



Addendum to Contract

Addendum No. 1 to the Contract dated February 5, 2014 between US BANK NA SERIES 2004-4 TR (Seller) and City of Leesburg and Economic Development (Buyer)

concerning the property described as:

208 S TRUETT ST, LEESBURG, FL 34748

(the "Contract"). Buyer and Seller make the following terms and conditions part of the Contract: Buyer shall have 5 days after Effective Date within which to have appraisal of the Property performed.

Buyer shall take title as "CITY OF LEESBURG, FLORIDA".

Date: 2/13/14 Buyer: [Signature]
Date: _____ Buyer: Mayor, City of Leesburg
Date: 2-14-14 Seller: [Signature]
Date: _____ Seller: _____

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Serial# 037187-900136-2304611

PREMIERE

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COUNTER OFFER

Date: 02/12/2014

Buyer: City of Leesburg and Economic Development,
City of Leesburg and Economic Development

Seller: Owner of Record

This is a Counter Offer dated 02/12/2014, regarding property located at 208 S TRUETT ST, LEESBURG, FL, 34748 and supersedes any prior offers, purchase agreements or other documents previously executed in connection with the property between Owner of Record, Seller, and Buyer. All terms and provisions of any offer, purchase agreement or other documents, including the Seller's Addendum executed in connection with the property which are not amended by this Counter Offer shall remain effective.

1. Sales price to be \$65,000.00
2. Buyer is to deposit earnest money in the amount of \$1,000.00 in listing agent's escrow account or with Seller's closing agent upon acceptance of this Counter Offer. Seller will not execute any contract for purchase without written proof of the Buyer's earnest money deposit.
3. Seller will make no repairs or inspections to the subject property unless expressly addressed in this Counter Offer or the Seller's Addendum. Should the property sustain any material damage after the acceptance of an offer or prior to closing under contract for purchase, Seller, in its sole discretion shall have the option to a) terminate the offer/contract, b) re-negotiate the sales price, or c) proceed with repairs. In the event the Seller elects option b) or c), the Buyer may either a) proceed with the transaction or b) terminate the offer/contract and receive a refund of the Buyer's deposit.

Should any lender or any insuring entity or agency require that repairs to the property be made or that certain conditions be met, the Seller, at its sole option, may comply with such requirements or terminate the contract for purchase. Further, should any FHA Conditional Commitment or VA Certificate of Reasonable Value vary from the agreed upon purchase price of the property, then Seller, at its sole option, may terminate the contract for purchase.

Seller will pay a maximum of \$0.00 toward lender required repairs only. If lender required repairs are less than \$0.00, any excess shall be credited back to the Seller. Buyer must provide a list of required repairs in writing from the lender. Bids are required for repairs and must be supplied to the Seller from bonded, licensed vendors for review and approval. All work will be scheduled and coordinated by the listing agent. Repairs will not be authorized until Buyer provides documentation of full mortgage commitment.

4. Termite inspection will be the responsibility of the BUYER. Any termite corrective work and/or treatment will be at the expense of the BUYER, unless otherwise agreed upon herein.

MatterID: 408678

Buyer Initials  _____

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Address: 208 S TRUETT ST,
LEESBURG, FL, 34748

Buyer: City of Leesburg and Economic Development, City of
Leesburg and Economic Development

5. Closing is to occur on or before 03/18/2014. Time is of the essence. No extension of the closing date will be given without prior written approval of the Seller. Seller reserves the right to unilaterally extend closing date if legible copies of the executed purchase contract are not received in a timely manner. The Buyer shall be charged a fee of \$50.00 per calendar day for any extension of the escrow period past the closing date of 03/18/2014, to be paid to and collected by the closing agent at the time such extension is granted. The Buyer shall not be obligated for any delays caused by the Seller's title company/closing agent. All funds must be paid according to the closing/escrow agent's instructions for receipt prior to the closing.

The closing will occur at the office or physical location of Seller's choice. Buyer may use counsel of choice as representation at settlement, at Buyer's expense. Seller will pay for Owner's title policy if closing occurs at Seller's directed office and the Owner's policy is ordered through closing office listed below, provided however, in states where Seller's representative is prohibited from providing title and settlement services to the Buyer, Seller will not pay the cost of an Owner's title policy issued by Buyer's representative or other settlement costs incurred by the Buyer. Seller's representation will be:

Name: ServiceLink
Attn: WellsFargoREO, servicelinkfnf
Address: 1400 Cherrington Parkway,
Moon Twp,
PA,
15108
Phone#: 855-264-4930
Fax#:

6. Seller will pay a maximum of \$0.00 towards Buyer's closing costs (this includes non-allowables, pre-paid and points). If Buyer's closing costs are less than this amount, any excess shall be credited back to the Seller. If applicable, FHA or VA non-allowables will be capped at a maximum of \$0.00.
7. Agent commission will be paid in accordance with the listing agreement. Agent commission will be based on the sales price of \$65,000.00. If property does not close, no commission will be paid.
8. All pro-rations, including without limitation, pro-rations of any and all taxes, fees, utilities, homeowner or condominium association assessments and dues and any and all other charges against the property reflected on the settlement statement and executed by the Seller are final. No adjustments or payments will be made by the Seller after closing.
9. FINAL OFFER ACCEPTANCE IS SUBJECT TO INVESTOR APPROVAL.
10. No other incentives apply. Any incentives agreed to be paid hereunder shall be paid at closing. In the event that the purchase transaction is not consummated, regardless of fault or reason, the Seller shall not be obligated to pay any such incentives.
11. Both parties agree that if the Buyer completes inspections for informational purposes only that Buyer will not seek additional reductions in the Purchase Price from Seller once the offer has been accepted. Seller will not pay for any repairs that are the result of any inspections.

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Buyer Initials

 | _____

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Property Address: 208 S TRUETT ST, LEESBURG, FL, 34748

This Counter Offer, the attached Seller's Addendum, the attached Property Condition Addendum, and any state specific contract must be signed and initialed by Buyer(s) and returned to Seller within two (2) business days. If these documents are not returned within two business days, or by 02/14/2014, Seller reserves the right to terminate this transaction for non-performance by Buyer(s).

Date 2/13/14
Buyer Name (printed) John Christian Buyer (signature) [Signature]
Buyer Email Address Jchris5349@aol.com Buyer Phone Number 352-728-9708
Mayor, City of Leesburg.
Date _____

Buyer Name (printed) _____ Buyer (signature) _____
Buyer Email Address _____ Buyer Phone Number () _____

Buyer email address and Buyer phone number information will be used for internal purposes only and will not be used to solicit the purchaser.

Date 2-14-14
Seller Name (printed) Kristine Lee Schornberg Seller (signature) [Signature]
MatterID: 408678 Buyer Initials [Initials]

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Property Address:

208 S TRUETT ST, LEESBURG, FL, 34748

STANDARD SELLER'S ADDENDUM

This Seller's Addendum is attached to and is a part of the offer, purchase agreement or other documents executed in connection with the purchase of the property. The Seller's Addendum will supersede the offer, purchase agreement or other documents executed in connection with the purchase of the property where provisions of this Seller's Addendum amend the provisions of such documents. The following terms and conditions are accepted and incorporated into the offer, purchase agreement or other documents executed in connection with the purchase of the property, subject to the following, and in accordance with certain state requirements. Paragraphs in the offer, purchase agreement or other documents executed in connection with the purchase of the property which require initials by all parties, but are not initialed by all parties, are excluded from the final agreement. Unless otherwise specified in writing, down payment and loan amount(s) will be adjusted in the same proportion as in the original offer.

1. Property is sold in its present "As Is" condition with no warranties, repairs, or inspections completed by the Seller, unless otherwise expressly addressed in the Counter Offer or this Seller's Addendum. Buyer agrees that by closing hereunder Buyer has received no promises as to condition and no warranties, and has been afforded an opportunity to obtain an inspection by an inspector of Buyer's choosing. Buyer acknowledges that Seller obtained the Property through foreclosure or similar process and that Seller has not occupied the Property. No personal property is included in this sale, unless otherwise specified.
2. Buyer agrees that in contracting to buy the property, Buyer has not relied upon any representation made by the Seller or Wells Fargo Home Mortgage, or any parent, subsidiary or affiliate thereof, or any of their officers, directors, employees, agents or representatives.
3. In order for an offer to be considered, Buyer must present a prequalification letter from Wells Fargo Home Mortgage, an entity which is a joint venture with Wells Fargo Home Mortgage, or Neighborhood Assistance Corporation of America (NACA). A Buyer who is not interested in comparing any other financing options, may also present proof of a loan commitment or credit decision pre-approval from another lender.
4. Buyer shall have seven (7) calendar days from the date of the fully executed purchase contract to declare the contract null and void as a result of inspection findings. After the seventh (7th) calendar day, Buyer is obligated to complete the purchase or forfeit their earnest money deposit.
5. Buyer is advised that Seller works closely with certain escrow companies, title companies, title agents, title attorneys, and other closing agents that are familiar with Seller's forms, documents, procedures, and special requirements. By utilizing such entities, Seller is generally able to achieve closings quickly and efficiently. Unless Buyer chooses otherwise, Seller will refer the contract with a company, attorney or agent of Seller's choice to perform all necessary title services and products either itself or through a title company chosen by Seller, except in those states where Seller's representative is prohibited from performing such services for the benefit of both parties. Buyer is advised that the use of such companies, attorneys or agents is not required, nor a condition of the sale of the property to Buyer.
6. Closing to occur at the office or physical location of Seller's choice. Buyer may use counsel of their choice to represent the Buyer at closing at Buyer's expense.
7. Seller will pay for Seller's closing costs agreed to with Seller's preferred closing office as well as any costs agreed to in the Counter Offer at closing. If Listing/Selling Agent or Buyer initiates title or closing with an attorney or closing office other than that of Seller's choice; any additional Seller closing costs beyond those that would be charged at Seller's preferred closing office, including but not limited to, title, closing and miscellaneous fees, will be the responsibility of the Agent or Buyer.
8. Seller does not agree to arbitration and mediation.

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Buyer Initials



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208 S TRUETT ST, LEESBURG, FL, 34748

21. All pro-rations, including without limitation, pro-rations of any and all taxes, fees, utilities, homeowner or condominium association assessments and dues and any and all other charges against the property as reflected on the settlement statement executed by the Seller are final. No adjustments or payments will be made by the Seller after closing. Tax Pro-rations shall be based upon 100% of the last ascertainable actual tax bill and shall be final as of closing. There shall be no pro-ration adjustment. Tax pro-rations which are not yet due and payable will not be allowed as closing costs. This paragraph controls all pro-rations as described, regardless of language to the contrary in any offer, addendum or counter offer.
22. Seller shall have a minimum of thirty (30) days from the earlier of the closing date or the date upon which Seller receives a copy of a title insurance commitment/title report within which to resolve title exceptions, defects, or other title issues which in any way impede or impair Seller's ability to convey insurable title. If, within such thirty (30) day period, Seller determines that it is unable or unwilling to resolve such matters, the Buyer (1) may take title in its then state, thereby waiving any title objections, or (2) terminate the contract and receive a refund of any deposit as Buyer's sole and exclusive remedy. Alternatively, in such circumstances, Seller may terminate the contract and refund Buyer's deposit, such refund being Buyer's exclusive remedy for such termination. In the event Seller fails to resolve such issues within the aforesaid thirty (30) day period, it shall be presumed that Seller has determined that it is unable or unwilling to resolve such issues.
23. Seller shall deliver possession and occupancy of the property upon close of escrow. The property will be delivered vacant unless otherwise agreed in writing or if the paragraph below is initialed. If, prior to close of escrow, Seller notifies Buyer it will be unable to deliver the property vacant, Buyer may cancel this contract within five (5) calendar days after receipt of such notice or prior to the close of escrow, whichever is earlier, and Seller's inability to deliver the property vacant shall not be deemed a breach of this contract. If Buyer accepts the property occupied, Buyer takes the property subject to any applicable rent, vacancy or occupancy control which are matters to be investigated by Buyer.

Pursuant to section 702 of the Protecting Tenants at Foreclosure Act (the Act), Seller has determined that the property is occupied by a bona fide tenant with a bona fide lease and that the property will be delivered at close of escrow with the tenant occupying the property. A copy of the lease provided by the tenant to Seller has previously been presented to Buyer for inspection. It is the responsibility of the Buyer to review the Act and to comply with the provisions thereof. In particular, should the Buyer intend to occupy the property as a primary residence, it shall be the obligation of the Buyer to comply with the notice provisions of section 702 (a)(2)(A) of the Act and Buyer shall be responsible for all legal and other actions, including attorneys' fees and costs, necessary to gain possession of the property.

Buyer Initials PK

24. The Buyer shall not be allowed, under any circumstance, to receive funds from the closing that exceed the amount of the earnest money plus prepaid deposits paid by the Buyer. In the event that the proposed HUD reflects proceeds to the Buyer in excess of the earnest money and prepaid deposits, the closing cost credit by Seller shall be reduced so that the Buyer receives an amount exactly equal to the earnest money amount, plus prepaid deposits by the Buyer.
25. Termination of Contract: In the event the contract for purchase is terminated by Seller pursuant to any provision of the Counter Offer, this Seller's Addendum, any other purchase contract, addendum or counter offer, Seller's sole liability to Buyer will be to return Buyer's deposit, at which time the contract for purchase shall cease and terminate and Seller and Buyer shall have no further obligations, liabilities or responsibilities to one another. Notwithstanding any language to the contrary in any purchase contract, offer, addenda or counter offer, if Buyer defaults in the performance of the contract for purchase of the property, the full amount of the earnest money will be tendered to the Seller.

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Buyer Initials PK

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Property Address: 208 S TRUETT ST, LEESBURG, FL, 34748

32. Pursuant to the Bank Secrecy Act and requirements specified by the Department of the Treasury's Office of Foreign Assets Control ("OFAC"), Premiere Asset Services will not engage in any transaction with any individual or entity that either appears on the list of Specially Designated Nationals and Blocked Persons, Specially Designated Terrorists, Specially Designated Narcotics Traffickers, or that Premiere Asset Services suspects to be involved in a suspicious transaction or one in violation of federal law. Therefore, the information on the form attached as Exhibit A, must be provided. This information will be used for the sole purpose of screening against OFAC and WorldCheck lists. If the Seller finds in its sole and absolute discretion that any Buyer(s) meet the criteria as described above, the offer, purchase agreement or other documents executed in connection with the purchase of the property shall be of no effect, and shall be immediately cancelled and terminated. No party shall be liable to the other party in any way, for any claims whatsoever. Any earnest money deposit will be returned to the Buyer.
33. If any provision (or any portion of any provision) of this agreement is held by a court of competent jurisdiction to be illegal, invalid, or unenforceable under present or future laws effective during the term of this agreement, the legality, validity, and enforceability of the remaining provisions (or the balance of such provision) shall not be affected thereby.
34. All notices given under this agreement will be in writing and signed by the party giving the notice. Notice will be deemed received as follows: If delivered in person, upon delivery; if delivered by United States Postal Service, First Class mail, two (2) business days after deposit into the mail; if delivered by a national overnight courier on a next-day basis, one (1) business day after deposit with the service; if delivered by facsimile or Email during Seller's regular business hours, upon transmission or sending, if delivered by facsimile or Email outside of Seller's regular business hours or on a weekend or holiday, upon the commencing of the next business day.

Date 2/13/14
John H. Christian
Buyer Name (printed)
Date _____

[Signature]
Buyer (signature)
Mayor, City of Leesburg

Buyer Name (printed)
Date 2-14-14
Kristine Lee Schrock
Seller Name (printed)

Buyer (signature)
[Signature]
Seller (signature)

[Exhibit A Follows]

MatterID: 408678

Buyer Initials [Signature]

PREMIERE

ASSET SERVICES

Exhibit A

Pursuant to the Bank Secrecy Act and requirements specified by the Department of the Treasury's Office of Foreign Assets Control ("OFAC"), Premiere Asset Services will not engage in any transaction with any individual or entity that either appears on the list of Specially Designated Nationals and Blocked Persons, Specially Designated Terrorists, Specially Designated Narcotics Traffickers, or that Premiere Asset Services suspects to be involved in a suspicious transaction or one in violation of federal law. Therefore the following information must be provided. This information will only be used for the sole purpose of screening against OFAC and WorldCheck lists.

Please provide the following information:

Full Legal Name (First Middle and Last)

City of Leesburg, Florida

Full Complete Address (no P.O. Boxes)

501 W Meadow Street

City Leesburg State Florida Country USA Zip 34748

Buyer(s) Date of Birth

Buyers Social Security may be requested at a later date.

Full Name (First Middle and Last)

Complete Address (no P.O. Boxes)

City _____ State _____ Country _____ Zip _____

Buyer(s) Date of Birth

Buyers Social Security may be requested at a later date.

Buyer's Agent Information

First Name: Diane Last Name: Travis

Company Travis Realty Group

Address: 221 N Hwy 27 Ste I City: Clermont State: FL Zip: 34711

Email: atavis@travisrealtygroup.com Phone#: 352-464-4636

Fax#: 352-241-6779

If buyer is a Company/Corporation/Partnership/Limited Liability Company, Non-Profit Organization, a Trust or is not purchasing as an individual, buyer must provide full company corporation or trust name and proof of signing authority.

Buyer's Company/Corporation/Partnership/Limited Liability Company/ Non-Profit Organization/Trust:

85-8015934594C-8

Corporation Tax ID#, if applicable

List All Principal owners of Partnership or LLC or all signers (including non-board members) and all individuals with principal ownership or financial interest in Non-profit Organizations or Trusts, including full name, permanent home address (no P.O. Boxes) and dates of birth for each.

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If the Seller finds in its sole and absolute discretion that any buyer meets the criteria as described above, the offer, purchase agreement or other documents executed in connection with the purchase of the property shall be of no effect, and shall be immediately cancelled. No party shall be liable to the other party in any way, for any claims whatsoever. Any earnest money shall be returned.

Seller:

Date:

Listing Agent:

Date:

MatterID: 408678

Buyer:

Date:

Buyer:

Date:

Buyer Initials:

[Handwritten Signature]

2/13/14

Mayor, City of Leesburg.

[Handwritten Initials]

PREMIERE

ASSET SERVICES

Property Address: 208 S TRUETT ST, LEESBURG, FL, 34748

PROPERTY CONDITION ADDENDUM

Addendum to the Purchase Contract accepted by Buyers for property located at: 208 S TRUETT ST, LEESBURG, FL, 34748.

LEAD-BASED PAINT DISCLOSURE

This contract for purchase is contingent upon a risk assessment or inspection of the property for the presence of lead-based paint and/or lead-based paint hazards at the Purchaser's expense until 9 p.m. on the seventh (7th) calendar day after ratification. The lead-based paint that is in good condition is not necessarily a hazard. See the EPA pamphlet Protect Your Family From Lead in Your Home for more information. This contingency will terminate at the predetermined deadline unless the Buyer (or Buyer's agent) delivers to the Seller (or Seller's agent) a written contract addendum listing the specific existing deficiencies and corrections needed, either with a copy of the inspection and/or risk assessment report. The Seller may, at the Seller's option within 10 (ten) days after delivery of the addendum, elect in writing whether to correct the condition(s) prior to closing. If the Seller will correct the condition, the Seller shall furnish the Buyer with certification from a risk assessor or inspector demonstrating that the condition has been remedied before the close of the settlement. If the Seller does not elect to make the repairs, or if the Seller makes a counter-offer, the Buyer shall have 10 (ten) days to respond to the counter-offer or remove this contingency and buy the property in "as is" condition or this contract shall become void. The purchaser may remove this contingency at any time without cause. Buyer acknowledges they have received the Lead Base Paint pamphlet.

