

ADDENDUM "A"

NOTWITHSTANDING ANYTHING HEREIN TO THE CONTRARY, THE FOLLOWING PROVISIONS SHALL SUPERSEDE THE TERMS AND CONDITIONS OF THE CONTRACT OF SALE.

1. *Buyer accepts the property in it's as is condition. Seller shall make no repairs.*
2. *Upon inspection the day of closing, should the property (house and yard) not be in "broom clean", a minimum of \$500 shall be held in escrow to pay the cost of said cleaning.*
3. *Upon delivery of fully executed contract to buyer and Title Company, closing shall occur within ten (10) days following delivery of clear and satisfactory title commitment to buyer.*
4. *Buyer will pay for the following closing cost unless otherwise indicated in the contract: mortgage title policy, buyer's escrow and courier fees, filing fee for the Deed of Trust and Warranty Deed and tax certificate fee.*
5. *Seller will pay for the following closing costs unless otherwise indicated in the contract: sellers title policy, properties tax proration (seller's portion of taxes due for current year and any other prior years that have not been paid), any fees relating to the payoff of any existing loan on the property, payoff of any existing loan on the property, and any documentation to transfer ownership, (lawyers fee for documentation), sellers escrow fees, any legal related fees to obtain clear title.*
6. *Seller is aware that any parties of the buyer or assignee may hold a Texas Real Estate License, but in no way does any of the parties who hold licenses represent the seller with this transaction.*
7. *This transaction may not represent market value. We buy and sell real estate for a profit.*
8. *If the property is vacant, seller agrees to allow buyer and or their assignees, to place a sign in the yard and show the house prior to closing at buyer's discretion.*
9. *Seller agrees to deliver the property to buyer un-occupied and not subject to any lease, verbal or written, unless buyer has agreed to same in writing. If buyer has agreed in writing to accept property being occupied, the leases, and tenant information including pay history, shall be provided and any rent and or deposits shall be prorated at closing. If the property is leased, seller shall provide the following tenant and lease information upon execution hereof:*

Type of lease: Verbal _____ Written _____ Term _____ Security deposit \$ _____

Monthly payment \$ _____ Date of last pay _____ Balance Due \$ _____

Tenant name _____ phone _____

Seller

Buyer

Seller

Date _____

Date _____