

CSMA SFR HOLDINGS II-LSE, LLC, CSMA SFR TRS HOLDINGS III, LLC, FKH SFR TRS K, LLC, FKH SFR TRS L, LLC, FKH SFR TRS N, LLC, RM1 SFR PROPCO A, L.P. and RM1 SFR PROPCO B, L.P. CONTRACT ADDENDUM

This Addendum is made part of the Contract described below under which the undersigned Seller has agreed to sell the Property described therein. Notwithstanding anything stated in any other provision of the Contract to the contrary, the Seller and Buyer hereby acknowledge and agree that:

- 1.) **AS-IS, WHERE IS.** NOTWITHSTANDING ANYTHING SET FORTH HEREIN TO THE CONTRARY, IT IS UNDERSTOOD AND AGREED THAT SELLER IS SELLING THE PROPERTY **AS IS WHERE IS** AND SELLER DISCLAIMS ALL WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESS OR IMPLIED, WITH RESPECT TO THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, WARRANTIES OR REPRESENTATIONS AS TO MATTERS OF TITLE (OTHER THAN SELLER'S WARRANTY OF TITLE SET FORTH IN THE LIMITED WARRANTY DEED TO BE DELIVERED AT CLOSING), ZONING, TAX CONSEQUENCES, PHYSICAL OR ENVIRONMENTAL CONDITIONS, AVAILABILITY OR ACCESS, INGRESS OR EGRESS, PROPERTY VALUE, OPERATING HISTORY, GOVERNMENTAL APPROVALS, GOVERNMENTAL REGULATIONS OR ANY OTHER MATTER OR THING RELATING TO OR AFFECTING THE PROPERTY.
- 2.) Closing Date shall be a minimum of twenty-one (21) days following the Contract Acceptance Date.
- 3.) The Seller shall convey the Property by Special or Limited Warranty Deed.
- 4.) The Seller shall select the title and escrow company of its choice, unless prohibited by law, and shall order title.

For North Carolina and South Carolina properties only: The Parties agree to allow Hankin & Pack to hold the due diligence funds. In the event the contract is terminated, Hankin & Pack is directed to release the due diligence funds directly to the Seller.

- 5.) In the event the Buyer obtains financing through the Federal Housing Administration ("FHA") and the FHA claims the transaction violates the FHA's 90 Day Resale Rule, the closing date shall be extended accordingly, and the Seller shall have no liability to the Buyer for any additional costs incurred as a result of an extension of the closing date.
- 6.) Notwithstanding the fact that the Property is being sold As-Is, Where Is, if the Contract contains a contingency for any repairs as required by the Buyer's lender, or, as agreed to by the Buyer and Seller, then the Buyer's earnest money deposit shall be disbursed to the Seller should the Buyer terminate the Contract after the repair work has commenced.
- 7.) Seller requires all Closing Documents that require execution by the Seller to be delivered to the Seller for review four (4) business days prior to closing, exclusive of the closing date. Should a delay occur, an extension is to be granted to allow for the 4-business day review. Any Closing Documents received after 12:00 pm EST will be deemed to have been delivered the next business day.

- 8.) If the Property is subject to a required Village Inspection, the Seller may unilaterally extend the Closing Date to obtain the Village Inspection Report (“The Report”). Seller will act in good faith and use all commercially reasonable efforts to promptly obtain The Report.
- 9.) In the event the Seller is unable to deliver possession of the Property due to an unauthorized occupant, the Seller’s liability shall not exceed the amount of the earnest money deposit.
- 10.) Seller may convey the Property and assign the Contract, in its sole and absolute discretion, to an affiliate of the Seller.

Buyer