Buyer Initials

[Handwritten Signature]

CHINESE/DEFECTIVE DRYWALL

During the time much of the United States was experiencing building material shortages, some homes were built or renovated using defective drywall imported from or manufactured in China. Defective drywall reportedly emits levels of sulfur, methane and/or other volatile organic compounds that cause corrosion of air conditioner and refrigerator coils, copper tubing, electrical wiring, computer wiring and other household items as well as create noxious odors which may also pose health risks. Seller has made no inspection for and has no knowledge of the presence of Chinese/defective drywall affecting the Property, unless otherwise stated in the Counter Offer.

"AS-IS" DISCLOSURE

Buyer is aware that Seller acquired the property which is the subject of this transaction by way of foreclosure, and that the Seller is selling and Buyer is purchasing the property in an "AS-IS" CONDITION WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Buyer acknowledges for Buyer, for Buyer's successors, heirs and assignees, that Buyer has been given a reasonable opportunity to inspect and investigate the property and all improvements thereon, either independently or through agents of Buyer's choosing, and that in purchasing the property, Buyer is not relying on Seller or its agents as to the condition of the property and/or any improvements thereon, including, but not limited to, roof, foundation, soils, electrical, plumbing, heating, basement, mechanical systems, water or septic systems, geology, lot size or the existence of termites or other wood destroying insects, radon or hazardous substances, whether or not the property is located in a flood zone or whether the property conforms to local ordinance or regulations, including zoning or suitability of the property and/or in compliance with any city, county, State and/or Federal statutes, codes or ordinances. Buyer is not relying on Seller or its agents as to the condition of property and /or any improvements thereon, including but not limited to mold, roof, foundations, etc. THE PREMISES WERE ACCEPTED WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND OR NATURE AND IN AN "AS-IS" CONDITION BASED SOLELY ON BUYER'S OWN INSPECTION

MatterID: 408678

Buyer Initials

[Handwritten Signature]

"AS IS" Residential Contract For Sale And Purchase
 THIS FORM HAS BEEN APPROVED BY THE FLORIDA REALTORS AND THE FLORIDA BAR



17 PARTIES: US BANK NA SERIES 2004-4 TR ("Seller"),
 20 and City of Leesburg Housing and Economic Development ("Buyer"),
 23 agree that Seller shall sell and Buyer shall buy the following described Real Property and Personal Property
 24 (collectively "Property") pursuant to the terms and conditions of this AS IS Residential Contract For Sale And Purchase and
 25 any riders and addenda ("Contract");

26 1. PROPERTY DESCRIPTION:
 27 (a) Street address, city, zip: 208 S TRUETT ST, LEESBURG, FL 34748
 28 (b) Property is located in: LAKE County, Florida. Real Property Tax ID No.: 27 19 24 1200 00D 00800
 29 (c) Real Property: The legal description is LEESBURG, LAKEWOOD PARK SWLY 10 FT OF LOT 8, LOT 9, BLK D PB 12
 30 PG 63 ORB 2161 PG 1508

31 together with all existing improvements and fixtures, including built-in appliances, built-in furnishings and attached
 32 wall-to-wall carpeting and flooring ("Real Property") unless specifically excluded in Paragraph 1(e) or by other terms
 33 of this Contract.

34 (d) Personal Property: Unless excluded in Paragraph 1(e) or by other terms of this Contract, the following items which
 35 are owned by Seller and existing on the Property as of the date of the initial offer are included in the purchase:
 36 range(s)/oven(s), refrigerator(s), dishwasher(s), disposal, ceiling fan(s), intercom, light fixture(s), drapery rods and
 37 draperies, blinds, window treatments, smoke detector(s), garage door opener(s), security gate and other access
 38 devices, and storm shutters/panels ("Personal Property").

39 Other Personal Property items included in this purchase are: _____

40 Personal Property is included in the Purchase Price, has no contributory value, and shall be left for the Buyer.

41 (e) The following items are excluded from the purchase: _____

PURCHASE PRICE AND CLOSING

42 2. PURCHASE PRICE (U.S. currency):S 85000
 43 (a) Initial deposit to be held in escrow in the amount of (checks subject to COLLECTION)S 1000

44 The initial deposit made payable and delivered to "Escrow Agent" named below
 45 (CHECK ONE): (i) accompanies offer or (ii) is to be made within _____ (if left blank,
 46 then 3) days after Effective Date. IF NEITHER BOX IS CHECKED, THEN OPTION (ii)
 47 SHALL BE DEEMED SELECTED.

48 Escrow Agent Information: Name: ServiceLink
 49 Address: _____

50 Phone: _____ E-mail: _____ Fax: _____

51 (b) Additional deposit to be delivered to Escrow Agent within _____ (if left blank, then 10)
 52 days after Effective Date.....S _____
 53 (All deposits paid or agreed to be paid, are collectively referred to as the "Deposit")

54 (c) Financing: Express as a dollar amount or percentage ("Loan Amount") see Paragraph 8.....S _____

55 (d) Other:S _____

56 (e) Balance to close (not including Buyer's closing costs, prepaids and prorations) by wire
 57 transfer or other COLLECTED funds.....S _____

58 NOTE: For the definition of "COLLECTION" or "COLLECTED" see STANDARD S.

59 3. TIME FOR ACCEPTANCE OF OFFER AND COUNTER-OFFERS; EFFECTIVE DATE:

60 (a) If not signed by Buyer and Seller, and an executed copy delivered to all parties on or before February 6, 2014
 61 _____, this offer shall be deemed withdrawn and the Deposit, if any, shall be returned to
 62 Buyer. Unless otherwise stated, time for acceptance of any counter-offers shall be within 2 days after the day the
 63 counter-offer is delivered.

64 (b) The effective date of this Contract shall be the date when the last one of the Buyer and Seller has signed or initialed
 65 and delivered this offer or final counter-offer ("Effective Date").

66 4. CLOSING DATE: Unless modified by other provisions of this Contract, the closing of this transaction shall occur and
 67 the closing documents required to be furnished by each party pursuant to this Contract shall be delivered ("Closing") on
 68 March 7, 2014 ("Closing Date"), at the time established by the Closing Agent.

69 5. EXTENSION OF CLOSING DATE:

70 (a) If Closing funds from Buyer's lender(s) are not available at time of Closing due to Truth In Lending Act (TILA) notice
 71 requirements, Closing shall be extended for such period necessary to satisfy TILA notice requirements, not to
 72 exceed 7 days.

73 Buyer's Initials PKK Page 1 of 11 Seller's Initials [Signature]
 74 FloridaRealtors/FloridaBar-ASIS-2 Rev. 8/13 © 2013 Florida Realtors® and The Florida Bar. All rights reserved.
 75 Serial# 048129-200135-141955

57 (b) If extreme weather or other condition or event constituting "Force Majeure" (see STANDARD G) causes: (i)
58 disruption of utilities or other services essential for Closing or (ii) Hazard, Wind, Flood or Homeowners' insurance,
59 to become unavailable prior to Closing, Closing shall be extended a reasonable time up to 3 days after restoration
60 of utilities and other services essential to Closing and availability of applicable Hazard, Wind, Flood or
61 Homeowners' insurance. If restoration of such utilities or services and availability of insurance has not occurred
62 within _____ (if left blank, then 14) days after Closing Date, then either party may terminate this Contract by
63 delivering written notice to the other party, and Buyer shall be refunded the Deposit, thereby releasing Buyer and
64 Seller from all further obligations under this Contract.

65 **6. OCCUPANCY AND POSSESSION:**

65 (a) Unless the box in Paragraph 6(b) is checked, Seller shall, at Closing, deliver occupancy and possession of the
66 Property to Buyer free of tenants, occupants and future tenancies. Also, at Closing, Seller shall have removed all
67 personal items and trash from the Property and shall deliver all keys, garage door openers, access devices and
68 codes, as applicable, to Buyer. If occupancy is to be delivered before Closing, Buyer assumes all risks of loss to the
69 Property from date of occupancy, shall be responsible and liable for maintenance from that date, and shall be
70 deemed to have accepted the Property in its existing condition as of time of taking occupancy.
71

72 (b) CHECK IF PROPERTY IS SUBJECT TO LEASE(S) OR OCCUPANCY AFTER CLOSING. If Property is
73 subject to a lease(s) after Closing or is intended to be rented or occupied by third parties beyond Closing, the facts
74 and terms thereof shall be disclosed in writing by Seller to Buyer and copies of the written lease(s) shall be
75 delivered to Buyer, all within 5 days after Effective Date. If Buyer determines, in Buyer's sole discretion, that the
76 lease(s) or terms of occupancy are not acceptable to Buyer, Buyer may terminate this Contract by delivery of
77 written notice of such election to Seller within 5 days after receipt of the above items from Seller, and Buyer shall be
78 refunded the Deposit thereby releasing Buyer and Seller from all further obligations under this Contract. Esloppel
79 Letter(s) and Seller's affidavit shall be provided pursuant to STANDARD D. If Property is intended to be occupied
80 by Seller after Closing, see Rider U. POST-CLOSING OCCUPANCY BY SELLER.

81 **7. ASSIGNABILITY: (CHECK ONE):** Buyer may assign and thereby be released from any further liability under this
82 Contract; may assign but not be released from liability under this Contract; or may not assign this Contract.

83 **FINANCING**

84 **8. FINANCING:**

85 (a) Buyer will pay cash or may obtain a loan for the purchase of the Property. There is no financing contingency to
86 Buyer's obligation to close.

87 (b) This Contract is contingent upon Buyer obtaining a written loan commitment for a conventional FHA VA
88 or other _____ (describe) loan on the following terms within _____ (if left blank, then 30) days after
89 Effective Date ("Loan Commitment Date") for (CHECK ONE): fixed, adjustable, fixed or adjustable rate loan in
90 the Loan Amount (See Paragraph 2(c)), at an initial interest rate not to exceed _____ % (if left blank, then prevailing
91 rate based upon Buyer's creditworthiness), and for a term of _____ (if left blank, then 30) years ("Financing").

