



# Affiliated Business/Sales Disclosure Special Clauses Addendum

Property Address: \_\_\_\_\_

## Inspection Contingencies — Fill in those that apply

**1. BUILDING:** This contract is contingent upon a certified home inspection or inspection by other person(s) buyer deems qualified within \_\_\_\_\_ days of the effective date of the 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 purchaser. Purchaser 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 purchaser 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 purchaser, 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, purchaser may cancel the contract and all escrow monies shall be promptly returned to same, and the contract shall be considered null and void. Purchaser may also elect to accept appraisal as it stands, or seller and purchaser may pursue a renegotiation of the sales price. As the purchaser, you are responsible for the prompt payment of the appraisal.

**6. SELLER DISCLOSURE:** Seller to provide purchaser 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 purchaser. Should purchaser deem "Property Disclosure Statement" unsatisfactory, purchaser 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 returned to the purchaser.

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

**8. WARRANTY:** Purchaser acknowledge 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 a naturally occurring gas and has been found in Florida. As a purchaser you have the option of testing for the presence of Radon gas at your expense.

**11. TITLE INSURANCE/Mortgage/Financial Administration:** Homevest Realty discloses that it has an ownership interest in Clear Title of Florida, LLC., FBC Mortgage, LLC., and Professional Asset Services. While we recommend these affiliates to serve your needs, the seller and buyer are free to select the provider at your expense.

**12. TRANSACTION FEE:** Homevest Realty charges a transaction & compliance fee of \$250 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 other regulatory and compliance issues.

_____ Seller	_____ Date	_____ Purchaser	_____ Date
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