ASSESSMENTS MAY BE SUBJECT TO PERIODIC CHANGE. IF APPLICABLE, THE CURRENT AMOUNT IS \$ PER
54	YOU WILL ALSO BE OBLIGATED TO PAY ANY SPECIAL ASSESSMENTS IMPOSED BY THE ASSOCIATION. SUCH
55	(See Continuation)
56*	Buyer () () and Seller () () acknowledge receipt of a copy of this page.
57*	FARA-10 1/09 © 2009 Florida Association of Real TORS® All Rights Reserved Page of Addendum No.

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61	Ψ					
62						
63						
64	ASSOCIATION COULD RESULT IN A				THOMES WILLIAM	
65	(6) THERE MAY BE AN OBLIGATION			RECREATIONAL OR 01	THER COMMONLY	
66	USED FACILITIES AS AN OBLIGATION					
67*	CURRENT AMOUNT IS \$	PER	•			
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69	OF THE AGGODIATION WEIGHER OF THE AFT THOUGH OF THE FAIT OF THE TAILORE OF THE TA					
70	(8) THE STATEMENTS CONTAINED I					
71 72	PROSPECTIVE PURCHASER, YOU S		OTHE COVENANTS AN	ID THE ASSOCIATION (GOVERNING	
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75	OFFICE IN THE GOOD TO WHELE THE FROM EITH TO EGO ATED, OFFICE NOT THE GOODED AND GAIN DE GENANDED					
	THOW THE BEVELOT ETT.					
76	Buyer acknowledges receipt of this summary before signing this Contract.					
		, ,				
77*						
78	Buyer	Date	Buyer		Date	





1*	The clause below will be incorporated into the Contract between(Seller)
2*	and (Buyer) concerning the Property described as
3*	only if initialed by all parties:
4	FINANCING
5*	() () - () C. Seller Financing: Buyer will execute a purchase money note and mortgage to Seller that
6*	☐ is ☐ is not subordinate to any third party financing in the amount of \$, bearing annual interest
7*	at% and payable as follows:
8*	
9	The mortgage, note, and any security agreement will be in a form acceptable to Seller and following forms generally accepted in
10	the county where the Property is located; will provide for a late payment fee and acceleration at the mortgagee's option if Buyer
11	defaults; will give Buyer the right to prepay without penalty all or part of the principal at any time(s) with interest only to date of
12	payment; will be due on conveyance or sale; and will require Buyer to keep Property insured, with Seller as additional named
13	insured, against loss by fire (and flood, if Property is in a flood zone) with extended coverage in an amount not less than the
14	greater of the amount of the purchase money mortgage and note or full replacement value for the real property. Buyer will
15	provide Seller by March 1 each year with written evidence that the real property taxes have been paid in full for the previous
16	year. Buyer authorizes Seller to obtain credit, employment and other necessary information to determine creditworthiness for
17	the financing. Seller will provide written notice to Buyer within 10 days from Effective Date if Seller will not make the loan. If no
18	notice is provided, Seller will provide the requested Seller financing.

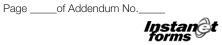
19* Buyer (_____) (_____) and Seller (_____) (_____) acknowledge receipt of a copy of this page.

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) - ()() D. Mortgage Assump	(Buyer) concerning the Property described as only if initialed by all parties	s:
) - ()() D. Mortgage Assump	ation. Dure will take subject to and ecourse and new existing first most	
	ption: Buyer will take subject to and assume and pay existing first morto	gage
	LN# in the approximate amour	nt of
currently payable at \$	per month including principal, interest, 📮 taxes and insur	ance
a 🖵 fixed 🖵 other (describe)	interest ra	te of
which ם will 🗅 will not escalate upon ass	sumption. Any variance in the mortgage will be adjusted in the balance du	ue at
n no adjustment to purchase price. Buyer wil	ill pay assumption/transfer fee and purchase Seller's escrow account dolla	ar for
e lender disapproves Buyer, or the interest i	rate upon transfer exceeds% or the assumption/transfer fee exce	eeds
_, this agreement will terminate and Buyer's	s deposit(s) will be returned unless either party elects to pay the excess.	
	g a fixed will not escalate upon asson no adjustment to purchase price. Buyer will elender disapproves Buyer , or the interest	currently payable at \$ per month including principal, interest, 📮 taxes and insura

