



CLOSING ADDENDUM AND AFFILIATED BUSINESS DISCLOSURE

CLOSING DATE

You will be given your closing date by the Seller and/or as confirmed by the Settlement Agent. If this closing date is not met for any lender-related reason or funds availability reason, then you will be charged \$150.00 per day (applied to the sales price) should the closing move beyond the confirmed settlement day. So long as the home is habitable, Settlement will proceed on the date scheduled even if some items are not completed. Items that may be completed after Settlement include, but are not limited to, landscaping, exterior concrete, and exterior painting. Seller will finish all incomplete exterior work as soon as conditions allow. Items requiring correction or repair will be completed as soon as possible after Settlement.

CLOSING ATTORNEY

For purposes of this Contract, the closing attorney shall be GWYNN, EDWARDS & GETTER, PA. The Settlement shall be held at 900 Ridgefield Drive, Suite 150, Raleigh, NC 27609. Seller has advised Buyer that GWYNN, EDWARDS & GETTER, PA serve as Seller's attorney. Buyer may choose to be represented by a lawyer at Buyer's sole expense; however, the Settlement shall occur through the office of GWYNN, EDWARDS & GETTER, PA. Phone: (919) 871-0022 Email: closing@GEandGlaw.com

DEED, TAXES, AND FEES

Seller shall pay for preparation of a deed and all other documents necessary to perform Seller's obligations under this Contract. Buyer shall pay for any state and county excise taxes. The deed is to be made to Buyer.

SOCIAL MEDIA AUTHORIZATION

Buyer shall not make or encourage others to make any public statement, through any medium (including Facebook, Yelp, Twitter, or other social media sites) that is intended to, or reasonably could be foreseen to, be incorrect, be an unauthorized use of Seller's intellectual property, seek a non-contracted benefit, or otherwise be designed to embarrass, disparage, defame, criticize, or malign Seller as determined by Seller in its sole judgment without obtaining advance prior written approval from Seller. In the event of the above, Buyer shall be responsible for any damages notwithstanding any limitations otherwise provided in the Contract.

AFFILIATED BUSINESSES DISCLOSURE

Gitto Enterprises, Inc. has a continuing business relationship with Wayne Cottrell, State Farm Agent, First Heritage Mortgage, LLC, and Gwynn, Edwards, and Getter, PA.

AMG Realty LLC, Dunkin Deals LLC, DF Deals LLC, Bull City Deals LLC, ABVW Investments LLC, NNV Real Estate LLC, Winmore 208 LLC, Triangle Deals LLC, and VGG Holdings LLC are commonly owned affiliates with Gitto Enterprises, Inc. Because of this relationship, this affiliation may provide General Contractor and/or Seller a financial or other benefit.

To the extent that there is any conflict between the provisions of this addendum and the provisions of Contract, the provisions of this Addendum will control.

Buyer

Date

Buyer

Date

Signed by:


Seller

2/14/2025

Date