



The Most Trusted Independent Title Company in Central Florida!

**Addendum to Residential Contract for Sale and Purchase**

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

**I. LOAN APPROVAL:**

Buyer shall provide written verification from the mortgage broker or lender of the Loan Approval in accordance with the terms set forth in this Contract. If Buyer fails to obtain Loan approval within the time set forth and thereby terminates this Contract, Buyer shall provide written verification of same and the reason for such denial to Seller.

**II. CLOSING/ESCROW AGENT:**

Buyer and Seller agree that The Closing Agent, LLC (11 N. Summerlin Ave., Orlando, FL 32801) shall be the closing agent for the sale. The parties further agree that The Closing Agent shall issue the title insurance.

**III. BUYER'S REVIEW OF SELLER'S DISCLOSURE:**

This Contract is contingent upon the Buyer's review and approval of the "Seller's Disclosure" which shall be provided to Buyer within three (3) days of the Effective Date of this Contract. Nothing herein shall be construed as eliminating any contingency in the Contract including, without limitation, the Inspection Period. If Buyer elects to cancel this Contract pursuant to this Paragraph III of this Addendum, any funds held in escrow shall be immediately returned to the Buyer (without any further authorization by the Seller) and each party shall bear their own expenses incurred, if any. If Buyer fails to timely notify Seller, in writing, this contingency shall be deemed waived.

**IV. HOME WARRANTY:**

Buyer has been informed of the option to purchase a home warranty and has elected:

- Buyer will not purchase a home warranty as one is being provided by the Seller
- Buyer elects not to purchase a home warranty.
- Buyer elects to purchase a warranty at closing

T: 407.425.2400 | F: 407.425.3753 | TheClosingAgent.com | BarryMillerLaw.com

**ALTAMONTE SPRINGS**  
1150 Douglas Ave.  
Suite 1080  
Altamonte Springs, FL  
32714

**CELEBRATION**  
741 Front Street  
Suite 130  
Celebration, FL  
34747

**LAKELAND**  
1715 S. Florida Ave.  
Lakeland, FL 33803

**MERRITT ISLAND**  
135 S. Courtenay Pkwy.  
Merritt Island, FL 32952

**OCOEE**  
356 Moore Rd.  
Ocoee, FL 34761

**ORLANDO**  
11 N. Summerlin Ave.  
Suite 100  
Orlando, FL 32801

**WINTER PARK**  
1030 W. Canton Ave.  
Suite 216  
Winter Park, FL  
32789



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V. TERMITES, WOOD DESTROYING ORGANISMS AND MOLD:

Buyer has been informed of the option to perform inspections for the discovery of termites, wood destroying organism and mold and Buyer has elected:

- Buyer will perform these inspections.
Buyer elects not to perform these inspections.

VI. MISCELLANEOUS :

The terms of this Addendum shall take precedence over the terms of the Contract. All other terms of the Contract shall remain unchanged. The Buyer and Seller, hereby reaffirm the Contract executed by and between them dated \_\_\_\_\_ as fully accepted and the Parties are bound thereby by its terms and conditions set forth therein and by this Amendment hereof.

VII. NON-REFUNDABLE DEPOSIT

- The Buyer and Seller agree that the Deposit as set forth in the Contract in the amount of \$\_\_\_\_\_ is hereby deemed non-refundable to Buyer. OR
The Buyer and Seller agree that the Deposit as set forth in the Contract in the amount of \$\_\_\_\_\_ shall be nonrefundable to Buyer upon expiration of the Inspection Period.

If the Buyer fails to close on the Closing Date, for any reason whatsoever, the Escrow Agent is hereby authorized to release the Deposit to the Seller without any further written authorization of the Buyer.

Seller 1 Buyer 1
Date: \_\_\_\_\_ Date: \_\_\_\_\_

Seller 2 Buyer 2
Date: \_\_\_\_\_ Date: \_\_\_\_\_

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Table with 7 columns: ALTAMONTE SPRINGS, CELEBRATION, LAKELAND, MERRITT ISLAND, OCOEE, ORLANDO, WINTER PARK. Each column contains address and zip code information for that location.



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