(Buyer) concerning the Property described as only if initialed by all particle. (L) (
)() - ()() E. FHA Financing: (Buyer will be referred to as "purchaser" in the following statement, xpressly agreed that notwithstanding any other provisions of this contract, the purchaser shall not be obligated to come purchase of the property described herein or to incur any penalty by forfeiture of earnest money deposits or othe nless the purchaser has been given in accordance with HUD/FHA or VA requirements a written statement by the Fe lousing Commissioner, Department of Veterans Affairs, or a Direct Endorsement lender setting forth the appraised value roperty of not less than \$ The purchaser shall have the privilege and option of proceeding onsummation of the contract without regard to the amount of the appraised valuation. The appraised valuation is arrived etermine the maximum mortgage the Department of Housing and Urban Development will insure. HUD does not warrar alue nor the condition of the property. The purchaser should satisfy himself/herself that the price and condition of the proper acceptable." If Buyer elects to proceed with the Contract without regard to the amount of reasonable value establish he Federal Housing Commissioner, U.S. Department of Veterans Affairs, or Direct Endorsement lender, such election mutade in writing within 3 days from Buyer's receipt of the appraisal. (1) Fees, Prepayments: Seller will pay all required fees under FHA regulations up to a maximum cost of \$
expressly agreed that notwithstanding any other provisions of this contract, the purchaser shall not be obligated to come purchase of the property described herein or to incur any penalty by forfeiture of earnest money deposits or othe nless the purchaser has been given in accordance with HUD/FHA or VA requirements a written statement by the Fe ousing Commissioner, Department of Veterans Affairs, or a Direct Endorsement lender setting forth the appraised value to operty of not less than \$



1* 2* 3*	The clause below will be incorporated into the Contract between
4* 5 6 7 8 9 10 11	only if initialed by all parties: () () - ()() F. VA Financing: "It is expressly agreed that, notwithstanding any other provision of this Contract, the Buyer will not incur any penalty by forfeiture of earnest money or otherwise be obligated to complete the purchase of the property described herein, if the Contract purchase price or cost exceeds the reasonable value of the property as established by the U.S. Department of Veterans Affairs. The Buyer will, however, have the privilege and option of proceeding with the consummation of this Contract without regard to the amount of reasonable value established by the U.S. Department of Veterans Affairs." If Buyer elects to proceed with the Contract without regard to the amount of reasonable value established by the U.S. Department of Veterans Affairs, such election must be made in writing within 3 days from Buyer's receipt of the appraisal.
12* 13 14 15* 16 17 18	Seller will pay all required fees under the VA regulations up to \$



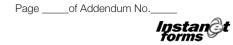


1* 2*	The clause below will be incorporated into the Contract between
3*	only if initialed by all parties:
4* 5* 6* 7	() () - ()() G. New Mortgage Rates: Buyer will not be obligated to complete the purchase unless Buyer is able to obtain the financing at a fixed interest rate not exceeding% or a variable/adjustable interest rate not exceeding% at origination, with no more than discount points charged. Buyer □ will □ will not accept a balloon mortgage.

Buyer (_____) (_____) and Seller (_____) (_____) acknowledge receipt of a copy of this page.

