Purchase Contract Addendum

This Resale Addendum (“Agreement”) sets forth the responsibilities and obligations between **Buyer(s) Name:** as outlined in the purchase contract, its affiliates and/or (“Buyer”), and Cash To Win LLC (“Seller”) of **300 Kavanaugh Rd Wake Forest NC 27587** (“Property”).

1. Acknowledgment
Buyer and Seller acknowledge this agreement is an addendum to the attached **NC** Residential Purchase Contract between Buyer and Seller (“Purchase Contract”). Any provision(s) in this agreement supersede any provision in the Purchase Contract and other addenda, if applicable.

2. Cancellation
The Buyer may cancel this agreement and contract, without recourse, during the due diligence period outlined in the original purchase contract. Cancellation of the original purchase contract will also terminate this agreement without recourse.

3. Disclosures
Buyer acknowledges that the seller has never lived in the property and has very limited knowledge.

Instead of disclosure requirements outlined in the Purchase Contract, Seller will provide the buyer a seller disclosure named Seller Resale Disclosure Form.

Buyer agrees to waive a property insurance claim history report.

4. Inspections, Response and Timelines
Buyer’s due diligence and inspection period shall be ten **(10)** days unless otherwise agreed to with another addendum/amendment commencing after contract acceptance. Day one starts the following day. In which the document named, Buyers Inspection Notice and Sellers Response (BINSR), blank copy attached, will be used to respond and negotiate the due diligence/inspection period and will be provided by the seller's broker.

Buyer reserves the right, at their sole discretion, during the due diligence and inspection period to cancel for any reason.

Buyer shall deliver notice to Seller, no later than ten **(10)** days after contract acceptance, the Buyer’s Inspection Notice document, either a) accepting the property as-is, b) canceling the contract and receiving a full refund of their earnest money deposit, c) give options of requesting repairs, and/or requesting a credit in lieu of repairs.

In the event the Buyer requests repairs, or requests a credit in lieu of repairs, on the Buyer’s Inspection Notice, the Seller shall have five **(5)** calendar days to accept, reject, or counter the

Buyer’s Inspection Notice. If the seller's inspection five **(5)** day response end date falls on a weekend, the due date will be the following business day.

The Seller shall indicate their response and deliver to Buyer, the Buyer’s Inspection Notice and Seller’s Response.

In the event the Seller accepts the Buyer’s Inspection Notice, the inspection period is complete. If the seller needs more than five **(5)** days to respond, all parties agree to automatically extend the seller's inspection response time until they can give their full response.

If the Seller rejects or counters the Buyer’s Inspection Notice, the Buyer shall have five **(5)** days to either agree to the Buyer’s Inspection Notice and Seller’s Response and proceed with closing, or Buyer may, at their sole discretion, cancel the contract and receive a full refund of their earnest money deposit.

Further, Buyer and Seller agree upfront that if any repairs not negotiated during the inspection response will not need to be completed by the close of escrow.

Buyer acknowledges they have reviewed paragraph four (4) and understand how the inspection response and deadlines work:

_____ _____

Buyer Initials **Buyer Initials**

By signing below, Seller and Buyer acknowledge and agree to the terms and provisions outlined in this Agreement:

_____

Seller Date

_____ _____

Buyer Date Buyer Date