

Government Relocation Group Inc. Purchase Addendum

This is an addendum to a Purchase Agreement (the "Agreement") dated as of _____ between, Government Relocation Group Inc. as Seller and _____ as Buyer, with respect to the land, buildings, improvements and contents located at: 27110 Cardiff Rocks Drive, Katy, TX 77494 (the "Property")

By parties signing below, this addendum is acknowledged as part of said contract. In the event of any conflict between any provision in the contract and this Addendum, this Addendum shall control.

1. Seller's Authority: No agreement for the sale of the Property shall be deemed effective unless executed in writing by the Seller. Any offer or counter-offer executed by a real estate broker or agent on behalf of the Seller shall not be binding on Seller unless and until confirmed in writing and signed by the Seller. Seller is a relocation company that will acquire the Property in a relocation transaction. This Agreement is subject to Seller becoming the owner of the Property.

2. Condition of Property: Buyer understands that Seller is a relocation company and has never lived on or in the Property. The Property, including the contents being sold or purchased are not new, and are being sold "as is", in their present condition. The Property and Contents are to be delivered at the time of the delivery of the deed in the same condition as they are in their present condition. Neither Seller nor any of its agents are making nor have made any representations concerning the Property, including but not limited to, representations regarding the size of the buildings and improvements, lot size or boundaries, the presence or absence of toxic or hazardous substance, and/or any appliances or pool equipment being conveyed pursuant to the Purchase Agreement.

3. Tests, Inspections and Disclosure Statements: The following tests or inspections have been conducted in, on or with respect to the Property. Buyer acknowledges receipt of the documentation specified below in regard to those tests or inspections:

Home Inspection	RAL Inspection Services	
Termite Inspection	RAL Inspection Services	
Property Disclosure Form	Homeowner	01/14/2022

The above documents are being given to buyer for informational purposes only. They represent the opinions of the individuals or firms who prepared them. Seller makes no representations or warranties as to the accuracy of the information provided and makes no agreement to undertake or perform any action recommended in any of the reports. Buyer acknowledges and agrees that buyer is not relying on the accuracy of these documents.

Unless specifically noted under "Tests, Inspections and Disclosure Statements" above, or in any of the attached disclosure statements, Seller has no knowledge concerning the presence of radon gas, asbestos or other toxic (including mold or mildew) or hazardous substances in the Property.

However, Buyer shall not interpret Seller's lack of knowledge as a representation that the property is free of radon gas, asbestos or toxic or hazardous substances.

In the event Seller's tests and or inspections are not available at the signing of the Purchase Agreement and this Addendum, Seller agrees to provide the Buyer with such reports within five (5) days of Seller's receipt.

4. Buyer's Right to Inspect: Buyer has the option to have the Property inspected by qualified inspectors, at Buyer's expense. Buyer must have any inspection(s) completed within ten (10) calendar days of the date of this Addendum (the "Inspection Period"). Buyer agrees not to rely upon the Homeowner's Property Disclosure Statement, or any other Property condition inspection reports provided by Seller as a substitute for a thorough inspection of the Property by the Buyer.

All inspections and tests must be conducted, and any defects reported to Seller in writing, within ten (10) calendar days after acceptance of offer. If inspections reveal defects in the condition of the Property, Buyer shall notify Seller in writing and identify such defect(s) in reasonable detail on or before the expiration of the Inspection Period. Failure to deliver the written request for repairs within the time required will be deemed to be a waiver of the Buyer's right to inspect and request repairs.

If defects are timely reported, the following are conditions precedent to Seller's obligation to respond:

1. In the aggregate the cost of repair or replacement must equal \$300.00 or more.
2. The defects must not have been disclosed in the Residential Real Property Disclosure Act or other similar form.
3. The defects must not have been disclosed to Buyer in writing prior to the date the offer was made to purchase.
4. The defects must not have been readily observable and obvious. Defects which are not readily observable and obvious include concealed or obscured conditions or conditions requiring a trained person to identify, but do not include those readily apparent to the naked eye.
5. The roof (defined as all materials above rafters or trusses) shall not be considered defective if it is free from leaks.
6. The structural components shall not be considered defective if they are structurally sound.