1* The	ne clause below will be incorporated into the Contract between(Seller)
^{2*} and	d (Buyer) concerning the Property described as
3*	only if initialed by all partie
4	PROPERTY
6 doe 7 oth 8 nor 9* ma 10 froi 11 spe 12* to r 13 (wit 14* insp 15 imp 16 in t 17 anc 18 wri 19 rep 20 ent 21 pro 22 anc 23 or	L. J. C. J. H. As Is With Right to Inspect: This clause replaces Paragraphs 6 and 8 of the Contract been not modify or replace Paragraph 9. Paragraph 5(a) Repair, WDO and Permit Limits are 0%. Seller makes no warrant ner than marketability of title. Seller will keep the Property in the same condition from Effective Date until closing, except will wear and tear ("Maintenance Requirement"), and will convey the Property in its "as is" condition with no obligation aske any repairs. Buyer may, at Buyer's expense, by

Buyer (____) (____) and Seller (____) (____) acknowledge receipt of a copy of this page. FARA-10 1/09 © 2009 Florida Association of Realtons® All Rights Reserved



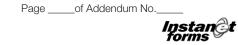
1* 2*	The clause below will be incorporated into the Contract between
3*	only if initialed by all parties:
4*	() () - () I. Inspections (check as applicable)
5* 6 7 8 9	☐ (1) Self-Inspection: Buyer and Seller agree that unlicensed persons, including the parties themselves, may conduct the inspections (except for Buyer's wood-destroying organism inspection) permitted in Paragraph 8 of the Contract or Paragraph H of this Addendum. However, if the inspection findings differ and the parties cannot resolve the differences, Buyer and Seller together will choose, and will equally split the cost of, a professional inspector as defined in Paragraph 8 of the Contract whose report will be binding on the parties.
10* 11 12 13 14 15 16 17	(2) Right to Cancel Based on Inspection Results: Within the Inspection Period provided in Paragraph 6 of the Contract, Buyer will, at Buyer's sole expense, complete any desired inspections of the Property in addition to those referenced in Paragraphs 7 and 8(a)(2). If Buyer is for any reason unhappy with a condition of the Property noted in the inspection results, Buyer may cancel the Contract by delivering written notice to Seller along with a copy of the inspection results within 2 days from the end of the Inspection Period, and Buyer will, at Buyer's sole expense, immediately repair all damage resulting from Buyer's inspections and restore the Property to its pre-inspection condition; this obligation will survive termination of the Contract. If the Contract is not cancelled, the parties' obligations remain as specified in the Contract. This Paragraph does not modify or replace the rights and obligations of the parties under Paragraph 9 of the Contract.

1* 2* 3*	The clause below will be incorporated into the Contract and	between (Buyer) concerning the Property describ	
4*		(New Homes Only): Insulation has been	or will be installed in the new
5 6	residence as follows: <u>Location</u> <u>Type</u>	Thickness	Manufacturer R-Value
7*	Interior Walls		
8*	Flat Ceiling Area		
9*	Sloped Ceiling Area		
10*	Common Walls Between House & Garage		
11*	Exterior Walls		
12*	Other		

13* Buyer (____) (____) and Seller (____) (____) acknowledge receipt of a copy of this page.

