



SOUTHERN REALTY ENTERPRISES, INC.



ADDENDUM TO CONTRACT FOR SALE & PURCHASE - ADDENDUM "A"

SELLER (S): _____

BUYER (S): _____

PROPERTY: _____

THE PARTIES AGREE AS FOLLOWS:

1) The buyers obligation under this contract is contingent on review by Buyers of a property inspection report arranged for and paid by the Buyer within ____ working days of the effective contract date. Inspections shall be made by a certified building inspector or licensed contractor. Such report must be deemed satisfactory or unsatisfactory in the sole judgment of the buyer and are not limited to items listed in paragraph D & N. Seller shall then be notified with the inspection results within 96 hours after inspection date. Should inspections be deemed unsatisfactory, this contract shall be null & void and Buyer's deposit returned in full.

This contingency shall not affect the other inspection and / or walk-through provisions of Paragraph N of this contract.

2) If repairs are required and Buyer agrees to accept the property conditioned on completion of repairs by Seller, Seller shall at their expense, cause such repairs to be completed no later than 5 days prior to closing by a licensed contractor or company specializing in such repairs. Seller shall provide paid invoices and all other documentation regarding such repairs prior to closing to Buyer.

3) This contract is contingent upon Buyer's review and approval of Seller's Disclosure and any inspection reports, which may be in Seller's possession. Such disclosures and reports shall be provided to Buyer within 24 hours of contract effective date. In the event of Buyer's disapproval, Buyer shall notify Seller within 48 hours of effective date and this contract shall be null and void.

4) Property shall appraise for no less than the purchase price or Buyer may declare this contract null & void.

5) Buyer shall have a satisfactory pre-closing walk-through inspection of property at least ONE day before closing.

6) Sellers to purchase for buyer a one year home warranty to include heat and air-conditioning coverage.

7) Title, free and clear of defects shall be passed by Seller to Buyer on the day of closing specified herein. If title defects are discovered, extension of closing date shall be at sole option of the Buyer.

8) Buyer and Seller agree that Broker's Title of Longwood I, LLC or Equitable Title Agency, Inc. will issue the Title Insurance and handle the closing in this transaction.

NOTICE

Buyer and Seller acknowledge that SOUTHERN REALTY ENTERPRISES, INC. AND ITS AGENTS in no way warrant the condition of the equipment, systems, roof or any feature of the property whatsoever and shall not be liable to either Buyer or Seller with respect to such items. SOUTHERN REALTY ENTERPRISES, INC AND ITS AGENTS will not render any professional opinion as to any condition of the subject property. SOUTHERN REALTY ENTERPRISES, INC. AND ITS AGENTS recommend to the Buyer in accordance with Paragraph D and N of the contract for Sale and Purchase that an inspection of the property be made. A list of inspectors is available under the heading "Building Inspection Services" or under the appropriate service heading(s) if only certain systems are to be inspected. Failure to make inspections shall be the sole responsibility of the Buyer. Also be advised that mold is found both inside and outdoor. The presence of mold may cause property damage or health problems. Should you desire a mold inspection or additional information about mold, contact a trained professional in this field.

Buyer and Seller acknowledge that information regarding property dimensions, age, legal description, structural definition, room sizes, square footage and / or mortgage status on the subject property has been provided by others and this information is assumed and believed to be true and correct. Buyer and Seller agree to hold SOUTHERN REALTY ENTERPRISES, INC. AND ITS AGENTS involved in this transaction harmless and free of any liability in the event information pertaining to one or more of the above are found to be incorrect as a result of, including but not limited to: title survey, survey, building specifications, and transmittal of mortgage data.

This Agreement, upon its execution by both parties, is herewith made an integral part of the aforementioned Contract for Sale and Purchase. In the event any of the above conditions are not satisfied, this contract shall be null and void and all funds deposited by the Buyer shall be returned to the Buyers.

WITNESS: _____ BUYER: _____ DATE _____

WITNESS: _____ BUYER: _____ DATE _____

WITNESS: _____ SELLER: _____ DATE _____

WITNESS: _____ SELLER: _____ DATE _____