

**TRANS GLOBAL REALTY, INC.  
COMPREHENSIVE ADDENDUM**

PURCHASER: \_\_\_\_\_  
PROPERTY ADDRESS: \_\_\_\_\_

THIS ADDENDUM IS MADE AND ENTERED ON THE DATES SET FORTH HEREAFTER BY AND BETWEEN Trans Global Realty, Inc... (SELLER),  
\_\_\_\_\_(BUYER). SELLER AND BUYER FURTHER AGREE AS  
FOLLOWS:

THE TERMS SET FORTH HEREIN ARE INCORPORATED AS A PART OF THE CONTRACT FOR SALE AND PURCHASE (THE "CONTRACT") TO WHICH THIS ADDENDUM IS ATTACHED. IN THE EVENT OF ANY INCONSISTENCY OR CONFLICT BETWEEN THIS ADDENDUM SHALL PREVAIL AND CONTROL.

THE PROPERTY IS BEING OFFERED FOR SALE AND PURCHASED IN AN "AS IS, WHERE IS" CONDITION. SELLER MAKES NO REPRESENTATIONS, WARRANTIES OR GUARANTEES CONCERNING THE CONDITION OF THE PROPERTY. INCLUDING BUT NOT LIMITED TO MECHANICAL SYSTEMS, DRY BASEMENT, FOUNDATION, STRUCTURAL OR COMPLIANCE WITH CODE, ZONING OR BUILDING REQUIREMENTS AND WILL MAKE NO REPAIRS TO THE PROPERTY AFTER ENTERING INTO THIS CONTRACT.

BY REVIEWING THIS NOTICE BUYER(S) UNDERSTANDS THAT THE SELLER HAS ACQUIRED TITLE TO THIS PROPERTY THROUGH FORECLOSURE AND HAS NEVER OCCUPIED THE PROPERTY NOR CAN THE SELLER WARRANT ANY ITEMS/PROPERTY PERSONAL OR REAL. BUYER SHALL HAVE 3 BANKING DAYS TO HAVE INSPECTIONS DONE TO THE PROPERTY. AT ANY TIME WITHIN THE INSPECTION TIME PERIOD, BUYER FINDS THE PROPERTY UNSUITABLE, BUYER MUST NOTIFY SELLER AND/OR SELLERS AGENT IN WRITING. AND THIS CONTRACT SHALL BE NULL AND VOID AND ALL DEPOSITS RETURNED TO BUYER.

SELLER SHALL CONVEY TITLE TO THE REAL PROPERTY BY SPECIAL WARRANTY DEED.

MULTIPLE OFFERS MAY BE RECEIVED ON THE PROPERTY ON WHICH YOU ARE CURRENTLY MAKING AN OFFER. THE SELLER IS UNDER NO OBLIGATION TO NEGOTIATE OFFERS IN THE ORDER IN WHICH THEY ARE RECEIVED. AND IT IS AT THE SELLER'S DISCRETIONS AS TO WHICH OFFER, IF ANY, THEY CHOOSE TO ACCEPT OR COUNTER AT ANY GIVEN TIME.

ALL CLOSING COSTS AND EXPENSES INCURRED IN CONNECTION WITH THE PURCHASE OR FINANCING OF THE PROPERTY SHALL BE PAID BY THE BUYER (EXCLUDING REAL ESTATE COMMISSIONS, IF PAYABLE) INCLUDING BUT NOT LIMITED TO STATE DOCUMENTARY STAMPS WHICH ARE REQUIRED TO BE AFFIXED TO THE DEED, TITLE SEARCHES AND THE PREMIUMS FOR TITLE INSURANCE POLICY, IF REQUIRED BY BUYER OR BUYER'S LENDER. TAXES WILL BE PRORATED TO THE DAY OF CLOSING. NO OTHER PRORATIONS SHALL OCCUR AFTER THE CLOSING DATE.

THE SELLER WILL GRANT A MAXIMUM OF ONE 15-DAY EXTENSION TO THE CLOSING DATE OF THE CONTRACT. THE FEE FOR THE EXTENSION WILL BE ONE PERCENT OF THE CONTRACT PRICE. REQUESTS FOR EXTENSIONS MUST BE RECEIVED BY THE SELLER PRIOR TO THE EXPIRATION DATE OF THE SALES CONTRACT. CASHIER'S CHECK OR MONEY ORDER MADE PAYABLE TO THE SELLER MUST ACCOMPANY THE EXTENSION REQUEST.

SELLER WILL PROVIDE BUYER WITH THE KEY TO THE FRONT DOOR ONLY. THERE IS NO PERSONAL PROPERTY INCLUDED IN THIS SALE.