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	ed into the Contract between	(Seller)
nd	(Buyer) concerning the P	roperty described as only if initialed by all parties
\/ \/ \/ \/ \/ \/ \/ \/	re-1978 Housing Lead-Based Paint Warning	, ,
residential real property on which course to lead from lead-based page.	a residential dwelling was built prior to 1978 aint that may place young children at risk of d	8 is notified that such property may prese developing lead poisoning. Lead poisoning
	anent neurological damage, including learnin	
	nemory. Lead poisoning also poses a particula	
	required to provide the buyer with any inform	
	seller's possession and notify the buyer of a ble lead-based paint hazards is recommende	
	referred to as "LBP" and lead-based paint ha	
	has no knowledge of LBP/LBPH in the house	
	describe all known LBP/LBPH information,	
	its to Buyer before accepting Buyer's offer)	
•	, ,	
(9) Load Board Boint Hazarda In	enaction: Ruyar waives the apportunity to a	
		onduct a risk assessment or inspection for the
presence of LBP/LBPH unless this	s box is checked (Buyer may, within the Insp	pection Period, conduct a risk assessment
presence of LBP/LBPH unless this inspection for the presence of LBP	s box is checked (Buyer may, within the Insp P/LBPH in accordance with the provisions of pa	pection Period, conduct a risk assessment aragraph 8(a) or H. LBP/LBPH conditions the
presence of LBP/LBPH unless this inspection for the presence of LBP are unsatisfactory to Buyer will be t	s box is checked (Buyer may, within the Insp P/LBPH in accordance with the provisions of patreated as "warranted items" for purposes of patreated	pection Period, conduct a risk assessment aragraph 8(a) or H. LBP/LBPH conditions th aragraphs 8(a)(2) and (3) only).
presence of LBP/LBPH unless this inspection for the presence of LBP are unsatisfactory to Buyer will be t (3) Certification of Accuracy: Buyer	s box is checked (Buyer may, within the Insp P/LBPH in accordance with the provisions of pateriated as "warranted items" for purposes of pater has received the pamphlet entitled "Protection".	pection Period, conduct a risk assessment aragraph 8(a) or H. LBP/LBPH conditions tharagraphs 8(a)(2) and (3) only). St Your Family From Lead in Your Home" ar
presence of LBP/LBPH unless this inspection for the presence of LBP are unsatisfactory to Buyer will be t (3) Certification of Accuracy: Buyall of the information specified in	s box is checked (Buyer may, within the Insp P/LBPH in accordance with the provisions of patereated as "warranted items" for purposes of parer has received the pamphlet entitled "Protect paragraph (1) above. Licensee has notified \$	pection Period, conduct a risk assessment aragraph 8(a) or H. LBP/LBPH conditions tha aragraphs 8(a)(2) and (3) only). It Your Family From Lead in Your Home" ar Seller of Seller's obligations to provide ar
presence of LBP/LBPH unless this inspection for the presence of LBP are unsatisfactory to Buyer will be t (3) Certification of Accuracy: Buy all of the information specified in disclose information regarding lea	s box is checked (Buyer may, within the Insp P/LBPH in accordance with the provisions of pateriated as "warranted items" for purposes of pater has received the pamphlet entitled "Protection".	pection Period, conduct a risk assessment aragraph 8(a) or H. LBP/LBPH conditions the aragraphs 8(a)(2) and (3) only). It Your Family From Lead in Your Home" are Seller of Seller's obligations to provide are in the property as required by federal la
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presence of LBP/LBPH unless this inspection for the presence of LBP are unsatisfactory to Buyer will be t (3) Certification of Accuracy: Buy all of the information specified in disclose information regarding lead (42 U.S.C. 4852d) and is aware	s box is checked (Buyer may, within the Inspection of participation of participation of the streated as "warranted items" for purposes of participation of the pamphlet entitled "Protect paragraph (1) above. Licensee has notified ad-based paint and lead-based paint hazards of his or her obligation to ensure compliance individuals.	pection Period, conduct a risk assessment aragraph 8(a) or H. LBP/LBPH conditions the aragraphs 8(a)(2) and (3) only). It Your Family From Lead in Your Home" are Seller of Seller's obligations to provide are in the property as required by federal late with federal lead-based paint law. Buye
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1*	The clause below will be incorporated into the Contract between(Seller)
2*	and (Buyer) concerning the Property described as
3*	only if initialed by all parties:
4*	() () - () L. Insurance: (check all that apply)
5*	(1)(a) Homeowners Insurance: If Buyer is unable to obtain comprehensive homeowner's insurance coverage (including
6	windstorm) from a standard carrier or the Citizen's Property Insurance Corporation at a first year annual premium not to exceed
7*	\$ or% of the purchase price by (the earlier of 30 days after Effective
8	Date or 5 days prior to Closing Date if left blank), Buyer may cancel the Contract by delivering written notice to the Seller.
9*	(1)(b) Flood insurance: If Buyer is unable to obtain flood insurance through the National Flood Insurance Program at a first
10*	year premium not to exceed \$ or% of the purchase price by (the
11	earlier of 30 days after Effective Date or 5 days prior to Closing Date if left blank), Buyer may cancel the Contract by delivering
12	written notice to the Seller .
13*	☐ (2) Flood Insurance: Buyer is notified that the Property is located in an area that: ☐ is a defined floodable area and
14*	flood insurance is required. 🖵 was declared a flood disaster area after September 23, 1994 and received federal disaster
15	relief assistance on the condition that flood insurance be obtained in accordance with applicable federal law. Buyer is
16	required to obtain such flood insurance if the Property is not so insured as of the date of transfer and will be required to
17	maintain flood insurance in accordance with applicable federal law with respect to the Property.
18	(3) Flood damage to 1st floor: Buyer acknowledges that there have been no representations or guarantees made by
19	the Seller or Broker regarding the usability of the first floor of the subject property. Buyer is aware that any flood damage
20	to the first floor may result in difficulty in obtaining flood insurance and/or may result in adverse enforcement proceedings
21	by local authorities.
22	(4) Wind-borne Debris Region: Pursuant to Section 627.351, Florida Statutes, a personal lines residential structure that is
23	located in the wind-borne debris region (as defined in Section 1609.2 of the International Building Code) and that has an
24	insured value on the structure of \$750,000 or more is not eligible for coverage by Citizens Property Insurance Corporation
25	unless the structure has shutters or opening protections on all openings and such opening protections complied with the
26	Florida Building Code at the time they were installed.