92 Buyer shall make mortgage loan application for the Financing within _____ (if left blank, then 5) days after Effective
93 Date and use good faith and diligent effort to obtain a written loan commitment for the Financing ("Loan Commitment")
94 and thereafter to close this Contract. Buyer shall keep Seller and Broker fully informed about the status of mortgage
95 loan application and Loan Commitment and authorizes Buyer's mortgage broker and Buyer's lender to disclose such
96 status and progress to Seller and Broker.

97
98 Upon Buyer's receipt of Loan Commitment, Buyer shall provide written notice of same to Seller. If Buyer does not
99 receive Loan Commitment by Loan Commitment Date, then thereafter either party may cancel this Contract up to the
100 earlier of:

- 101 (i.) Buyer's delivery of written notice to Seller that Buyer has either received Loan Commitment or elected to
102 waive the financing contingency of this Contract; or
103 (ii.) 7 days prior to Closing Date.

104 If either party timely cancels this Contract pursuant to this Paragraph 8 and Buyer is not in default under the terms of
105 this Contract, Buyer shall be refunded the Deposit thereby releasing Buyer and Seller from all further obligations under
106 this Contract. If neither party has timely canceled this Contract pursuant to this Paragraph 8, then this financing
107 contingency shall be deemed waived by Buyer.

108 If Buyer delivers written notice of receipt of Loan Commitment to Seller and this Contract does not thereafter close, the
109 Deposit shall be paid to Seller unless failure to close is due to: (1) Seller's default; (2) Property related conditions of the
110 Loan Commitment have not been met (except when such conditions are waived by other provisions of this Contract); (3)
111 appraisal of the Property obtained by Buyer's lender is insufficient to meet terms of the Loan Commitment; or (4) the
112 loan is not funded due to financial failure of Buyer's lender, in which event(s) the Deposit shall be returned to Buyer,
113 thereby releasing Buyer and Seller from all further obligations under this Contract.

Buyer's Initials Adc

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Seller's Initials [Signature]

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- (c) Assumption of existing mortgage (see rider for terms).
- (d) Purchase money note and mortgage to Seller (see riders; addenda; or special clauses for terms).

CLOSING COSTS, FEES AND CHARGES

9. CLOSING COSTS; TITLE INSURANCE; SURVEY; HOME WARRANTY; SPECIAL ASSESSMENTS;

(a) COSTS TO BE PAID BY SELLER:

- Documentary stamp taxes and surtax on deed, if any
- Owner's Policy and Charges (If Paragraph 9(c) (i) is checked)
- Title search charges (if Paragraph 9(c) (iii) is checked)
- Other:
- HOA/Condominium Association estoppel fees
- Recording and other fees needed to cure title
- Seller's attorneys' fees

If, prior to Closing, Seller is unable to meet the AS IS Maintenance Requirement as required by Paragraph 11 a sum equal to 125% of estimated costs to meet the AS IS Maintenance Requirement shall be escrowed at Closing. If actual costs to meet the AS IS Maintenance Requirement exceed escrowed amount, Seller shall pay such actual costs. Any unused portion of escrowed amount(s) shall be returned to Seller.

(b) COSTS TO BE PAID BY BUYER:

- Taxes and recording fees on notes and mortgages
- Recording fees for deed and financing statements
- Owner's Policy and Charges (If Paragraph 9(c)(ii) is checked)
- Survey (and elevation certification, if required)
- Lender's title policy and endorsements
- HOA/Condominium Association application/transfer fees
- Loan expenses
- Appraisal fees
- Buyer's Inspections
- Buyer's attorneys' fees
- All property related insurance
- Owner's Policy Premium (if Paragraph 9 (c) (iii) is checked.)
- Other:

(c) TITLE EVIDENCE AND INSURANCE: At least _____ (if left blank, then 5) days prior to Closing Date, a title insurance commitment issued by a Florida licensed title insurer, with legible copies of instruments listed as exceptions attached thereto ("Title Commitment") and, after Closing, an owner's policy of title insurance (see STANDARD A for terms) shall be obtained and delivered to Buyer. If Seller has an owner's policy of title insurance covering the Real Property, a copy shall be furnished to Buyer and Closing Agent within 5 days after Effective Date. The owner's title policy premium, title search, municipal lien search and closing services (collectively, "Owner's Policy and Charges") shall be paid, as set forth below (CHECK ONE):

- (i) Seller shall designate Closing Agent and pay for Owner's Policy and Charges (but not including charges for closing services related to Buyer's lender's policy and endorsements and loan closing, which amounts shall be paid by Buyer to Closing Agent or such other provider(s) as Buyer may select); or
- (ii) Buyer shall designate Closing Agent and pay for Owner's Policy and Charges and charges for closing services related to Buyer's lender's policy, endorsements, and loan closing; or
- (iii) (MIAMI-DADE/BROWARD REGIONAL PROVISION): Seller shall furnish a copy of a prior owner's policy of title insurance or other evidence of title and pay fees for: (A) a continuation or update of such title evidence, which is acceptable to Buyer's title insurance underwriter for reissue of coverage; (B) tax search; and (C) municipal lien search. Buyer shall obtain and pay for post-Closing continuation and premium for Buyer's owner's policy, and if applicable, Buyer's lender's policy. Seller shall not be obligated to pay more than \$ _____ (if left blank, then \$200.00) for abstract continuation or title search ordered or performed by Closing Agent.

(d) SURVEY: At least 5 days prior to Closing, Buyer may, at Buyer's expense, have the Real Property surveyed and certified by a registered Florida surveyor ("Survey"). If Seller has a survey covering the Real Property, a copy shall be furnished to Buyer and Closing Agent within 5 days after Effective Date.

(e) HOME WARRANTY: At Closing, Buyer Seller N/A shall pay for a home warranty plan issued by _____ at a cost not to exceed \$ _____. A home warranty plan provides for repair or replacement of many of a home's mechanical systems and major built-in appliances in the event of breakdown due to normal wear and tear during the agreement's warranty period.

(f) SPECIAL ASSESSMENTS: At Closing, Seller shall pay: (i) the full amount of liens imposed by a public body ("public body" does not include a Condominium or Homeowner's Association) that are certified, confirmed and ratified before Closing; and (ii) the amount of the public body's most recent estimate or assessment for an improvement which is substantially complete as of Effective Date, but that has not resulted in a lien being imposed on the Property before Closing. Buyer shall pay all other assessments. If special assessments may be paid in installments (CHECK ONE):

- (a) Seller shall pay installments due prior to Closing and Buyer shall pay installments due after Closing. Installments prepaid or due for the year of Closing shall be prorated.
- (b) Seller shall pay the assessment(s) in full prior to or at the time of Closing.

IF NEITHER BOX IS CHECKED, THEN OPTION (a) SHALL BE DEEMED SELECTED.

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172 This Paragraph 9(f) shall not apply to a special benefit tax lien imposed by a community development district (CDD)
173 pursuant to Chapter 190, F.S., which lien shall be prorated pursuant to STANDARD K.

174

DISCLOSURES

10. DISCLOSURES:

- 175 (a) **RADON GAS:** Radon is a naturally occurring radioactive gas that, when it is accumulated in a building in sufficient
176 quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal
177 and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon
178 testing may be obtained from your county health department.
- 179 (b) **PERMITS DISCLOSURE:** Except as may have been disclosed by Seller to Buyer in a written disclosure, Seller
180 does not know of any improvements made to the Property which were made without required permits or made
181 pursuant to permits which have not been properly closed.
- 182 (c) **MOLD:** Mold is naturally occurring and may cause health risks or damage to property. If Buyer is concerned or
183 desires additional information regarding mold, Buyer should contact an appropriate professional.
- 184 (d) **FLOOD ZONE; ELEVATION CERTIFICATION:** Buyer is advised to verify by elevation certificate which flood zone
185 the Property is in, whether flood insurance is required by Buyer's lender, and what restrictions apply to improving
186 the Property and rebuilding in the event of casualty. If Property is in a "Special Flood Hazard Area" or "Coastal
187 Barrier Resources Act" designated area or otherwise protected area identified by the U.S. Fish and Wildlife Service
188 under the Coastal Barrier Resources Act and the lowest floor elevation for the building(s) and/or flood insurance
189 rating purposes is below minimum flood elevation or is ineligible for flood insurance through the National Flood
190 Insurance Program, Buyer may terminate this Contract by delivering written notice to Seller within _____ (if left
191 blank, then 20) days after Effective Date, and Buyer shall be refunded the Deposit thereby releasing Buyer and
192 Seller from all further obligations under this Contract, failing which Buyer accepts existing elevation of buildings and
193 flood zone designation of Property. The National Flood Insurance Reform Act of 2012 (referred to as Biggert-
194 Waters 2012) may phase in actuarial rating of pre-Flood Insurance Rate Map (pre-FIRM) non-primary structures
195 (residential structures in which the insured or spouse does not reside for at least 80% of the year) and an elevation
196 certificate may be required for actuarial rating.
- 197 (e) **ENERGY BROCHURE:** Buyer acknowledges receipt of Florida Energy-Efficiency Rating Information Brochure
198 required by Section 553.996, F.S.
- 199 (f) **LEAD-BASED PAINT:** If Property includes pre-1978 residential housing, a lead-based paint disclosure is
200 mandatory.
- 201 (g) **HOMEOWNERS' ASSOCIATION/COMMUNITY DISCLOSURE:** BUYER SHOULD NOT EXECUTE THIS
202 CONTRACT UNTIL BUYER HAS RECEIVED AND READ THE HOMEOWNERS' ASSOCIATION/COMMUNITY
203 DISCLOSURE, IF APPLICABLE.
- 204 (h) **PROPERTY TAX DISCLOSURE SUMMARY:** BUYER SHOULD NOT RELY ON THE SELLER'S CURRENT
205 PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT THE BUYER MAY BE OBLIGATED TO
206 PAY IN THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY
207 IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER
208 PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE COUNTY
209 PROPERTY APPRAISER'S OFFICE FOR INFORMATION.
- 210 (i) **FIRPTA TAX WITHHOLDING:** Seller shall inform Buyer in writing if Seller is a "foreign person" as defined by the
211 Foreign Investment in Real Property Tax Act ("FIRPTA"). Buyer and Seller shall comply with FIRPTA, which may
212 require Seller to provide additional cash at Closing. If Seller is not a "foreign person", Seller can provide Buyer, at or
213 prior to Closing, a certification of non-foreign status, under penalties of perjury, to inform Buyer and Closing Agent
214 that no withholding is required. See STANDARD V for further information pertaining to FIRPTA. Buyer and Seller
215 are advised to seek legal counsel and tax advice regarding their respective rights, obligations, reporting and
216 withholding requirements pursuant to FIRPTA.
- 217 (j) **SELLER DISCLOSURE:** Seller knows of no facts materially affecting the value of the Real Property which are not
218 readily observable and which have not been disclosed to Buyer. Except as provided for in the preceding sentence,
219 Seller extends and intends no warranty and makes no representation of any type, either express or implied, as to
220 the physical condition or history of the Property. Except as otherwise disclosed in writing Seller has received no
221 written or verbal notice from any governmental entity or agency as to a currently uncorrected building,
222 environmental or safety code violation.

