

**ADDENDUM TO PURCHASE AGREEMENT OF REAL ESTATE**

DATE: 05/26/2023

PROPERTY ADDRESS: 17318 Turquoise Stream Drive HOUSTON, TX 77095  
SELLER: SR Sunbelt Homes Group 2, L.L.C.  
BUYER: \_\_\_\_\_

It is understood and agreed to by all parties with their signatures affixed hereto that the provisions of this Addendum shall become a permanent part of the subject Purchase Agreement. In the event of any inconsistencies between the provisions of this Addendum and the Purchase Agreement, this Addendum shall control.

Therefore, notwithstanding anything to the contrary contained in the subject Purchase Agreement, Buyer and Seller hereby mutually agree as follows.

1. Seller has never been an owner-occupant of the Property, which is being sold "AS-IS" with all defects of any kind. Buyer acknowledges and agrees that the Property is purchased and will be conveyed by Seller AS-IS, WHERE IS, WITH ALL FAULTS. Buyer acknowledges and agrees that Seller shall have no liability or obligation to Buyer with regard to any aspect of the physical condition of the Property, whether environmental, structural or otherwise. Buyer acknowledges and agrees that neither Seller nor Seller's Broker has made any representations regarding any aspect of the Property or surrounding area. These acknowledgments and agreements shall survive the closing of the subject Purchase Agreement and the conveyance of the Property.
2. No post-closing obligations or liabilities, including, without limitation, any contingent obligations and liabilities under the subject Purchase Agreement.
3. The Property is being sold in accordance with the terms herein with no representation or warranty of any kind by Seller (unless required by law), whether express or implied, as to the physical condition of the Property, including any environmental condition, fitness of the Property for any particular purpose, or any other attribute of the Property.
4. Seller shall convey title via Special Warranty Deed.
5. Seller shall have no obligations during the term of the subject Purchase Agreement that materially alters its existing obligations to the Property.
6. In the event Seller is required to provide a gap indemnity to the Title Company, such indemnity shall not exceed ten (10) days.
7. Closing shall be scheduled to occur no less than ten (10) business days from the effective date of the subject Purchase Agreement.

Seller Name: SR Sunbelt Homes Group 2, L.L.C.

Date: 5/26/2023

DocuSigned by:  
Signature: Brian Rowland  
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Seller Agent Name & Agency: Suzanne Logan, EXP Realty

Signature: Suzanne Logan  
dotloop verified  
05/26/23 2:14 PM CDT  
WBLU-NR1H-3JA-20CT

Date: 05/26/2023

Buyer Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer Agent Name & Agency: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

## ADDENDUM TO PURCHASE AGREEMENT OF REAL ESTATE AFFILIATED BUSINESS

DATE: 05/26/2023

PROPERTY ADDRESS: 17318 Turquoise Stream Drive HOUSTON, TX 77095

SELLER: SR Sunbelt Homes Group 2, L.L.C.

BUYER: \_\_\_\_\_

It is understood and agreed to by all parties with their signatures affixed hereto that the provisions of this Addendum shall become a permanent part of the subject Purchase Agreement. In the event of any inconsistencies between the provisions of this Addendum and the Purchase Agreement, this Addendum shall control.

Therefore, notwithstanding anything to the contrary contained in the subject Purchase Agreement, Buyer and Seller hereby mutually agree as follows.

1. Buyer hereby acknowledge that (i) Essex Title LLC ("Essex"), which is the title agency involved with the issuance of title insurance pursuant to the Purchase Agreement or otherwise with respect to the transaction(s) involving the sale of the Property, is an indirect affiliate of Seller, (ii) affiliates of Seller may be provided with a financial benefit with respect to title insurance services in which Essex is involved, and (iii) such affiliation shall not, in any event or circumstance, be asserted by Buyer, or any affiliate, successor, or assign of Buyer, as a grounds or basis, in whole or in part, for the annulment, avoidance, invalidation, rescission, or termination of the Purchase Agreement, any expansion or imposition of a covenant, representation, or warranty of Seller under the Purchase Agreement or in the documents executed and/or delivered at closing with respect to the title to be conveyed pursuant to the Purchase Agreement or any expansion or imposition of liability under the title policy(ies) issued in connection with this transaction beyond the express terms thereof. The provisions of this Section shall survive the termination of the Purchase Agreement and/or the closing.

Seller Name: SR Sunbelt Homes Group 2, L.L.C.

DocuSigned by:  
Signature: *Brian Rowland*  
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Date: 5/26/2023

Seller Agent Name & Agency: Suzanne Logan, EXP Realty

Signature: *Suzanne Logan*  
dotloop verified  
05/26/2023 2:12 PM CDT  
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Date: 05/26/2023

Buyer Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer Agent Name & Agency: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_