7. The radon level shall only be considered a defect if it measures at four (4) picocuries per liter of air or higher.

Seller will promptly review such requests and will advise Buyer, within seven (7) calendar days of receiving written notice of any requests, of the defects, if any, that the Seller agrees to make or the costs, if any, Seller agrees to credit to Buyer at closing. Seller shall proceed under one of the following options:

- a. Treat the condition and repair the defect at Seller's own cost and expense, in which event Buyer agrees to consummate the purchase transaction according to the terms of the Agreement and this Addendum.
- b. Give the Buyer a credit for the cost of repair, at settlement, in which event Buyer agrees to consummate the purchase transaction according to the terms of the Agreement and this Addendum.
- c. Terminate the Agreement and this Addendum and refund to the Buyer their deposit or earnest money. Seller reserves the right to renegotiate the terms of the Purchase Agreement or to terminate.

Buyer shall have the right to make a final inspection of the Property during the forty-eight (48) hours prior to closing on the Property to be sure that the Property's condition has not deteriorated from the date of the Purchase Agreement and this Addendum (ordinary wear and tear excepted).

5. Settlement as Final: Buyer's failure to notify Seller in Writing of any defects within the time limits provided in this Addendum, or acceptance of the Deed as settlement shall constitute Buyer's full acceptance of the condition of the Property and a waiver of the Buyer's right to object to its condition or assert any claim related to the Property at any time in the future. This provision shall survive delivery of the Deed and the closing.

6. Toxic/Hazardous Substances: Buyer assumes all risk of loss, damage or injury which may arise as a result of or may be in any way connected with, the presence of radon gas, asbestos, mold, lead or lead paint, or any other toxic or hazardous or other environmentally dangerous substance in, on or about the property. Buyer fully and forever releases and discharges Seller, its officers, employees and agents from any and all claims, damages, liabilities, and expenses (including attorney's fees), whether now or hereafter known, which Buyer has or may hereafter have against Seller, its officers, employees and agents. Buyer releases and indemnifies Seller, its officers, employees and agents from and against any claims, damages, liabilities, and expenses (including attorney's fees), relating to the presence of radon gas, asbestos, mold, lead or lead paint, or any other toxic, hazardous or other environmentally dangerous substance in, on or about the Property, which claim is made by Buyer, or any person Buyer allows to reside in or about the Property or come in contact with the Property. This provision shall survive delivery of the Deed and the closing.

7. Title/Title Insurance: Buyer acknowledges that the Seller has advised the Buyer that Seller is a relocation company and has or will acquire the Property in a relocation transaction. In the event that title to the Property is unacceptable Seller has the option to correct the item or terminate the transaction at Seller's discretion. Seller will not provide title insurance to Buyer at Seller's expense unless the Property is in a jurisdiction where it is customary for a Seller of residential property to do so and, in that event, Seller reserves the right to select the title insurer/agent.

8. Tax and Other Prorations: Prorations will be calculated in accordance with local custom for property taxes, assessments and similar items, and will be based on the most recently published tax bill. Buyer understands there will be no prorations or adjustments after closing. The Seller represents that it has no knowledge, actual or constructive, as to whether or not a homestead exemption applies to the property.

9. Closing Agent: The Seller reserves the right to select the closing / title agent. Seller hereby designates the following closing/title agent for this transaction:

Firm name: Old Republic Title
Phone: (281) 502-7077

In the event that the sale of the Property does not close by the scheduled closing date through no fault or negligence of Seller, Buyer agrees to pay one percent (1%) of the sales price of the Property per month prorated on a daily basis for each day thereafter that closing is delayed, without Seller's expressed consent, towards Seller's carrying costs.

Notwithstanding anything to the contrary in the Purchase Agreement, or elsewhere, the brokerage commission will be considered earned and payable only if the sale to the Buyer is closed, the deed delivered to the Buyer and the purchase price delivered to Seller. Under no circumstances will the Seller pay any ancillary fees ("add-on" fees charged by the Real Estate Brokerage) such as, processing fees, transaction fees, and file management fees.

10. Possession: Possession shall be given to the Buyer at closing. Buyer may not alter the Property, store anything on/in the Property or occupy or otherwise use the Property prior to the closing.

11. Arbitration and Mediation: Seller does not agree to participate in mediation, but will participate in arbitration, in the event of any dispute arising from this transaction.

12. Execution of Purchase Agreement and Addendum: The parties are not bound by the Purchase Agreement or this Addendum unless and until the Agreement and this Addendum are executed by all parties.