224

PROPERTY MAINTENANCE, CONDITION, INSPECTIONS AND EXAMINATIONS

- 225 11. **PROPERTY MAINTENANCE:** Except for ordinary wear and tear and Casualty Loss, Seller shall maintain the Property,
226 including, but not limited to, lawn, shrubbery, and pool, in the condition existing as of Effective Date ("AS IS
227 Maintenance Requirement").

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Seller's Initials

- 228 12. PROPERTY INSPECTION; RIGHT TO CANCEL:
 229 (a) **PROPERTY INSPECTIONS AND RIGHT TO CANCEL:** Buyer shall have 10 (if left blank, then 15) days
 230 after Effective Date ("Inspection Period") within which to have such inspections of the Property performed
 231 as Buyer shall desire during the Inspection Period. If Buyer determines, in Buyer's sole discretion, that the
 232 Property is not acceptable to Buyer, Buyer may terminate this Contract by delivering written notice of such
 233 election to Seller prior to expiration of Inspection Period. If Buyer timely terminates this Contract, the
 234 Deposit paid shall be returned to Buyer, thereupon, Buyer and Seller shall be released of all further
 235 obligations under this Contract; however, Buyer shall be responsible for prompt payment for such
 236 inspections, for repair of damage to, and restoration of, the Property resulting from such inspections, and
 237 shall provide Seller with paid receipts for all work done on the Property (the preceding provision shall
 238 survive termination of this Contract). Unless Buyer exercises the right to terminate granted herein, Buyer
 239 accepts the physical condition of the Property and any violation of governmental, building, environmental,
 240 and safety codes, restrictions, or requirements, but subject to Seller's continuing AS IS Maintenance
 241 Requirement, and Buyer shall be responsible for any and all repairs and improvements required by Buyer's
 242 lender.
 243 (b) **WALK-THROUGH INSPECTION/RE-INSPECTION:** On the day prior to Closing Date, or on Closing Date prior to
 244 time of Closing, as specified by Buyer, Buyer or Buyer's representative may perform a walk-through (and follow-up
 245 walk-through, if necessary) inspection of the Property solely to confirm that all items of Personal Property are on the
 246 Property and to verify that Seller has maintained the Property as required by the AS IS Maintenance Requirement
 247 and has met all other contractual obligations.
 248 (c) **SELLER ASSISTANCE AND COOPERATION IN CLOSE-OUT OF BUILDING PERMITS:** If Buyer's inspection of
 249 the Property identifies open or needed building permits, then Seller shall promptly deliver to Buyer all plans, written
 250 documentation or other information in Seller's possession, knowledge, or control relating to improvements to the
 251 Property which are the subject of such open or needed Permits, and shall promptly cooperate in good faith with
 252 Buyer's efforts to obtain estimates of repairs or other work necessary to resolve such Permit issues. Seller's
 253 obligation to cooperate shall include Seller's execution of necessary authorizations, consents, or other documents
 254 necessary for Buyer to conduct inspections and have estimates of such repairs or work prepared, but in fulfilling
 255 such obligation, Seller shall not be required to expend, or become obligated to expend, any money.
 256 (d) **ASSIGNMENT OF REPAIR AND TREATMENT CONTRACTS AND WARRANTIES:** At Buyer's option and cost,
 257 Seller will, at Closing, assign all assignable repair, treatment and maintenance contracts and warranties to Buyer.

258 **ESCROW AGENT AND BROKER**

- 259 13. **ESCROW AGENT:** Any Closing Agent or Escrow Agent (collectively "Agent") receiving the Deposit, other funds and
 260 other items is authorized, and agrees by acceptance of them, to deposit them promptly, hold same in escrow within the
 261 State of Florida and, subject to COLLECTION, disburse them in accordance with terms and conditions of this Contract.
 262 Failure of funds to become COLLECTED shall not excuse Buyer's performance. When conflicting demands for the
 263 Deposit are received, or Agent has a good faith doubt as to entitlement to the Deposit, Agent may take such actions
 264 permitted by this Paragraph 13, as Agent deems advisable. If in doubt as to Agent's duties or liabilities under this
 265 Contract, Agent may, at Agent's option, continue to hold the subject matter of the escrow until the parties agree to its
 266 disbursement or until a final judgment of a court of competent jurisdiction shall determine the rights of the parties, or
 267 Agent may deposit same with the clerk of the circuit court having jurisdiction of the dispute. An attorney who represents
 268 a party and also acts as Agent may represent such party in such action. Upon notifying all parties concerned of such
 269 action, all liability on the part of Agent shall fully terminate, except to the extent of accounting for any items previously
 270 delivered out of escrow. If a licensed real estate broker, Agent will comply with provisions of Chapter 475, F.S., as
 271 amended and FREC rules to timely resolve escrow disputes through mediation, arbitration, interpleader or an escrow
 272 disbursement order.
 273 Any proceeding between Buyer and Seller wherein Agent is made a party because of acting as Agent hereunder, or in
 274 any proceeding where Agent interpleads the subject matter of the escrow, Agent shall recover reasonable attorney's
 275 fees and costs incurred, to be paid pursuant to court order out of the escrowed funds or equivalent. Agent shall not be
 276 liable to any party or person for mis-delivery of any escrowed items, unless such mis-delivery is due to Agent's willful
 277 breach of this Contract or Agent's gross negligence. This Paragraph 13 shall survive Closing or termination of this
 278 Contract.
 279 14. **PROFESSIONAL ADVICE; BROKER LIABILITY:** Broker advises Buyer and Seller to verify Property condition, square
 280 footage, and all other facts and representations made pursuant to this Contract and to consult appropriate professionals
 281 for legal, tax, environmental, and other specialized advice concerning matters affecting the Property and the transaction
 282 contemplated by this Contract. Broker represents to Buyer that Broker does not reside on the Property and that all
 283 representations (oral, written or otherwise) by Broker are based on Seller representations or public records. BUYER
 284 AGREES TO RELY SOLELY ON SELLER, PROFESSIONAL INSPECTORS AND GOVERNMENTAL AGENCIES
 285 FOR VERIFICATION OF PROPERTY CONDITION, SQUARE FOOTAGE AND FACTS THAT MATERIALLY AFFECT
 286 PROPERTY VALUE AND NOT ON THE REPRESENTATIONS (ORAL, WRITTEN OR OTHERWISE) OF BROKER.

Buyer's Initials AK

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Seller's Initials _____

287 Buyer and Seller (individually, the "Indemnifying Party") each individually indemnifies, holds harmless, and releases
288 Broker and Broker's officers, directors, agents and employees from all liability for loss or damage, including all costs
289 and expenses, and reasonable attorney's fees at all levels, suffered or incurred by Broker and Broker's officers,
290 directors, agents and employees in connection with or arising from claims, demands or causes of action instituted by
291 Buyer or Seller based on: (i) inaccuracy of information provided by the Indemnifying Party or from public records; (ii)
292 Indemnifying Party's misstatement(s) or failure to perform contractual obligations; (iii) Broker's performance, at
293 Indemnifying Party's request, of any task beyond the scope of services regulated by Chapter 475, F.S., as amended,
294 including Broker's referral, recommendation or retention of any vendor for, or on behalf of Indemnifying Party; (iv)
295 products or services provided by any such vendor for, or on behalf of, Indemnifying Party; and (v) expenses incurred by
296 any such vendor. Buyer and Seller each assumes full responsibility for selecting and compensating their respective
297 vendors and paying their other costs under this Contract whether or not this transaction closes. This Paragraph 14 will
298 not relieve Broker of statutory obligations under Chapter 475, F.S., as amended. For purposes of this Paragraph 14,
299 Broker will be treated as a party to this Contract. This Paragraph 14 shall survive Closing or termination of this Contract.

