

Comprehensive Disclosure and Additional Terms Addendum



Buyer Advisements

Inspection Contingencies-Fill in those that apply

1. Building: This contract is contingent upon a certified home inspection or inspection by other persons Buyer deems qualified within ____ days of the effective date of contract.

2. Termite: This contract is contingent upon a certified termite inspection within ____ days of the effective date of the contract.

3. Septic: This contract is contingent upon a certified septic inspection within ____ days of the effective date of the contract.

4. Mold: This contract is contingent upon a certified mold inspection within ____ days of the effective date of the contract. Mold is found both indoors and outdoors. The presence of mold may cause health problems. Should you desire a mold inspection or additional information about mold, contact a professional.

All inspections must be deemed satisfactory or unsatisfactory in the sole judgment of the Buyer. Buyer will have 48 hours upon completion of said inspections to inform Seller (in writing) of their intent to proceed with the contract, pursue a renegotiation of the contract, or cancel the contract. Should Buyer choose to cancel the contract, all escrow monies shall be promptly returned to same and the contract shall be considered null and void. As the Buyer, you are responsible for the prompt payment of these inspections.

5. Appraisal: This contract is subject to a certified appraisal at or above the purchase price. Should property fail to appraise, Buyer may cancel the contract and all escrow monies shall be promptly returned to same, and the contract shall be considered null and void. Buyer may also elect to accept appraisal as it stands, or Seller and Buyer may pursue a renegotiation of the sales price. As the Buyer you are responsible for the prompt payment of the appraisal.

6. Seller Disclosure: Seller to provide Buyer with a copy of the "Property Disclosure Statement" within 48 hours of acceptance of the contract. Said disclosure statement must be deemed satisfactory or unsatisfactory in the sole judgment of the Buyer. Should Buyer deem "Property Disclosure Statement" unsatisfactory, Buyer will notify Seller (in writing) within 48 hours of receipt. The contract shall then be considered null and void and all escrow monies will promptly be returned to the Buyer.

7. Disclaimer: Capital Hill Realty, its agents, affiliates or staff will not render any opinion as to the condition of property being purchased. We do, however, recommend Buyer to hire qualified professional inspectors to perform termite, building, septic, and mold inspections. It is also recommended that Buyer seek out services of other professionals per the recommendations of the inspectors and/or appraiser.

8. Warranty: Buyer acknowledges they have been advised of the advantages of purchasing a home warranty.

9. Escrow: The selling agent shall be responsible for promptly collecting and depositing escrow funds as stated in the contract. Selling agent shall provide proof that escrow funds have been deposited within the timeframe outlined in the contract.

10. Radon: Radon gas is naturally occurring gas and has been found in Florida. As the Buyer you have the option of testing for the presence of Radon gas at your expense.

11. Transaction Fee: Capital Hill Realty charges a transaction and compliance fee of \$349 on each closed file. Government regulations require that your closed file be stored and maintained for seven years. This fee covers the cost of maintaining and warehousing your file along with regulatory and compliance issues.

12. Multiple Offers: Even though you may have entered into an authorized brokerage relationship with Capital Hill Realty, you understand and agree that multiple offers may be presented on the property in which you make an offer, including offers through other Capital Hill Realty sales associates who have entered into similar brokerage relationships with other prospective Buyers. A Seller is under no obligation to negotiate offers in the order received and it is at the Seller's discretion as to which offer to accept, reject or negotiate. You should not assume that your offer has been accepted until a fully executed purchase agreement by both parties has been delivered to you.

Capital Hill Realty & Management, Inc.

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13. Condominiums, Deed Restrictions & Home Owners Associations: Certain neighborhoods and communities are governed by homeowner’s associations and have deed restrictions, rules and regulations that you may be required to be a member of and pay various fees and expenses associated with this form of ownership. The restrictions could affect your use of the property you should determine the nature of the restrictions prior to your purchase of the property. Capital Hill Realty recommends that you contact the developer, builder or association directly prior to entering into a contract to determine any matters that are important to you, including but not limited to; whether there is any pending or threatened litigation involving the association or whether current or anticipated repairs or improvements to the property or common elements could result in a fee assessment. As a prospective Buyer, you may be required to submit an application for approval by the association and attend an interview. Buyers of condominiums have a three-day recession period.

14. Property Information: The square footage, homeowner’s association information, acreage, legal description, age, lot and room sizes, zoning and mortgage status on the subject property as represented are deemed accurate but are not warranted by Capital Hill Realty or its agents. Buyer and Seller agree to hold the above harmless and free of liability in the event information pertaining to one or more of the following or above is found to be incorrect or lacking: building permits, schools, title search, deed restrictions or association documents, transmittal of mortgage data, building specifications, structural and/or public tax record data.

16. School Districts: It is the sole responsibility of the Buyer to verify school districts for the subject property. Information which may have been provided by Seller or real estate licensee with regards to applicable school districts is based on historical information, is not warranted, and is subject to change and redistricting by the applicable authority. As school districts are subject to revision and final approval by school authorities, Buyer is encouraged to verify school districts for the subject property. It is highly recommended that the Seller disclose any pending rezoning or redistricting which Seller may be aware of on the Seller’s Disclosure Statement and refer the Buyer to the applicable county public school authority for more information.

17. Property Taxes: Buyer and Seller are made aware that through the contract and this addendum that the property taxes may increase or decrease after closing. Florida Law provides a cap on annual assessment increases on homestead properties equal to 3% of the annual increase in the consumer price index whichever is less; however, this cap only applies after the assessment to market value has been made. Please refer to the county taxing authority for exact information on property taxes, applicable exclusions which might be removed, re-assessment after sale, and other items which may affect the taxable value of the property. Seller and Buyer are aware that the property is sold. Please consult with your local tax authority, tax consultant, or tax attorney on this matter.

18. Hold Harmless and Release of Liability: All parties agree to hold harmless and release Capital Hill Realty from all liability for loss or damage based on Buyers or Sellers misstatement, misrepresentation or failure to perform contractual obligations and Capital Hill Realty’s performance at Buyers or Sellers request, of any task beyond the scope of services regulated by Chapter 475 of Florida Statutes as amended, including referrals, recommendation or retention of any vendor, products or services provided by any vendor and expenses incurred by any vendor. All parties assume full responsibility of selecting and compensating their respective vendors. This paragraph does not relieve Capital Hill Realty of any statutory obligations. This paragraph will survive expiration of Exclusive Buyer Brokerage Agreement, Exclusive Right to Sale Agreement, Sale and Purchase Contract and/or closing.

_____	_____	_____	_____
Seller	Date	Buyer	Date
_____	_____	_____	_____
Seller	Date	Buyer	Date