

Property: 3575 W Thollie Green Rd, Stem, NC 27581

Showing Instructions.-

Appointment only. Use ShowingTime to schedule or the following calendly
<https://calendly.com/ferocityassets/3575-west-thollie-green-rd-stem-nc-27581>

How to Submit an Offer.-

Please use this link to send your offers: offers.ferocityassets.com

Ferocity Assets LLC STANDARD ADDENDUM

This Addendum and each of its terms is hereby incorporated into the Agreement with an offer date of _____ by and between the undersigned Seller and Buyer, with respect to the Property located at: **3575 W Thollie Green Rd, Stem, NC 27581**. In the event of any conflict between the terms of the Agreement and this Addendum, the terms of this Addendum shall control and govern the rights and obligations of the Parties to the full extent permitted by applicable law.

1. Buyer and Seller agree that the earnest money deposit shall be held in escrow by the Title Company and the Title Company shall be of the Seller's choosing.
2. In the event that the Seller is unable to perform this transaction for any reason or convey a clear and marketable title to Buyer, Buyer may declare a default and demand the return of the earnest money deposit. Buyer expressly waives the remedy of specific performance in the event Seller is unable to perform this transaction or convey title. Buyer waives right to record a notice of interest or lis pendens against the property or to record this Agreement or memorandum thereof in the real property records. Buyer waives right to invoke any other equitable remedy that may be available that, if invoked, would prevent the Seller from conveying the Property to a 3rd-party buyer.
3. Buyer is aware that the transaction, depending on the Buyer's lender, could be subject to prior sale. If the transaction is subject to prior sale, Buyer expressly waives the remedy of specific performance in the event Seller is unable to perform this transaction or convey title.
4. Buyer indemnifies and holds harmless Seller if information disclosed is found to be inaccurate or untrue. If provided, all information contained in the Seller's Property Disclosure and/or Community Association Disclosure is to be independently confirmed at the responsibility of the Buyer.
5. In consideration and as compensation for the services provided by Ferocity MGMT, a transaction fee of \$495 is charged to the undersigned Buyer upon successful closing of the transaction and shall be invoiced to escrow to be paid by the date of close.

It is agreed by the parties hereto that all of the other terms and conditions of the aforementioned Agreement shall remain in full force and in effect other than as modified herein. Upon execution by all parties, this Addendum shall be attached to and form a part of said Agreement.

Buyer: _____ **Print:** _____ **Date:** _____

Buyer: _____ **Print:** _____ **Date:** _____

Seller: _____ **Print:** _____ **Date:** _____