

“Purchase Addendum”

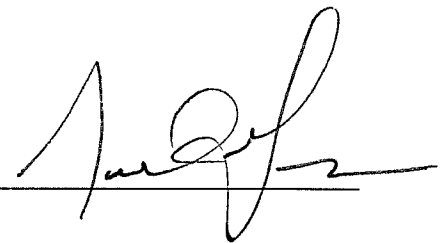
In the event that any portion of the language in this exhibit is conflicting with the terms of the Contract For Sale and Purchase Agreement, the language in this exhibit shall take precedence.

NOTICE: Seller has not occupied the property. Property(s) was obtained by Bank Foreclosure or Deed In Lieu of Foreclosure and is being sold As-Is, Where-Is, with No Warranties Implied or Expressed.

1. Buyer must provide lender pre-approval or proof of funds within three days of signed contract.
2. Buyer will sign Seller’s AS-IS Addendum which will be made part of this purchase contract.
3. Title to be transferred by a Special or Limited Warranty Deed.
4. Buyer to pay for any deed transfer tax or document stamps (if applicable).
5. Buyer to pay for any required survey.
6. Buyer to pay for any termite inspection or report (unless otherwise stipulated in a VA contract).
7. Buyer to pay for any septic tank or drain field inspection (if applicable).
8. Buyer to pay for any water well inspection (if applicable).
9. Seller has the right to view Buyer’s survey report in the event of any discrepancy.
10. Seller has the right to view the entire color inspection report in the event of requested repairs.
11. Seller signatories will not make personal appearances nor provide phone verifications.
12. Closing should be scheduled on or before 12:00 pm Eastern Time to meet wire transfer deadline.
13. Net Proceeds to be sent to Seller by wire transfer on the day of closing before 3:00 pm EST.
14. Buyer possession not to occur until after closing and funding.

Buyer Signature: _____

Seller Signature: _____



Buyer Signature: _____