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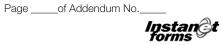
1*	The clause below will be incorporated into the Contract between(Seller)
2*	and (Buyer) concerning the Property described as
3*	only if initialed by all parties:
4	MISCELLANEOUS CLAUSES
5*	() () - ()() N. Lease Purchase/Lease Option: This Contract is contingent upon Buyer and Seller executing a
6*	□ lease purchase □ lease option agreement containing mutually agreeable terms within 3 days from Effective Date. Attorney's fees for
7*	preparation of the lease purchase or lease option shall be paid by Dayler Dayle
8	equally if left blank). If the lease purchase or the lease option agreement is not executed within the 3 days, this Contract shall be
9	terminated and Buyer's deposit refunded.

1*	The clause below will be incorporated into the Contract between(Seller)
2*	and (Buyer) concerning the Property described as
3*	only if initialed by all parties:
4*	() () - ()() O. Interest-Bearing Escrow Account: All deposits will be held in an interest bearing escrow
5*	account with all accrued interest to be paid to at
6	closing. Deposits will accrue interest only from the date the bank receives and credits them through the date Escrow Agent is
7	notified that the transaction is scheduled for closing and the funds are transferred. Escrow Agent is authorized to deduct a
8*	\$ service charge from the earned interest before disbursing the funds.
	<u> </u>

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1*	The clause below will be incorporated into the Contract between	(Seller)
2*	and (Buyer) concerning the Property described as	
3*	only if initialed	by all parties:
4*	() () - ()() P. Back-up Contract/Kick-out Clause: (Check whichever applies)	
5*	☐ (1) Back-up Contract: This back-up Contract is subject to the termination of a prior executed contract be	etween Seller
6	and a third party for the sale of the Property. If Seller terminates the prior executed contract, and Seller de	
7*	notice of the termination to Buyer before 5:00 p.m. on, this continge	ency will be
8	removed and this back-up Contract will move into first position. The "Effective Date" of the back-up contra	
9	date Seller delivers written notice of the termination of the prior executed contract. If Buyer does not receive	notice of the
10	prior executed contract's termination by the above deadline, Buyer may cancel this back-up Contract by deli	vering written
11*	notice to the Seller within 3 days after the time provided above and Buyer's deposit will be refunded. 🗆 Buye	r may cancel
12	this back-up Contract by delivering written notice to the Seller prior to the date Seller delivers written	notice of the
13	termination of the prior executed Contract.	
14*	☐ (2) Kick-out Clause: Seller will have the right to continue to show the Property and solicit and enter in	
15	back-up purchase contracts with third parties that are subject to the termination of this primary Contract. U	
16	into a back-up contract, Seller will give Buyer a copy of the back-up contract with the third parties' ider	
17	purchase price information obliterated. To continue with this primary Contract, Buyer must make an addition	•
18*	\$ within 72 hours (to be computed as consecutive hours, not business days) from receipt of	•
19	contract. By giving the additional deposit to Escrow Agent within the 72 hour period, Buyer waives all con	•
20	financing and sale of Buyer's property and the parties will close on Closing Date. The additional deposit will be	
21	Buyer at closing. If Buyer fails to timely make the additional deposit, this primary Contract will terminate	and Buyer's
22	deposit will be refunded.	

