

15. Special Provisions:

- A. Broker shall advise potential buyers in the listing that a special provision will need to be including in any earnest money contract that the contract must be approved and confirmed by the probate court. The Court may require a certified copy of the appraisal. Also the earnest money contract must include a provision that possession will be determined by the court as a part of the confirmation of sale, and may not allow for the typical same day "closing and funding."
- B. Broker Compensation is listed as 5%, however it is subject to approval of Harris County Probate Court No. 1.
- C. Notwithstanding anything in this agreement in general and paragraph 7, Access to Property in particular – NO ONE SHALL ENTER THE STRUCTURE ON THE PROPERTY. IF ANYONE DOES IN VIOLATION OF THIS PROHIBITION ENTER THE STRUCTURE ON THE PROPERTY THEY ASSUME ALL RISK OF LOSS, INJURY OR DEATH. Access to the property is limited to the outside areas of the property.