300 DEFAULT AND DISPUTE RESOLUTION

301 15. DEFAULT:

- 302 (a) BUYER DEFAULT: If Buyer fails, neglects or refuses to perform Buyer's obligations under this Contract, including
303 payment of the Deposit, within the time(s) specified, Seller may elect to recover and retain the Deposit for the
304 account of Seller as agreed upon liquidated damages, consideration for execution of this Contract, and in full
305 settlement of any claims, whereupon Buyer and Seller shall be relieved from all further obligations under this
306 Contract, or Seller, at Seller's option, may, pursuant to Paragraph 16, proceed in equity to enforce Seller's rights
307 under this Contract. The portion of the Deposit, if any, paid to Listing Broker upon default by Buyer, shall be split
308 equally between Listing Broker and Cooperating Broker; provided however, Cooperating Broker's share shall not be
309 greater than the commission amount Listing Broker had agreed to pay to Cooperating Broker.
310 (b) SELLER DEFAULT: If for any reason other than failure of Seller to make Seller's title marketable after reasonable
311 diligent effort, Seller fails, neglects or refuses to perform Seller's obligations under this Contract, Buyer may elect to
312 receive return of Buyer's Deposit without thereby waiving any action for damages resulting from Seller's breach,
313 and, pursuant to Paragraph 16, may seek to recover such damages or seek specific performance.
314 This Paragraph 15 shall survive Closing or termination of this Contract.

315 16. DISPUTE RESOLUTION: Unresolved controversies, claims and other matters in question between Buyer and Seller 316 arising out of, or relating to, this Contract or its breach, enforcement or interpretation ("Dispute") will be settled as 317 follows:

- 318 (a) Buyer and Seller will have 10 days after the date conflicting demands for the Deposit are made to attempt to
319 resolve such Dispute, failing which, Buyer and Seller shall submit such Dispute to mediation under Paragraph
320 16(b).
321 (b) Buyer and Seller shall attempt to settle Disputes in an amicable manner through mediation pursuant to Florida
322 Rules for Certified and Court-Appointed Mediators and Chapter 44, F.S., as amended (the "Mediation Rules"). The
323 mediator must be certified or must have experience in the real estate industry. Injunctive relief may be sought
324 without first complying with this Paragraph 16(b). Disputes not settled pursuant to this Paragraph 16 may be
325 resolved by instituting action in the appropriate court having jurisdiction of the matter. This Paragraph 16 shall
326 survive Closing or termination of this Contract.

327 17. ATTORNEY'S FEES; COSTS: The parties will split equally any mediation fee incurred in any mediation permitted by 328 this Contract, and each party will pay their own costs, expenses and fees, including attorney's fees, incurred in 329 conducting the mediation. In any litigation permitted by this Contract, the prevailing party shall be entitled to recover 330 from the non-prevailing party costs and fees, including reasonable attorney's fees, incurred in conducting the litigation. 331 This Paragraph 17 shall survive Closing or termination of this Contract.

332 STANDARDS FOR REAL ESTATE TRANSACTIONS ("STANDARDS")

333 18. STANDARDS:

334 A. TITLE:

335 (i) TITLE EVIDENCE; RESTRICTIONS; EASEMENTS; LIMITATIONS: Within the time period provided in Paragraph
336 9(c), the Title Commitment, with legible copies of instruments listed as exceptions attached thereto, shall be issued and
337 delivered to Buyer. The Title Commitment shall set forth those matters to be discharged by Seller at or before Closing
338 and shall provide that, upon recording of the deed to Buyer, an owner's policy of title insurance in the amount of the
339 Purchase Price, shall be issued to Buyer insuring Buyer's marketable title to the Real Property, subject only to the
340 following matters: (a) comprehensive land use plans, zoning, and other land use restrictions, prohibitions and
341 requirements imposed by governmental authority; (b) restrictions and matters appearing on the Plat or otherwise
342 common to the subdivision; (c) outstanding oil, gas and mineral rights of record without right of entry; (d) unplatted
343 public utility easements of record (located contiguous to real property lines and not more than 10 feet in width as to rear
344 or front lines and 7 1/2 feet in width as to side lines); (e) taxes for year of Closing and subsequent years; and (f)

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STANDARDS FOR REAL ESTATE TRANSACTIONS ("STANDARDS") CONTINUED

345 assumed mortgages and purchase money mortgages, if any (if additional items, attach addendum); provided, that, none
 346 prevent use of Property for RESIDENTIAL PURPOSES. If there exists at Closing any violation of items identified in (b)
 347 - (f) above, then the same shall be deemed a title defect. Marketable title shall be determined according to applicable
 348 Title Standards adopted by authority of The Florida Bar and in accordance with law.
 349 (ii) TITLE EXAMINATION: Buyer shall have 5 days after receipt of Title Commitment to examine it and notify Seller in
 350 writing specifying defect(s), if any, that render title unmarketable. If Seller provides Title Commitment and it is delivered
 351 to Buyer less than 5 days prior to Closing Date, Buyer may extend Closing for up to 5 days after date of receipt to
 352 examine same in accordance with this STANDARD A. Seller shall have 30 days ("Cure Period") after receipt of Buyer's
 353 notice to take reasonable diligent efforts to remove defects. If Buyer fails to so notify Seller, Buyer shall be deemed to
 354 have accepted title as it then is. If Seller cures defects within Cure Period, Seller will deliver written notice to Buyer (with
 355 proof of cure acceptable to Buyer and Buyer's attorney) and the parties will close this Contract on Closing Date (or if
 356 Closing Date has passed, within 10 days after Buyer's receipt of Seller's notice). If Seller is unable to cure defects
 357 within Cure Period, then Buyer may, within 5 days after expiration of Cure Period, deliver written notice to Seller: (a)
 358 extending Cure Period for a specified period not to exceed 120 days within which Seller shall continue to use
 359 reasonable diligent effort to remove or cure the defects ("Extended Cure Period"); or (b) electing to accept title with
 360 existing defects and close this Contract on Closing Date (or if Closing Date has passed, within the earlier of 10 days
 361 after end of Extended Cure Period or Buyer's receipt of Seller's notice), or (c) electing to terminate this Contract and
 362 receive a refund of the Deposit, thereby releasing Buyer and Seller from all further obligations under this Contract. If
 363 after reasonable diligent effort, Seller is unable to timely cure defects, and Buyer does not waive the defects, this
 364 Contract shall terminate, and Buyer shall receive a refund of the Deposit, thereby releasing Buyer and Seller from all
 365 further obligations under this Contract.
 366 B. SURVEY: If Survey discloses encroachments on the Real Property or that improvements located thereon encroach
 367 on setback lines, easements, or lands of others, or violate any restrictions, covenants, or applicable governmental
 368 regulations described in STANDARD A (i)(a), (b) or (d) above, Buyer shall deliver written notice of such matters,
 369 together with a copy of Survey, to Seller within 5 days after Buyer's receipt of Survey, but no later than Closing. If Buyer
 370 timely delivers such notice and Survey to Seller, such matters identified in the notice and Survey shall constitute a title
 371 defect, subject to cure obligations of STANDARD A above. If Seller has delivered a prior survey, Seller shall, at Buyer's
 372 request, execute an affidavit of "no change" to the Real Property since the preparation of such prior survey, to the
 373 extent the affirmations therein are true and correct.
 374 C. INGRESS AND EGRESS: Seller represents that there is ingress and egress to the Real Property and title to the
 375 Real Property is insurable in accordance with STANDARD A without exception for lack of legal right of access.
 376 D. LEASE INFORMATION: Seller shall, at least 10 days prior to Closing, furnish to Buyer estoppel letters from
 377 tenant(s)/occupant(s) specifying nature and duration of occupancy, rental rates, advanced rent and security deposits
 378 paid by tenant(s) or occupant(s) ("Estoppel Letter(s)"). If Seller is unable to obtain such Estoppel Letter(s) the same
 379 information shall be furnished by Seller to Buyer within that time period in the form of a Seller's affidavit and Buyer may
 380 thereafter contact tenant(s) or occupant(s) to confirm such information. If Estoppel Letter(s) or Seller's affidavit, if any,
 381 differ materially from Seller's representations and lease(s) provided pursuant to Paragraph 6, or if tenant(s)/occupant(s)
 382 fail or refuse to confirm Seller's affidavit, Buyer may deliver written notice to Seller within 5 days after receipt of such
 383 information, but no later than 5 days prior to Closing Date, terminating this Contract and receive a refund of the Deposit,
 384 thereby releasing Buyer and Seller from all further obligations under this Contract. Seller shall, at Closing, deliver and
 385 assign all leases to Buyer who shall assume Seller's obligations thereunder.
 386 E. LIENS: Seller shall furnish to Buyer at Closing an affidavit attesting (i) to the absence of any financing statement,
 387 claims of lien or potential lienors known to Seller and (ii) that there have been no improvements or repairs to the Real
 388 Property for 90 days immediately preceding Closing Date. If the Real Property has been improved or repaired within
 389 that time, Seller shall deliver releases or waivers of construction liens executed by all general contractors,
 390 subcontractors, suppliers and materialmen in addition to Seller's lien affidavit setting forth names of all such general
 391 contractors, subcontractors, suppliers and materialmen, further affirming that all charges for improvements or repairs
 392 which could serve as a basis for a construction lien or a claim for damages have been paid or will be paid at Closing.
 393 F. TIME: Calendar days shall be used in computing time periods. Time is of the essence in this Contract.
 394 Other than time for acceptance and Effective Date as set forth in Paragraph 3, any time periods provided for or dates
 395 specified in this Contract, whether preprinted, handwritten, typewritten or inserted herein, which shall end or occur on a
 396 Saturday, Sunday, or a national legal holiday (see 5 U.S.C. §103) shall extend to 5:00 p.m. (where the Property is
 397 located) of the next business day.
 398 G. FORCE MAJEURE: Buyer or Seller shall not be required to perform any obligation under this Contract or be liable
 399 to each other for damages so long as performance or non-performance of the obligation is delayed, caused or
 400 prevented by Force Majeure. "Force Majeure" means: hurricanes, earthquakes, floods, fire, acts of God, unusual
 401 transportation delays, wars, insurrections, acts of terrorism, and any other cause not reasonably within control of Buyer
 402 or Seller, and which, by: exercise of reasonable diligent effort, the non-performing party is unable in whole or in part to
 403 prevent or overcome. All time periods, including Closing Date, will be extended for the period that the Force Majeure
 404 prevents performance under this Contract, provided, however, if such Force Majeure continues to prevent performance

Buyer's Initials

Adk

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Seller's Initials

[Signature]

STANDARDS FOR REAL ESTATE TRANSACTIONS ("STANDARDS"), CONTINUED.