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1* 2*	The clause below will be incorporated into the Contract between
3*	only if initialed by all parties:
4* 5 6*	() () - ()() Q. Broker - Personal Interest in Property: has an active or inactive real estate license and has a personal interest in the property: (specify if licensee is related to a party, is acting as Buyer or Seller , etc.)

7* Buyer (_____) (_____) and Seller (_____) (_____) acknowledge receipt of a copy of this page.

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1*	The clause below will be incorporated into the Contract between (Seller)
2*	and (Buyer) concerning the Property described as
3*	only if initialed by all parties:
4*	() () - ()() R. Rentals:(check whichever applies)
5*	(1) Pre-Occupancy Agreement: If Buyer occupies the Property before closing, Buyer will accept the Property in its
6	existing condition on the date of occupancy, relieving Seller of any additional repair or treatment obligations, and will maintain
7	the Property and assume all liability for and risk of loss to it from the date of occupancy. Effective on the date of occupancy,
8	this clause replaces Paragraph 9 of the Contract. Buyer and Seller will sign and deliver a written lease containing mutually
9	agreeable terms concerning Buyer's pre-closing occupancy of the Property and prepared at Buyer's expense.
10*	☐ (2) Post-Occupancy Agreement: Buyer and Seller will sign and deliver a written lease, containing mutually agreeable
11	terms concerning Seller's occupancy of the Property after Closing Date and prepared at Seller's expense.
12*	(3) Existing Tenant: The Property is currently used as a rental property and Buyer's rights will be subject to those of
13*	existing tenants. Seller will, within days from Effective Date and at Seller's expense, deliver to Buyer current copies
14*	of the rent roll; leases; income and expense statements for the period January 1, through December 31,,
15*	as evidence that the Property generated income of \$ against expenses of \$;
16	and agreements with third parties that will remain in effect after closing. Buyer may terminate this Contract by written
17*	notice to Seller within days from Effective Date if the statements differ materially from Seller's representations. If
18	Buyer fails to provide timely written notice, Buyer will be deemed to waive this contingency. Seller will assign leases and
19	rental agreements, and transfer deposits and advance rents, to Buyer at closing.
20*	(4) Vacating Tenant: The Property is currently used as a rental property. Seller will ensure that the existing tenant vacates
21	the Property prior to the time agreed upon for the Walk-Through Inspection.

22* **Buyer** (_____) (____) and **Seller** (____) (____) acknowledge receipt of a copy of this page.
23* FARA-10 1/09 © 2009 Florida Association of REALTORS® All Rights Reserved Page _____of Addendum No._



1*	The clause below will be incorporated into the Contract between(Seller)
2*	and (Buyer) concerning the Property described as
3*	only if initialed by all parties:
4*	() () - ()() S. Sale/Lease of Buyer's Property: This Contract is contingent on the lease or closing of
5*	Buyer's property located at
6*	If Buyer's property is not closed or subject to a signed lease acceptable to Buyer's lender by,
7*	("Deadline"), Buyer will, within 3 days from Deadline, provide Seller with written notice canceling this Contract, and
8	Seller will refund Buyer's deposit. If Buyer does not timely provide written notice of cancellation, this contingency will be
9	deemed removed.

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1*	The clause below will be incorporated into the Contract between	(Seller)
2*	and (Buyer) concerning the Property de	escribed as
3*		only if initialed by all parties:
4*	() () - () T. Rezoning: Buyer will have until	to obtain the following
5*	zoning for the Property from the appropriate government agency: Zoning	for use of the Property as
6*		Seller will sign all forms
7	required by the government agency. Buyer will pay all costs associated with the rezonin	g application and proceedings. If
8	rezoning is not obtained, this Contract will terminate and Buyer's deposit will be refunded.	

