Florida Home Team Realty, LLC
SALES DISCLOSURE ADDENDUM

BUYER(s): _____

SELLER(s): CAREL H THOMPSON JR.

PROPERTY ADDRESS: 612 GREEN MEADOW AVE, MAITLAND FL 32751

Where the terms of the contract are or come into conflict with this Addendum, the terms of this Addendum shall control:

PROPERTY INFORMATION: In the event that any information pertaining to any or all of the following: property dimension, age, legal description, structural definition, room size, property tax information and/or mortgage status is found to be incorrect or inaccurate as a result of survey, title search, transmittal of mortgage information, building specifications or through any other source of document, Buyer shall hold Florida Home Team Realty, LLC and its licensees harmless and free of any liability or responsibility there from whatsoever.

MATERIAL FACTS AND DEFECTS DISCLOSURE: Seller specifically acknowledges and understands that where Seller knows of facts materially affecting the value or desirability of the Property, whether said facts are readily observable or not readily observable, the Seller is under a duty to disclose said facts to the Buyer.

SELLERS DISCLOSURE: Buyer should review the Seller's Disclosure Statement prior to executing a contract. If the Buyer has not read the Seller's Disclosure prior to executing a contract Buyer will have 3 days from the contract execution date to review the disclosure. If the Seller's Disclosure Statement discloses any material information about the property which is not acceptable to the Buyer, Buyer may notify the Seller of their intent to cancel in writing and receive a return of all deposits.

BUILDING INSPECTION: It is fully understood that any latent deficiencies observable or non-observable be disclosed by the Seller to the Buyer. Florida Home Team Realty, LLC or its agents will not render a professional opinion as to any condition of the subject property. Florida Home Team Realty, LLC or its agents strongly recommend to the Buyer that a pre-purchase inspection be conducted by an appropriately licensed person dealing in construction, repair and maintenance thereof which if applicable may also include but not limited to the following: soil and percolation tests, water and well analysis, septic tank inspection and wood destroying organism (termite inspection). We do not recommend any particular inspectors, although we can provide you with a list of inspectors who have conducted inspections for our customers or you may use any inspector of your choice. FAILURE TO MAKE INSPECTIONS SHALL BE THE SOLE RESPONSIBILITY OF THE BUYER.

HOME WARRANTY: Buyer(s) and Seller(s) hereby acknowledge they are aware that home warranties are available for purchase.

ADDITIONAL COMMISSION: Buyer(s) and/or Seller(s) of Florida Home Team Realty, LLC in this transaction have been informed that they will be charged additional commission in the amount of $395 at time of closing. Florida Home Team Realty, LLC compensation (commission) for real estate services rendered is a combination of a percentage of the sales price and a flat fee of $395. The flat fee component is applied to operational brokerage functions including but not limited to regulatory compliance and transaction processing.

MEGAN'S LAW DISCLOSURE- Megan's Law is legislation designed to protect the public by notifying communities when a convicted sex offender moves into the area. Information including photos, identities and addresses is available from the Florida Department of Law Enforcement (FDLE) at (850) 410-7000 or at https://offender.fdle.state.fl.us/offender/sops/search.jsf The Buyer is encouraged to contact the FDLE for further information and by signature below acknowledges that the real estate licensee has provided this notice.

BUSINESS AFFILIATIONS: This is to give you notice that Florida Home Team Realty, LLC has a business relationship with Brokers Title of Longwood, LLC and therefore may receive a financial or other benefit. You are NOT required to use the listed provider as a condition for purchase, sale or refinance of the subject property. THERE ARE FREQUENTLY OTHER SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES. We have read this disclosure form and understand that Florida Home Team Realty, LLC is affiliated with Brokers Title of Longwood, LLC but there is no obligation whatsoever to use this company.

DATE: _____ BUYER _____

DATE: _____ BUYER _____

DATE: 4-27-2016 SELLER Carel H. Thompson

DATE: _____ SELLER _____