408 under this Contract more than 14 days beyond Closing Date, then either party may terminate this Contract by delivering
409 written notice to the other and the Deposit shall be refunded to Buyer, thereby releasing Buyer and Seller from all
410 further obligations under this Contract.
411 H. CONVEYANCE: Seller shall convey marketable title to the Real Property by statutory warranty, trustee's, personal
412 representative's, or guardian's deed, as appropriate to the status of Seller, subject only to matters described in
413 STANDARD A and those accepted by Buyer. Personal Property shall, at request of Buyer, be transferred by absolute
414 bill of sale with warranty of title, subject only to such matters as may be provided for in this Contract.
415 I. CLOSING LOCATION; DOCUMENTS; AND PROCEDURE:
416 (i) LOCATION: Closing will take place in the county where the Real Property is located at the office of the attorney or
417 other closing agent ("Closing Agent") designated by the party paying for the owner's policy of title insurance, or, if no
418 title insurance, designated by Seller. Closing may be conducted by mail or electronic means.
419 (ii) CLOSING DOCUMENTS: Seller shall at or prior to Closing, execute and deliver, as applicable, deed, bill of sale,
420 certificate(s) of title or other documents necessary to transfer title to the Property, construction lien affidavit(s), owner's
421 possession and no lien affidavit(s), and assignment(s) of leases. Seller shall provide Buyer with paid receipts for all
422 work done on the Property pursuant to this Contract. Buyer shall furnish and pay for, as applicable the survey, flood
423 elevation certification, and documents required by Buyer's lender.
424 (iii) PROCEDURE: The deed shall be recorded upon COLLECTION of all closing funds. If the Title Commitment
425 provides insurance against adverse matters pursuant to Section 627.7841, F.S., as amended, the escrow closing
426 procedure required by STANDARD J shall be waived, and Closing Agent shall, subject to COLLECTION of all closing
427 funds, disburse at Closing the brokerage fees to Broker and the net sale proceeds to Seller.
428 J. ESCROW CLOSING PROCEDURE: If Title Commitment issued pursuant to Paragraph 9(c) does not provide for
429 insurance against adverse matters as permitted under Section 627.7841, F.S., as amended, the following escrow and
430 closing procedures shall apply: (1) all Closing proceeds shall be held in escrow by the Closing Agent for a period of not
431 more than 10 days after Closing; (2) if Seller's title is rendered unmarketable, through no fault of Buyer, Buyer shall,
432 within the 10 day period, notify Seller in writing of the defect and Seller shall have 30 days from date of receipt of such
433 notification to cure the defect; (3) if Seller fails to timely cure the defect, the Deposit and all Closing funds paid by Buyer
434 shall, within 5 days after written demand by Buyer, be refunded to Buyer and, simultaneously with such repayment,
435 Buyer shall return the Personal Property, vacate the Real Property and re-convey the Property to Seller by special
436 warranty deed and bill of sale; and (4) if Buyer fails to make timely demand for refund of the Deposit, Buyer shall take
437 title as is, waiving all rights against Seller as to any intervening defect except as may be available to Buyer by virtue of
438 warranties contained in the deed or bill of sale.
439 K. PRORATIONS; CREDITS: The following recurring items will be made current (if applicable) and prorated as of the
440 day prior to Closing Date, or date of occupancy if occupancy occurs before Closing Date: real estate taxes (including
441 special benefit tax assessments imposed by a CDD), interest, bonds, association fees, insurance, rents and other
442 expenses of Property. Buyer shall have option of taking over existing policies of insurance, if assumable, in which event
443 premiums shall be prorated. Cash at Closing shall be increased or decreased as may be required by prorations to be
444 made through day prior to Closing. Advance rent and security deposits, if any, will be credited to Buyer. Escrow
445 deposits held by Seller's mortgagee will be paid to Seller. Taxes shall be prorated based on current year's tax with due
446 allowance made for maximum allowable discount, homestead and other exemptions. If Closing occurs on a date when
447 current year's millage is not fixed but current year's assessment is available, taxes will be prorated based upon such
448 assessment and prior year's millage. If current year's assessment is not available, then taxes will be prorated on prior
449 year's tax. If there are completed improvements on the Real Property by January 1st of year of Closing, which
450 improvements were not in existence on January 1st of prior year, then taxes shall be prorated based upon prior year's
451 millage and at an equitable assessment to be agreed upon between the parties, failing which, request shall be made to
452 the County Property Appraiser for an informal assessment taking into account available exemptions. A tax proration
453 based on an estimate shall, at either party's request, be readjusted upon receipt of current year's tax bill. This
454 STANDARD K shall survive Closing.
455 L. ACCESS TO PROPERTY TO CONDUCT APPRAISALS, INSPECTIONS, AND WALK-THROUGH: Seller shall,
456 upon reasonable notice, provide utilities service and access to Property for appraisals and inspections, including a walk-
457 through (or follow-up walk-through if necessary) prior to Closing.
458 M. RISK OF LOSS: If, after Effective Date, but before Closing, Property is damaged by fire or other casualty
459 ("Casualty Loss") and cost of restoration (which shall include cost of pruning or removing damaged trees) does not
460 exceed 1.5% of Purchase Price, cost of restoration shall be an obligation of Seller and Closing shall proceed pursuant
461 to terms of this Contract. If restoration is not completed as of Closing, a sum equal to 125% of estimated cost to
462 complete restoration (not to exceed 1.5% of Purchase Price), will be escrowed at Closing. If actual cost of restoration
463 exceeds escrowed amount, Seller shall pay such actual costs (but, not in excess of 1.5% of Purchase Price). Any
464 unused portion of escrowed amount shall be returned to Seller. If cost of restoration exceeds 1.5% of Purchase Price,
465 Buyer shall elect to either take Property "as is" together with the 1.5%, or receive a refund of the Deposit, thereby
466 releasing Buyer and Seller from all further obligations under this Contract. Seller's sole obligation with respect to tree
467 damage by casualty or other natural occurrence shall be cost of pruning or removal.

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Seller's Initials

STANDARDS FOR REAL ESTATE TRANSACTIONS ("STANDARDS")-CONTINUED

465 N. 1031 EXCHANGE; If either Seller or Buyer wish to enter into a like-kind exchange (either simultaneously with
466 Closing or deferred) under Section 1031 of the Internal Revenue Code ("Exchange"), the other party shall cooperate in
467 all reasonable respects to effectuate the Exchange, including execution of documents; provided, however, cooperating
468 party shall incur no liability or expense related to the Exchange, and Closing shall not be contingent upon, nor extended
469 or delayed by, such Exchange.

470 O. CONTRACT NOT RECORDABLE; PERSONS BOUND; NOTICE; DELIVERY; COPIES; CONTRACT
471 EXECUTION: Neither this Contract nor any notice of it shall be recorded in any public records. This Contract shall be
472 binding on, and inure to the benefit of, the parties and their respective heirs or successors in interest. Whenever the
473 context permits, singular shall include plural and one gender shall include all. Notice and delivery given by or to the
474 attorney or broker (including such broker's real estate licensee) representing any party shall be as effective as if given
475 by or to that party. All notices must be in writing and may be made by mail, personal delivery or electronic (including
476 "pdf") media. A facsimile or electronic (including "pdf") copy of this Contract and any signatures hereon shall be
477 considered for all purposes as an original. This Contract may be executed by use of electronic signatures, as
478 determined by Florida's Electronic Signature Act and other applicable laws.

479 P. INTEGRATION; MODIFICATION: This Contract contains the full and complete understanding and agreement of
480 Buyer and Seller with respect to the transaction contemplated by this Contract and no prior agreements or
481 representations shall be binding upon Buyer or Seller unless included in this Contract. No modification to or change in
482 this Contract shall be valid or binding upon Buyer or Seller unless in writing and executed by the parties intended to be
483 bound by it.

484 Q. WAIVER: Failure of Buyer or Seller to insist on compliance with, or strict performance of, any provision of this
485 Contract, or to take advantage of any right under this Contract, shall not constitute a waiver of other provisions or rights.

486 R. RIDERS; ADDENDA; TYPEWRITTEN OR HANDWRITTEN PROVISIONS: Riders, addenda, and typewritten or
487 handwritten provisions shall control all printed provisions of this Contract in conflict with them.

488 S. COLLECTION or COLLECTED: "COLLECTION" or "COLLECTED" means any checks tendered or received,
489 including Deposits, have become actually and finally collected and deposited in the account of Escrow Agent
490 or Closing Agent. Closing and disbursement of funds and delivery of closing documents may be delayed by
491 Closing Agent until such amounts have been COLLECTED in Closing Agent's accounts.

492 T. LOAN COMMITMENT: "Loan Commitment" means a statement by the lender setting forth the terms and conditions
493 upon which the lender is willing to make a particular mortgage loan to a particular borrower. Neither a pre-approval
494 letter nor a prequalification letter shall be deemed a Loan Commitment for purposes of this Contract.

495 U. APPLICABLE LAW AND VENUE: This Contract shall be construed in accordance with the laws of the State of
496 Florida and venue for resolution of all disputes, whether by mediation, arbitration or litigation, shall lie in the county
497 where the Real Property is located.

498 V. FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT ("FIRPTA"): If a seller of U.S. real property is a "foreign
499 person" as defined by FIRPTA, Section 1445 of the Internal Revenue Code requires the buyer of the real property to
500 withhold 10% of the amount realized by the seller on the transfer and remit the withheld amount to the Internal Revenue
501 Service (IRS) unless an exemption to the required withholding applies or the seller has obtained a Withholding
502 Certificate from the IRS authorizing a reduced amount of withholding. Due to the complexity and potential risks of
503 FIRPTA, Buyer and Seller should seek legal and tax advice regarding compliance, particularly if an "exemption" is
504 claimed on the sale of residential property for \$300,000 or less.