^{9*} **Buyer** (_____) (_____) and **Seller** (_____) (_____) acknowledge receipt of a copy of this page.

· ·	rated into the Contract between(Buyer) concerning the Property described as	(Seller)
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) () - ()() U	J. Assignment: Seller agrees that Buyer may assign this Contract to	
Buyer will deliver a copy of the as	ssignment to Seller and \Box will \Box will not be released from the duty to per	rform this Contrac
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* Buyer (_____) (_____) and Seller (_____) (_____) acknowledge receipt of a copy of this page.

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The clause below will be incorporated into the and	(Buyer) concerning the Property of	described as
		only if initialed by all partie
() () - ()() V. Property I delivering to Buyer a written real property disc material information about the Property that Seller within 3 days from receipt of Seller's w	closure statement within 3 days from Effective is unacceptable to Buyer , Buyer may cance	Date. If the statement discloses a

Buyer (_____) (_____) and Seller (_____) (_____) acknowledge receipt of a copy of this page.

1*	The clause below will be incorporated into the Contract between(Seller)
2*	and (Buyer) concerning the Property described as
3*	only if initialed by all parties:
4*	() () - () W. Foreign Investment in Real Property Tax Act ("FIRPTA"): If a Seller is a "foreign person" as
5	defined by FIRPTA, Section 1445 of the Internal Revenue Code requires Buyer to withhold 10% of the amount realized by the
6	Seller on the transfer and remit the withheld amount to the Internal Revenue Service (IRS) unless an exemption applies. The
7	primary exemptions are (1) Seller provides Buyer with an affidavit that Seller is not a "foreign person", (2) Seller provides
8	Buyer with a Withholding Certificate providing for reduced or eliminated withholding, or (3) the gross sales price is \$300,000 or
9	less, Buyer is an individual who purchases the Property to use as a residence, and Buyer or a member of Buyer's family has
10	definite plans to reside at the Property for at least 50% of the number of days the Property is in use during each of the first two
11	12 month periods after transfer. The IRS requires Buyer and Seller to have a U.S. federal taxpayer identification number
12	("TIN"). Buyer and Seller agree to execute and deliver as directed any instrument, affidavit or statement reasonably necessary
13	to comply with FIRPTA requirements including applying for a TIN within 3 days from Effective Date and delivering their
14	respective TIN or Social Security numbers to the Closing Agent. If Seller applies for a withholding certificate but the application
15	is still pending as of closing, Buyer will place the 10% tax in escrow at Seller's expense to be disbursed in accordance with
16	the final determination of the IRS, provided Seller so requests and gives Buyer notice of the pending application in accordance
17	with Section 1445. If Buyer does not pay sufficient cash at closing to meet the withholding requirement, Seller will deliver to
18	Buyer at closing the additional cash necessary to satisfy the requirement. Buyer will timely disburse the funds to the IRS and
19	provide Seller with copies of the tax forms and receipts.

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1* 2*	The clause below will be incorporated into the Contract between
3*	only if initialed by all parties:
4* 5 6 7 8	() () - ()() X. 1031 Exchange: If either Seller or Buyer wishes to enter into a like-kind exchange (either simultaneously with closing or after) under Section 1031 of the Internal Revenue Code ("Exchange"), the other party will cooperate in all reasonable respects to effectuate the Exchange including executing documents; provided, however, that the cooperating party will incur no liability or cost related to the Exchange and that the closing shall not be contingent upon, extended or delayed by the Exchange.

9* Buyer (____) (____) and Seller (____) (____) acknowledge receipt of a copy of this page.

The clauses below will be incorporated into the Contract between and (Buyer) concerning			(Buyer) concerning the Property desc	g the Property described as			
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() () - ()(_) Y. Additional Clauses:			
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