



DUE DILIGENCE NEGOTIATION ADDENDUM

BUYER: _____.

SELLER: Southern Wake Property Group LLC _____.

PROPERTY ADDRESS: _____.

This Addendum is attached to and made a part of the Offer to Purchase and Contract between Seller and Buyer for the above identified Property (the "Contract").

Southern Wake Property Group, LLC engages in the rehabilitation of **existing** real estate. Since we were not involved in the original construction or long-term maintenance of the property, we cannot guarantee its safety or reliability 100% of the time. We make every effort to repair our homes as completely and professionally as possible and document those repairs. We provide a complete home inspection report conducted by a 3rd party up front at contract signing for potential buyers to review along with a detailed home upgrade sheet that outlines all the repairs made by our company, the materials used for construction, and the respective manufacturer's warranties.

Southern Wake Property Group stands behind the quality of our work. Our homes have been extensively remodeled as well as inspected by a third party. Prior to listing we have made all the repairs that we deem critical to the quality, safety, and functionality of the properties. Because we have invested a large sum of time and resources into this work, we are unable to make any further repairs identified by the seller aside from items directly related to the direct safety and functionality of the home. Examples of such items are water leaks, failed appliances, un-grounded electrical circuits etc. Cosmetic and non-functionality related issues identified by further 3rd party buyer inspectors will not be repaired and credits will not be given. Examples of such issues commonly discovered by third party inspectors on nearly all existing housing are documented evidence of past repairs, minor wood decay, evidence of past moisture, cosmetic concerns, minor corrosion, polybutylene pipe installations, cosmetic surface cracking, minor/non-functionality related siding damage etc.

The purpose of this addendum is to allow sufficient time for agreed upon repairs to be completed so closing is not delayed. The Seller will always negotiate in good faith to satisfy our buyers by completing reasonable repair requests to our properties at a high-quality standard. In the event an agreement regarding repairs cannot be reached, accomplishing this negotiation quickly will mitigate the time wasted for both parties. With this in mind, the parties hereby agree as follows:

Deadline for Repair Requests. The Buyer will submit any and all Due Diligence Repair requests to the Seller no later than 5pm on the 7th CALENDAR day following the effective date of the Contract.

Inspection. The Buyer may utilize our third-party inspection report, which will be annotated with our notes as a guide to their request for repairs, OR the Buyer may engage an outside inspector immediately to complete a separate third-party report for comparison sake. *NOTE TO BUYER: If the Buyer chooses to have an independent inspection performed, the Buyer should make every effort to have it completed as soon as possible to comply with the terms of this addendum. We recommend contacting a property inspector prior to signing the Contract to ensure his/her timely availability.*

IN THE EVENT OF A CONFLICT BETWEEN THIS ADDENDUM AND THE CONTRACT THIS ADDENDUM SHALL CONTROL, EXCEPT THAT IN THE CASE OF SUCH A CONFLICT AS TO THE DESCRIPTION OF THE PROPERTY OR THE IDENTITY OF THE BUYER OR SELLER, THE CONTRACT SHALL CONTROL.

Date: _____

SOUTHERN WAKE PROPERTY GROUP, LLC

Drafted by Margaret Cromer, a licensed NC Attorney, Midtown Property Law, 4800 Six Forks Road, Suite 120, Raleigh NC 27609, Phone 919-200-4445



Buyer: _____

Date: _____

Buyer: _____

By: _____

Print name: ____ William Ramsay _____

Title: _____ Owner _____