

Purchase Contract Addendum

This Resale Addendum ("Agreement") sets forth the responsibilities and obligations between Buyer(s) Name: _____ as outlined in the purchase contract, its affiliates and/or ("Buyer"), and Trade In Holdings ("Seller") of **4066 General Howe Rd Riegelwood NC 28456** ("Property").

1. Acknowledgment

Buyer and Seller acknowledge this agreement is an addendum to the attached **NC** Residential Purchase Contract between Buyer and Seller ("Purchase Contract"). Any provision(s) in this agreement supersede any provision in the Purchase Contract and other addenda, if applicable.

2. Cancellation

The Buyer may cancel this agreement and contract, without recourse, during the due diligence period outlined in the original purchase contract. Cancellation of the original purchase contract will also terminate this agreement without recourse.

3. Disclosures

One or more members of Trade In Holdings, LLC, and other Trade In Holdings, LLC, related entities are licensed real estate agents or licensed real estate brokers in the State of Arizona.

Buyer acknowledges that the seller has never lived in the property and has very limited knowledge.

Instead of disclosure requirements outlined in the Purchase Contract, Seller will provide the buyer a seller disclosure named Seller Resale Disclosure Form.

Buyer agrees to waive a property insurance claim history report.

If a survey is required by the buyer or buyers lender and the seller does not have one on file, the buyers agree they are required to order one and will be paid for by the seller.

4. Inspections, Response and Timelines

Buyer's due diligence and inspection period shall be ten (**10**) days unless otherwise agreed to with another addendum/amendment commencing after contract acceptance. Day one starts the following day. In which the document named, Buyers Inspection Notice and Sellers Response (BINSR), blank copy attached, will be used to respond and negotiate the due diligence/inspection period and will be provided by the seller's broker.

Buyer reserves the right, at their sole discretion, during the due diligence and inspection period to cancel for any reason prior to sending over the Buyer's Inspection Notice and Seller Response addendum (BINSR). Once the buyer has sent the (BINSR) to the seller, the buyer's inspection period is over and the buyer no longer has the right to cancel without the forfeit of

Buyers Initials

Buyers Initials

their earnest money unless the seller officially responds not agreeing to their request as outlined below.

Buyer shall deliver notice to Seller, no later than ten **(10)** days after contract acceptance, the Buyer's Inspection Notice document, either a) accepting the property as-is, b) canceling the contract and receiving a full refund of their earnest money deposit, c) give options of requesting repairs, and/or requesting a credit in lieu of repairs. If the buyer fails to deliver their response on the Buyers Inspection Notice and Sellers Response (BINSR) within the 10 day period, the buyer automatically by default agrees to take the property as is and the seller will not be obligated to do any repairs not agreed to in writing on the BINSR or Purchase Contract.

In the event the Buyer requests repairs, or requests a credit in lieu of repairs, on the Buyer's Inspection Notice, the Seller shall have five **(5)** calendar days to accept, reject, or counter the Buyer's Inspection Notice. If the seller's inspection five **(5)** day response end date falls on a weekend, the due date will be the following business day.

The Seller shall indicate their response and deliver to Buyer, the Buyer's Inspection Notice and Seller's Response.

In the event the Seller accepts the Buyer's Inspection Notice, the inspection period is complete. If the seller needs more than five **(5)** days to respond, all parties agree to automatically extend the seller's inspection response time until they can give their full response.

If the Seller rejects or counters the Buyer's Inspection Notice, the Buyer shall have five **(5)** days to either agree to the Buyer's Inspection Notice and Seller's Response and proceed with closing, or Buyer may, at their sole discretion, cancel the contract and receive a full refund of their earnest money deposit.

Further, Buyer and Seller agree upfront that any repairs not negotiated during the inspection response will not need to be completed by the close of escrow.

Buyer acknowledges they have reviewed paragraph four (4) and understand how the inspection response and deadlines work:

Buyer Initials

Buyer Initials

By signing below, Seller and Buyer acknowledge and agree to the terms and provisions outlined in this Agreement:

Buyers Initials

Buyers Initials

Seller

Date

Buyer

Date

Buyer

Date

Buyers Initials

Buyers Initials