DEFAULT: IN THE EVENT OF DEFAULT OF EITHER PARTY, THE RIGHTS OF THE NON-DEFAULTING PARTY (AND THE BROKER, IF ANY) SHALL BE AS PROVIDED IN THIS SUBPARAGRAPH. (a) IF THE SALE OF THE PROPERTY IS NOT CONSUMMATED FOR ANY REASON OTHER THAN SELLER'S DEFAULT UNDER THE CONTRACT, SELLER SHALL BE ENTITLED TO RETAIN THE DEPOSIT AS SELLER'S LIQUIDATED DAMAGES. THE PARTIES AGREE THAT IT WOULD BE IMPRACTICAL AND EXTREMELY DIFFICULT TO ASCERTAIN THE ACTUAL DAMAGES SUFFERED BY SELLER AS A RESULT OF BUYER'S FAILURE TO COMPLETE THE PURCHASE OF THE PROPERTY PURSUANT TO THIS AGREEMENT, AND THAT UNDER THE CIRCUMSTANCES EXISTING AS OF THE DATE OF THIS CONTRACT. THIS CONTRACT IS NOT CONTINGENT ON FINANCING OR APPRAISAL. THE LIQUIDATED DAMAGES PROVIDED FOR REPRESENT A REASONABLE ESTIMATE OF THE DAMAGES WHICH SELLER WILL INCUR AS A RESULT OF SUCH FAILURE TO CONSUMATE THE CLOSING. THE PARTIES ACKNOWLEDGE THAT THE PAYMENT OF SUCH LIQUIDATED DAMAGES IS NOT INTENDED AS A FORFEITURE OR PENALTY, BUT IS INTENDED TO CONSTITUTE LIQUIDATED DAMAGES TO THE SELLER. THE SALES CONTRACT IS NOT CONTINGENT UPON THE PURCHASER'S ABILITY TO OBTAIN FINANCING FOR THE PROPERTY. (b) IF THE SALE OF THE PROPERTY TO BUYER IS NOT CONSUMMATED FOR ANY REASON OTHER THAN BUYER'S DEFAULT UNDER THE CONTRACT, THEN AT BUYER'S ELECTION, THE DEPOSIT SHALL IMMEDIATELY BE RETURNED TO THE BUYER UPON DEMAND. THE BUYER MAY SUE FOR SPECIFIC PERFORMANCE. IN THE EVENT THE BUYER DOES NOT ELECT WITHIN 10 DAYS OF THE SCHEDULED CLOSING DATE AS SET FORTH IN THE CONTRACT, THEN THE BUYER'S SOLE REMEDY SHALL BE LIMITED TO A RETURN OF DEPOSIT. NO BROKER'S COMMISSION SHALL BE DUE UNLESS THE SALE IS CONSUMMATED AS EVIDENCED BY THE OCCURRENCE OF A CLOSING. ANY CONTROVERSY OR CLAIM BETWEEN BUYER AND SELLER ARISING OUT OF OR RELATING TO THIS CONTRACT, MAY, AT THE ELECTION OF BOTH PARTIES, BE SETTLED BY MEDIATION OR BY ARBITRATION. ALL PROCEEDINGS, INCLUDING ANY LITIGATION ARISING IN CONNECTION WITH THIS CONTRACT SHALL BE BROUGHT IN BROWARD COUNTY, FLORIDA AND SHALL BE CONDUCTED PURSUANT TO FLORIDA STATUTES. THERE WILL BE NO COMMISSION PAID TO ANY REAL ESTATE AGENT THAT IS PURCHASING FOR HIS OR HER OWN INTEREST OR ANY RELATED PARTY. THERE WILL BE NO TAX PRORATIONS AFTER THE DATE OF CLOSING.

BUYER MAY NOT ASSIGN THIS CONTRACT.

THE SELLER HEREBY DISCLOSES THAT IT'S SEVERAL OF IT'S PRINCIPLES ARE LICENSED REAL ESTATE BROKERS OR AGENTS.

BUYER AND SELLER AGREE THAT CLOSING SHALL BE HELD AND THE TITLE INSURANCE ISSUED BY THE ATTORNEY OR ANY OTHER CLOSING AGENT AS DESIGNATED BY SELLER. TITLE INSURANCE COST SHALL BE NO MORE THAN PROMULGATED RATE.

PURCHASER SHALL BE RESPONSIBLE FOR ALL LENDER OR OTHER REQUIRED REPAIRS.

\_\_\_\_\_  
BUYER

\_\_\_\_\_  
DATE

\_\_\_\_\_  
BUYER

\_\_\_\_\_  
DATE

\_\_\_\_\_  
SELLER

\_\_\_\_\_  
DATE