13. Severability: In the event that any provision of this Addendum conflicts with the applicable law of the jurisdiction in which the Property is located, such conflict shall not affect other provisions of the Addendum.

Seller: Government Relocation Group Inc.

By: _____
Authorized Signatory

Date Signed

Buyer

Date Signed

Buyer

Date Signed



Disclosure Statement

Homeowner(s) Name(s):

Property Address:

Year Property Built: Date of Purchase:

IN CONNECTION WITH MY/OUR RELOCATION, I/WE MAKE THE FOLLOWING DISCLOSURES TO THE BEST OF MY/OUR KNOWLEDGE REGARDING MY/OUR PROPERTY WITH THE KNOWLEDGE THAT EVEN THOUGH THIS IS NOT A WARRANTY, PROSPECTIVE BUYERS MAY RELY ON THIS INFORMATION IN DECIDING WHETHER OR ON WHAT TERMS TO PURCHASE THE PROPERTY. I/WE FURTHER UNDERSTAND THAT AN OFFER TO PURCHASE WILL NOT BE MADE UNTIL THIS DISCLOSURE IS COMPLETED.

1. GENERAL

(a) Have you occupied the property within the last 12 months?

2. HOUSE SYSTEMS

I am aware of any problems, past or present, affecting:

(a) Electrical wiring?	No
(b) Air conditioning/cooling system?	No
(c) Plumbing?	No
(d) Water Heater?	No
(e) Sump Pump?	No
(f) Heating?	No
(g) Pool/Hot tub/Spa?	No
(h) Appliances?	No
(i) Floors?	No
(j) Water system (well)?	No
(k) Sprinkler system?	No
(l) Chimneys/Fireplaces?	No

3. LAND FOUNDATION

(a) Is the property located on filled or expansive soil?	No
(b) Have any sliding, settling, earth movement, sink hole, upheaval or earth stability problems occurred on your property or in the immediate neighborhood?	No
(c) I am aware of problems or structural defects, past or present, in the basement, foundation or house(including cracks or bulges)?	No
(d) Has a water or dampness condition ever existed in your basement/crawl space?	No
(e) I am aware of flooding or leaks, past or present, in the house, crawl space, or basement?	No
(f) Are there past or present problems with driveways, walkways, patios, seawalls, fences, retaining walls, party walls on the property or adjacent properties?	No

4. ROOF

(a) Age	1
(b) Has the roof ever leaked during your ownership?	Yes

Please Explain

Hail damage, entire roof was replaced Summer of 2021, Transferable warranty. Roof is less than 6 month old

(c) Are there any problems with the roof?	No
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Disclosure Statement

Homeowner(s) Name(s):

Property Address:

5. SEWAGE

- (a) Is the property connected to a public sewer system?
- (b) Is there a septic tank/cesspool system serving this property?
- (c) I am aware of problems or material defects, past or present, relating to the septic tank/cesspool/sewage system or other disposal system.

6. DRAINAGE WATER

- (a) Is the property located in a flood zone?
- (b) Has the property ever had drainage or a flooding problem?
- (c) Have any properties in the immediate neighborhood ever had drainage or flooding problems?
- (d) Do you currently have flood hazard insurance on the property?

7. PLUMBING/WATER SUPPLY

- (a) I am aware of a well or well equipment on the property.
- (b) I am aware of any unsafe conditions in the drinking water.
- (c) Do you have a shared well?
- (d) Does your home have polybutylene piping?
- (e) Are you aware of any problems with water pressure?

8. ENVIRONMENTAL

- (a) I am aware of unsafe concentrations of radon, past or present, on the property.
- (b) I am aware of unsafe concentrations of or unsafe conditions relating to asbestos, vermiculite, or any other toxic substance(s) on the property.
- (c) I am aware of unsafe concentrations of or unsafe conditions relating to lead paint, lead water pipes, lead plumbing pipes, or lead in the soil, past or present, on the property.
- (d) I am aware of mold or mildew, past or present, contained on the property.
- (e) I am aware of underground fuel storage tank(s), past or present, on the property.
- (f) Is the property located next to or in close proximity to a dump, junk yard or toxic disposal site?

