

ENC Home Solutions Addendum to Contract

This addendum to the Offer to Purchase and Contract dated _____ between _____, Buyer and ENC Home Solutions, LLC., Seller regarding property known as _____ in or near the, County of _____, North Carolina, by reference hereto, is a part of said contract, as follows:

Closing Attorney: Tim Burch - Graham Nuckolls Conner Law Firm— tim@gnclawfirm.com 252-757-3535 ext. 206 Seller's preferred attorney will conduct the closing and disburse all funds. Said attorney shall represent both Buyer and Seller only in such case as the common representation can be managed in the best interest of both the Buyer and Seller. Said attorney shall on behalf of the Buyer render an opinion on title, prepare any necessary loan documents for Buyer, explain loan documents to Buyer and disburse loan proceeds. Buyer may independently employ separate counsel; however, all additional and redundant costs shall be the sole obligation of the Buyer. If a conflict develops between Buyer and Seller, Seller's preferred attorney must withdraw from the representation of both parties and will not represent either party any further in the transaction.

Closing time: Seller requires all closings to be scheduled between 8am & 12pm noon to allow time to close, fund, and record the same day.

Due Diligence Fee: Seller requires a *minimum* of 1% of the sales price as due diligence fee with all offers/contracts.

Property Owner Association: Buyer has received a copy of the COVENANTS, CONDITIONS AND RESTRICTIONS ("CC&Rs") from his/her agent and acknowledges his/her responsibility to read them for compliance.

Schools: It is Buyer's responsibility to confirm school assignment and any potential redistricting.

Utilities: The buyer is responsible for having the utilities turned on in their name within 24 hours after closing, i.e., electric, water/sewer, gas.

Broker: Seller's spouse is NC Licensed Real Estate Broker

KEY NON-RELEASE NOTICE:

DUE TO THE SELLER'S INSURANCE COVERAGE, KEYS TO THE PROPERTY WILL NOT BE RELEASED TO THE BUYER(S) UNTIL AFTER THE DEED HAS BEEN RECORDED. ONCE RECORDED, BUYER(S) OR THEIR AGENT MAY PICK UP THE KEYS FROM THE CLOSING ATTORNEY OR THE SELLER'S SALES REPRESENTATIVE.

DELIVERY OF PERSONAL PROPERTY:

DO NOT SCHEDULE DELIVERY OF MAIL, PACKAGES, FURNITURE OR OTHER HOUSEHOLD GOODS UNTIL AFTER DEED HAS BEEN RECORDED AND KEYS HAVE BEEN RELEASED.

UTILITIES:

YOUR UTILITIES WILL BE DISCONNECTED IF NOT TRANSFERRED INTO YOUR NAME WITHIN 24 HOURS AFTER CLOSING.

IN THE EVENT OF A CONFLICT BETWEEN THIS ADDENDUM AND THE PURCHASE AND SALE AGREEMENT, THIS ADDENDUM SHALL CONTROL

(Buyer)

(Seller)

(Buyer)