505 (i) No withholding is required under Section 1445 if the Seller is not a "foreign person," provided Buyer accepts proof
506 of same from Seller, which may include Buyer's receipt of certification of non-foreign status from Seller, signed under
507 penalties of perjury, stating that Seller is not a foreign person and containing Seller's name, U.S. taxpayer identification
508 number and home address (or office address, in the case of an entity), as provided for in 26 CFR 1.1445-2(b).
509 Otherwise, Buyer shall withhold 10% of the amount realized by Seller on the transfer and timely remit said funds to the
510 IRS.

511 (ii) If Seller has received a Withholding Certificate from the IRS which provides for reduced or eliminated withholding in
512 this transaction and provides same to Buyer by Closing, then Buyer shall withhold the reduced sum, if any required, and
513 timely remit said funds to the IRS.

514 (iii) If prior to Closing Seller has submitted a completed application to the IRS for a Withholding Certificate and has
515 provided to Buyer the notice required by 26 CFR 1.1445-1(c) (2)(i)(B) but no Withholding Certificate has been received
516 as of Closing, Buyer shall, at Closing, withhold 10% of the amount realized by Seller on the transfer and, at Buyer's
517 option, either (a) timely remit the withheld funds to the IRS or (b) place the funds in escrow, at Seller's expense, with an
518 escrow agent selected by Buyer and pursuant to terms negotiated by the parties, to be subsequently disbursed in
519 accordance with the Withholding Certificate issued by the IRS or remitted directly to the IRS if the Seller's application is
520 rejected or upon terms set forth in the escrow agreement.

521 (iv) In the event the net proceeds due Seller are not sufficient to meet the withholding requirement(s) in this transaction,
522 Seller shall deliver to Buyer, at Closing, the additional COLLECTED funds necessary to satisfy the applicable
523 requirement and thereafter Buyer shall timely remit said funds to the IRS or escrow the funds for disbursement in
524 accordance with the final determination of the IRS, as applicable.

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Sen#P 060932-000139-1527651

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Seller's Initials

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STANDARDS FOR REAL ESTATE TRANSACTIONS ("STANDARDS") CONTINUED

525 (v) Upon remitting funds to the IRS pursuant to this STANDARD, Buyer shall provide Seller copies of IRS Forms 8288
 526 and 8288-A, as filed.

527 W. RESERVED

528 X. BUYER WAIVER OF CLAIMS: *To the extent permitted by law, Buyer waives any claims against Seller and*
 529 *against any real estate licensee involved in the negotiation of this Contract for any damage or defects*
 530 *pertaining to the physical condition of the Property that may exist at Closing of this Contract and be*
 531 *subsequently discovered by the Buyer or anyone claiming by, through, under or against the Buyer. This*
 532 *provision does not relieve Seller's obligation to comply with Paragraph 10(j). This Standard X shall survive*
 533 *Closing.*

ADDENDA AND ADDITIONAL TERMS

535 19. ADDENDA: The following additional terms are included in the attached addenda or riders and incorporated into this
 536 Contract (Check if applicable):

- | | | |
|--|---|--|
| <input type="checkbox"/> A. Condominium Rider | <input type="checkbox"/> M. Defective Drywall | <input type="checkbox"/> X. Kick-out Clause |
| <input type="checkbox"/> B. Homeowners' Assn. | <input type="checkbox"/> N. Coastal Construction Control Line | <input type="checkbox"/> Y. Seller's Attorney Approval |
| <input type="checkbox"/> C. Seller Financing | <input type="checkbox"/> O. Insulation Disclosure | <input type="checkbox"/> Z. Buyer's Attorney Approval |
| <input type="checkbox"/> D. Mortgage Assumption | <input type="checkbox"/> P. Lead Based Paint Disclosure
(Pre-1978 Housing) | <input type="checkbox"/> AA. Licensee-Personal Interest in
Property |
| <input type="checkbox"/> E. FHA/VA Financing | <input type="checkbox"/> Q. Housing for Older Persons | <input type="checkbox"/> BB. Binding Arbitration |
| <input type="checkbox"/> F. Appraisal Contingency | <input type="checkbox"/> R. Rezoning | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> G. Short Sale | <input type="checkbox"/> S. Lease Purchase/ Lease Option | _____ |
| <input type="checkbox"/> H. Homeowners'/Flood Ins. | <input type="checkbox"/> T. Pre-Closing Occupancy by Buyer | _____ |
| <input type="checkbox"/> I. RESERVED | <input type="checkbox"/> U. Post-Closing Occupancy by Seller | _____ |
| <input type="checkbox"/> J. Interest-Bearing Acct. | <input type="checkbox"/> V. Sale of Buyer's Property | _____ |
| <input type="checkbox"/> K. RESERVED | <input type="checkbox"/> W. Back-up Contract | _____ |
| <input type="checkbox"/> L. RESERVED | | |

537 20. ADDITIONAL TERMS: Contract is contingent upon the following:

- 538 1. Appraisal to be 1% higher than the sale price. _____
- 539 2. Approval by Lake County Housing. _____
- 540 3. Approval by City of Leesburg Commission _____
- 541 _____
- 542 _____
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- 553 _____

COUNTER-OFFER/REJECTION

- 554
- 555 Seller counters Buyer's offer (to accept the counter-offer, Buyer must sign or initial the counter-offered terms and deliver
 556 a copy of the acceptance to Seller).
- 557 Seller rejects Buyer's offer.

558 THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, SEEK THE ADVICE OF
 559 AN ATTORNEY PRIOR TO SIGNING.

560 THIS FORM HAS BEEN APPROVED BY THE FLORIDA REALTORS AND THE FLORIDA BAR.

561 Approval of this form by the Florida Realtors and The Florida Bar does not constitute an opinion that any of the terms and
 562 conditions in this Contract should be accepted by the parties in a particular transaction. Terms and conditions should be
 563 negotiated based upon the respective interests, objectives and bargaining positions of all interested persons.

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 Florida Realtors/Florida Bar-ASIS-2
 Serial# 048829-200139-1619506

Seller's Initials [Signature]

564 AN ASTERISK (*) FOLLOWING A LINE NUMBER IN THE MARGIN INDICATES THE LINE CONTAINS A BLANK TO BE
565 COMPLETED.

566
567
568* Buyer: _____ Date: _____
569

570
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572
573* Buyer: John W. Christman Date: 2/5/14
574

575
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577
578* Seller: [Signature] Date: 2-11-14
579

580
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582
583* Seller: _____ Date: _____
584

585 Buyer's address for purposes of notice
586* 501 W. Meadow St
587* Leesburg, FL 34748
588*
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Seller's address for purposes of notice

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BROKER: Listing and Cooperating Brokers, if any, named below (collectively, "Broker"), are the only Brokers entitled to compensation in connection with this Contract. Instruction to Closing Agent: Seller and Buyer direct Closing Agent to disburse at Closing the full amount of the brokerage fees as specified in separate brokerage agreements with the parties and cooperative agreements between the Brokers, except to the extent Broker has retained such fees from the escrowed funds. This Contract shall not modify any MLS or other offer of compensation made by Seller or Listing Broker to Cooperating Brokers.

597* DIANE TRAVIS
598 Cooperating Sales Associate, if any
599
600* TRAVIS REALTY GROUP
601 Cooperating Broker, if any

DIANE TRAVIS
Listing Sales Associate
TRAVIS REALTY GROUP
Listing Broker

Comprehensive Rider to the Residential Contract For Sale And Purchase

THIS FORM HAS BEEN APPROVED BY THE FLORIDA REALTORS AND THE FLORIDA BAR



If initialed by all parties, the clauses below will be incorporated into the Florida Realtors®/Florida Bar Residential Contract For Sale And Purchase between US Bank NA OWNER OF RECORD Series 20044TR (SELLER) and City of Leesburg Housing and Economic Development (BUYER) concerning the Property described as 208 S TRUETT ST, LEESBURG FL 34748

Buyer's Initials _____ Seller's Initials _____

P. LEAD-BASED PAINT DISCLOSURE (Pre-1978 Housing)

Lead-Based Paint Warning Statement

"Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspection in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase."

Seller's Disclosure (INITIAL)

- (a) Presence of lead-based paint or lead-based paint hazards (CHECK ONE BELOW):
 Known lead-based paint or lead-based paint hazards are present in the housing.
 Seller has no knowledge of lead-based paint or lead-based paint hazards in the housing.
- (b) Records and reports available to the Seller (CHECK ONE BELOW):
 Seller has provided the Buyer with all available records and reports pertaining to lead-based paint or lead-based paint hazards in the housing. List documents: _____
 Seller has no reports or records pertaining to lead-based paint or lead-based paint hazards in the housing.

Buyer's Acknowledgement (INITIAL)

- (c) Buyer has received copies of all information listed above.
 (d) Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.
 (e) Buyer has (CHECK ONE BELOW):
 Received a 10-day opportunity (or other mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based paint hazards; or
 Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based paint hazards.

Licensee's Acknowledgement (INITIAL)

- (f) Licensee has informed the Seller of the Seller's obligations under 42 U.S.C.4852(d) and is aware of Licensee's responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>[Signature]</u> SELLER	<u>2/14/14</u> Date	<u>[Signature]</u> BUYER	<u>2/15/14</u> Date
<u>[Signature]</u> SELLER	<u>2/12/14</u> Date	<u>[Signature]</u> BUYER	<u>2/12/14</u> Date
<u>[Signature]</u> Listing Licensee	<u>2/12/14</u> Date	<u>[Signature]</u> Selling Licensee	<u>2/12/14</u> Date

Any person or persons who knowingly violate the provisions of the Residential Lead-Based Paint Hazard Reduction Act of 1992 may be subject to civil and criminal penalties and potential triple damages in a private civil lawsuit.