9. BOUNDARIES

- (a) Have you ever had a survey of your property done?
- (b) Are the boundaries of your property marked in any way?
- (c) Are there any encroachments, overlaps, boundary line disputes, or unrecorded easements relating to this property?
- (d) Is your home accessed, in whole or part, through a private road?
- (e) Do you have a shared driveway?

10. ADDITIONS/REMODELS

- (a) Were any structural additions, changes, or repairs made to the property by the former owners without obtaining all necessary permits and government approvals?
- (b) Have you made any structural additions, changes, or repairs to the property?
- (c) Have there been any significant repairs made to the property or to any of its systems or components within the last five years?



Disclosure Statement

Homeowner(s) Name(s): Robert Childress And Zandra Childress

Property Address: 27110 Cardiff Rocks Drive, Katy, TX 77494

11. HOMEOWNERS ASSOC.

(a) Are there any problems relating to any common area?	No
(b) Are there any conditions, which may result in an increase in taxes or assessments?	No
(c) Are there any pending or threatening claims or lawsuits against the Homeowner's Association?	No
(d) Are there any bonds or assessments affecting this property?	No

12. NEIGHBORHOOD

(a) Is there any unusual amount of noise from any source (for example: airplanes, traffic, schools or business) that affects the property?	No
(b) Are there any other neighborhood conditions or problems affecting the property?	No

13. MISCELLANEOUS

(a) I am aware of current infestation of termites or other wood boring insects on the property.	No
(b) I am aware of structural defects, past or present, caused by previous infestations of termites or other wood boring insects.	No
(c) Are there any violations of local, state and federal government laws or regulations relating to this property?	No
(d) Are there any existing or threatened legal actions affecting this property?	No
(e) Are you aware of the presence of Chinese drywall at the Property or of any records or reports pertaining to Chinese drywall being used at the property?	No
(f) I am aware that the property has exterior siding composed of synthetic stucco, traditional stucco, Exterior Insulating Finish System (EIFS), ICFS, Manufactured Stone Masonry Veneers, or other Architectural Hybrid Coatings, or Hardboard siding.	No
(g) Is your home located close to high voltage power lines?	No
(h) Is the property located on an earthquake fault?	No
(i) Do you own or lease any mineral/gas/mining rights upon or beneath the surface property?	No
(j) Are any of the property's systems (alarm, water softener, etc.) leased or rented?	No

THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND, EXCEPT AS SET FORTH HEREIN, NO MATERIAL PROBLEMS EXIST WITH RESPECT TO THE PROPERTY AS OF DATE SET FORTH ABOVE. I/WE HEREBY AUTHORIZE THE FURNISHING OF THE FOREGOING INFORMATION TO ANY PROSPECTIVE PURCHASER.

DocuSigned by:  B7A9860F82C94FE...	Date 1/14/2022
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Homeowner DocuSigned by:  6B81B9453AA240C...	Date 1/14/2022
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Homeowner	Date
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Disclosure Statement

Homeowner(s) Name(s):

Property Address:

THIS DISCLOSURE IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE PROSPECTIVE BUYER OR SELLER MAY WISH TO OBTAIN OR NEGOTIATE. THE FACT THAT THE SELLER IS NOT AWARE OF A PARTICULAR PROBLEM IS NO GUARANTEE THAT IT DOES NOT EXIST. PROSPECTIVE BUYER IS AWARE THAT HE/SHE MAY REQUEST AN INSPECTION OF THE PREMISES PERFORMED BY A QUALIFIED PROFESSIONAL.

This is a Corporate-owned property with absentee ownership.

Buyer acknowledges that he/she has read the above information:

Buyer

Date

Buyer

Date

Seller (WHR Group Representative)

Date

Seller (WHR Group Representative)

Date

Addendum to the Sales Contract

Property: _____

Buyer(s): _____

Seller: Government Relocation Group, Inc. (GRG, Inc.)

The following items are revisions to the sales contract:

- 1) Seller makes no warranties on items left in home.
- 2) If any repairs or credits are agreed upon during the inspection contingency, contract subject to both parties signing the GRG release agreement.
- 3) Mediation is to be struck from the contract.
- 4) Government Relocation Addenda to be made part of the contract.

All other terms remain the same.

Buyer Printed Name: _____

Buyer Signatures: _____

Date: _____

Seller Printed Name: Government Relocation Group, Inc.

Seller Signature: _____

Date: _____