



ADDENDUM TO CONTRACT (DISCLOSURES & OTHER ITEMS RELATED TO THE PURCHASE & SALE OF REAL ESTATE)

Buyer(s): _____

Seller(s): _____

Property Address: _____

1. CONDITION OF PROPERTY:

INI Realty, Inc., (hereafter “INI Realty”) and its licensees will not render any opinion as to the condition of the above property. If any opinion(s) are rendered by a licensee of INI Realty, such opinion(s) are made **without any authority (actual, apparent, or otherwise)** from INI Realty and are not to be considered as opinion(s) made by INI Realty. Buyer(s) are encouraged to obtain an inspection of the above property by a professional, licensed home inspector. Failure to conduct such an inspection shall be sole responsibility of the Buyer(s), who shall hold harmless INI Realty, as well as its licensees, employees, independent contractors, etc., from any resulting repairs, damage, attorney fees, etc., to person or property incurred as a result of the failure to obtain such inspection.

2. PROPERTY INFORMATION:

In the event that any information pertaining to any or all of the following is found to be inaccurate as a result of survey, title search, transmittal of mortgage information, building specifications or through any other source or document, Buyer shall hold INI Realty, as well as its licensees, employees, independent contractors, etc., harmless and free of any liability or responsibility therefrom whatsoever: property dimension, age, legal description, structural definition, room sizes, square footage, property tax information, and/or mortgage status.

3. TERMITES:

Neither INI Realty nor its licensees and employees are experts concerning termites or other wood destroying organisms or their presence upon or in any home, structure, or portion of any property. INI Realty and its associates make no representation or warranty concerning the presence of wood destroying organisms upon or in the property

to be purchased. If any representation or warranty is rendered by a licensee of INI Realty, it is made **without any authority (actual, apparent, or otherwise)** from INI Realty. Since these organisms can cause damage to a structure, INI Realty recommends to the Buyer(s) that a wood-destroying inspection of the presence or lack of presence of wood-destroying organisms (including termites) upon or in the property be made. INI Realty further recommends that the Buyer(s) purchase a treatment and repair bond. Failure to conduct such the inspection and/or obtain the bond shall be sole responsibility of the Buyer(s), who shall hold harmless INI Realty, as well as its licensees, employees, independent contractors, etc., from any resulting repairs, damage, attorney fees, etc., to person or property incurred as a result of such failure.

4. MEGAN'S LAW:

Megan's Law is legislation designed to protect the public by notifying communities when a convicted sex offender moves into area. Information including photos, identities and addresses are available from the Florida Department of Law Enforcement (FDLE) at (850) 410-7000 or on the internet at www.fdle.state.fl.us

5. COMPLETION OF SELLER'S DISCLOSURE:

If not done already, Seller(s) agrees to complete (i.e., fill out) and return a NEFAR Seller's Disclosure form to the Selling Agent within 3 calendar days after acceptance of the contract. Failure to complete and return the Seller's Disclosure within this period shall give the Buyer(s) the right to terminate the contract and receive full return of their binder(s) by providing written notice of termination to the Seller(s) or their Listing Agent.

6. ADDITIONAL TERMS (CHECK WHEREVER APPLICABLE):

Seller(s) agrees to provide Buyer(s) with community covenants and restrictions within ____ days of acceptance. Buyer(s) has ____ days after receipt to review and find them acceptable. If Buyer(s) is dissatisfied with community covenants and restrictions, Buyer(s) may declare the offer null and void and receive a full refund of binder deposit(s).

If the property currently has a transferable termite bond, Seller agrees to transfer current termite bond to Buyer at closing. Seller(s)____ Buyer(s)____ shall pay for any transfer fees. Current termite bond expires on _____.

Buyer(s) and Seller(s) agree that Seller(s) will convey this property and its improvements in its current "as is condition." Any and all repairs and treatments required to facilitate this sale will be the sole responsibility of the Buyer(s) and shall be conducted after closing.

Seller(s) agrees to provide Buyer(s) with receipts for all repairs completed pursuant to any repair/replace agreement made in connection with the property.

Buyer Initials _____

Seller Initials _____

