

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 in the MLS notes a summary of notable updates, along with copies of all available third-party home inspection reports, existing permits, a detailed upgrade sheet outlining repairs and construction materials, and applicable manufacturer warranties.

Southern Wake Property Group stands behind the quality of our work. Our homes have been extensively remodeled and inspected by our contractor. Prior to listing, we have made all repairs deemed critical to the quality, safety, and functionality of the property. Because we have invested significant time and resources into these improvements, we are unable to make further repairs requested by the Buyer aside from items directly related to the immediate safety and functionality of the home (e.g., active water leaks, failed appliances, ungrounded electrical circuits). Cosmetic and non-functionality-related issues identified by subsequent buyer inspections—such as documented evidence of past repairs, minor wood decay, historical moisture stains, minor corrosion, polybutylene piping, cosmetic surface cracking, or minor siding wear—will not be repaired, nor will repair credits be issued.

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 negotiate in good faith to complete reasonable repair requests to a high standard. In the event an agreement regarding repairs cannot be reached, completing this negotiation expeditiously mitigates delay for both parties. With this in mind, the parties agree as follows:

- **Deadline for Repair Requests:** The Buyer must submit all Due Diligence Repair requests to the Seller no later than 5:00 PM on the 7th CALENDAR day following the effective date of the Contract.
- **Inspection:** The Buyer is welcome to obtain an independent home inspection by any inspector of their choosing. However, this report is primarily for the Buyer's personal information and use; Seller will not address inspection items unless they involve active fire, water, or safety hazards, or are explicit lender-required repairs.

IN THE EVENT OF A CONFLICT BETWEEN THIS ADDENDUM AND THE CONTRACT, THIS ADDENDUM SHALL CONTROL, EXCEPT IN THE CASE OF A CONFLICT REGARDING THE DESCRIPTION OF THE PROPERTY OR THE IDENTITY OF THE PARTIES, IN WHICH CASE THE CONTRACT SHALL CONTROL.

Date:

Buyer:

Date:

Buyer:

SOUTHERN WAKE PROPERTY GROUP, LLC

By (Signature):

Print Name: William Ramsay

Title: Managing Member of LLC

Date:
