LISTING/SALES RECORD SALE #: _____

COMMENTS: _____

SHORT SALE: ☐ YES ☑ NO NEW CONSTR. ☐ YES ☑ NO FORECLOSURE ☐ YES ☑ NO

PROPERTY ADDRESS: 118 East Shore Drive, East Haddam, CT 06423 MLS#: 170523249

SALES PRICE: $ 255,000.00 COMMISSION BASED ON: $ 255,000.00 TOTAL ESCROW: $ 2,000.00

CONTRACT DATE: 12/21/2022 CLOSE DATE: 04/14/2023

DEPOSIT RELEASE CHECK TO BE MADE PAYABLE TO: _____

☐ SELLER'S ATTORNEY ☐ SELLER ☐ BUYER ☐ OTHER

SELLER/LANDLORD INFORMATION

NAME(S): **Brian Hurlock** ** Title Attorney - Jay Lawlor (o)860-275-6800 - email - jlawlor@hmrslaw.com - cell 860-913-2907

ADDRESS: 9667 Holladay Drive, Murrells Inlet, South Carolina 29576

PHONE 1: 860-573-8473 EMAIL 1: bhurlock34@aol.com PHONE 2: _____ EMAIL 2: _____

ATTORNEY: Ken Barber / John Porter PHONE: 860-267-2263 EMAIL: kbarber@barber-law-firm.com / jporter@barber-law-firm.com

ADDRESS: 29 West High Street, East Hampton 06424 FAX COMMISSION BILL: ☐ YES FAX #: _____

PARALEGAL: _____ EMAIL: closings@barber-law-firm.com

$150 BAC PAID BY: ☑ SELLER ☐ LISTING AGENT ☐ EXEMPT: _____

BUYER/TENANT INFORMATION

NAME(S): Adam Faiz

ADDRESS: 528 County Road, Torrington, CT 06790

PHONE 1: _____ EMAIL 1: _____ PHONE 2: _____ EMAIL 2: _____

ATTORNEY: Nick Mancuso PHONE: 860-603-2258 EMAIL: _____

ADDRESS: 116 Parum Road, Colchester 06415 FAX COMMISSION BILL: ☐ YES FAX #: _____

PARALEGAL: _____ EMAIL: _____

$150 BAC PAID BY: ☐ BUYER ☐ BUYING AGENT ☐ EXEMPT: _____

MORTGAGE

MORTGAGE COMPANY: Northeast Financial (Vanessa Brown)

☐ CASH ☐ YES ☑ NO ☐ VA ☐ USDA ☐ CHFA

ASSOCIATE/CO-BROKE INFORMATION

TOTAL LISTING SIDE COMMISSION: 2.5 % LICENSE #: RES.0804375

LISTING AGENT: Carolyn Kress 860-908-4716 ( ) %

CO-LISTING AGENT: _____ ( ) %

SERVICING AGENT 1: _____ AMOUNT: $ ____ OR ____ %

SERVICING AGENT 2: _____ AMOUNT: $ ____ OR ____ %

TOTAL SELLING SIDE COMMISSION: 2.5 % LICENSE #: _____

BUYING AGENT: Barbara Royea ( ) %

CO-BUYING AGENT: _____ ( ) %

SERVICING AGENT 1: _____

SERVICING AGENT 2: _____

COBROKE COMPANY: NA

RELOCATION/RE

REFERRAL: ☐ YES ☑ NO OUTSIDE COMPANY ☐ YES ☐

AGENT NAME: _____ OFFICE: ____

RELO CONTACT: ☐ A.BAKULA ☐ L.WELCH

*PLEASE INCLUDE RELOCATION/REFERRAL PAPERWORK IN THE LO

BERKSHIRE HATHAWAY HomeServices



Carolyn Kress
REALTOR®

New England Properties
11 Hayward Avenue
Colchester, CT 06415
cell: 860-908-4716

CarolynKress@bhhsne.com

A member of the franchise system of BHH Affiliates, LLC

PLEASE FILL OUT ALL INFORMATION (ESPECIALLY HIGHLIGHTED SECTIONS) TO AVOID DELAYS IN PROCESSING AND PAYMENT

REAL ESTATE PURCHASE CONTRACT
Greater Hartford Association of REALTORS®, Inc.

When signed by Buyer and Seller this is intended to be a legally binding contract. If either party has any questions about any aspect of this transaction, he/she should consult with an attorney before signing this Contract.

1. Parties

Buyer Adam Faiz
Name(s)
528 County Road, Torrington, CT 06790
Address

Seller Brian Hurlock
Name(s)
118 E Shore Drive, East Haddam, CT 06423
Address

2. Property. Buyer agrees to purchase from Seller, and Seller agrees to sell to Buyer, certain real property, known as

118 E Shore Drive		East Haddam	,CT 06423	("Property").
Number	Street	Town	Zip Code	

3. Fixtures and Personal Property. Except as specifically indicated below or on the attached Property Inclusions/Exclusions Rider (if checked), all fixtures located on the Property are included in this sale, and all personal property located on the Property is excluded from this sale. Included as fixtures in this sale as part of the Property are the buildings, structures and improvements now thereon, and the fixtures belonging to the Seller and used in connection therewith, including, if any, all blinds, window shades, screens, doors, door and window hardware, wood and gas stoves, storm windows, landscaping, awnings, shutters, electrical and lighting fixtures, door mirrors, pumps, mailboxes, plumbing fixtures, cabinetry, door and cabinet hardware, pool house and other outbuildings, mantels, flagpoles, alarm system and codes, swimming pool and swimming pool pumps and equipment (if any), garbage disposal, garage door openers, central air conditioning equipment, and built-in dishwashers. **No part of the purchase price below is assigned to any personal property or fixtures.**

☑ See Property Inclusions/Exclusions Rider attached. (CHECK IF APPLICABLE)

The following personal property is INCLUDED *(NOT APPLICABLE UNLESS FILLED IN)*:

The following fixtures are EXCLUDED (*NOT APPLICABLE UNLESS FILLED IN*):

4 (a), (b), (c), (d) and (e) BELOW ARE NOT APPLICABLE UNLESS FILLED IN

4. Price. The total purchase price is $ 255,000-

(a) Buyer shall make the following deposit, by personal check, cashier's check or certified funds, subject to collection, upon receipt of this fully executed Contract, but no later than three (3) calendar days thereafter. Deposit to be applied to the total purchase price. If this deposit is not paid by Buyer by the stated time, Seller at Seller's sole discretion shall have the right to declare Buyer to be in default and terminate this Contract by written notice to Buyer, and Seller shall thereafter be relieved of all obligations hereunder: 2,000

(b) Buyer will make the following additional deposit by cashier's check or certified funds on or before _____ calendar days after the date that this Contract is fully executed, to be applied to the purchase price or closing costs, subject to collection: 0

(c) Buyer will assume the existing mortgage on the Property which, at the closing, will not be in default and will have a principal balance of approximately: 0

(d) Seller will take back a purchase money note and mortgage as described in the attached rider: 0

(e) Buyer will pay the following amount at the closing by cashier's or certified check by obtaining a Bank or institutional Mortgage as described in paragraph 5: 150,000-

(f) Buyer will pay the following balance at the closing by cashier's or certified check: 103,000-

(g) **TOTAL (If the total shown in 4(g) exceeds the total purchase price, the excess shall be returned to Buyer at closing.** $ 255,000-

Buyer Initial AF ____ Date 12/18/2022 Seller Initial BH 12/21/22 9:09 AM EST dotloop verified ____ Date _____

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THE FOLLOWING MORTGAGE CONTINGENCY IS NOT APPLICABLE UNLESS FILLED IN

5. Mortgage Contingency.

☐ N/A – No Mortgage, this is a Cash Transaction
☐ N/A – Mortgage Contingency Waived
☑ Mortgage Contingency (AS PROVIDED BELOW)

Buyer will make prompt and diligent efforts to obtain a written commitment for a mortgage loan ("Mortgage") from a bank or other institutional lender on or before 01/31/2023 ("Mortgage Contingency Date"). Buyer will provide Seller and Broker, not later than the Mortgage Contingency Date, with a copy of any written commitment for a Mortgage obtained by Buyer including all conditions contained therein. Buyer will pay all application fees, points (not to exceed 0), and other charges in accordance with the policies established by the applicable lender. The Mortgage must be on the following terms:
(a) Amount $ 150,000 (b) Maximum initial interest rate: Prevailing % per annum (c) Minimum term: years
(d) Types of mortgage: CHECK THE FOLLOWING AS APPLICABLE:

☑ Conventional Fixed Rate ☐ CHFA ☐ FHA ☐ Other:
☐ Conventional Variable Rate ☐ VA (Seller will pay termite inspection charges if required by the applicable lender.)

CHECK ONE OF THE FOLLOWING, AS APPLICABLE:

☐ Buyer represents that upon obtaining Mortgage, Buyer will have sufficient funds to close without the necessity of selling any real estate.
☑ Buyer's ability to close is contingent upon the sale of Buyer's property. See attached Rider.

If Buyer cannot obtain a written commitment for the Mortgage, Buyer may terminate this Contract by providing Seller and Broker, not later than the Mortgage Contingency Date, with written notice of Buyer's inability to obtain such commitment.

If Buyer obtains a written commitment but such commitment contains any of the following conditions and such condition(s) has/have not been satisfied on or before the Mortgage Contingency Date: appraisal, initial lender verification of employment, lender verification that Buyer has sufficient funds to close, lender approval of Buyer's creditworthiness, or if applicable, lender approval of common interest community; then Buyer may terminate this Contract by providing Seller and Broker, not later than the Mortgage Contingency Date, with written notice of Buyer's inability to obtain such commitment.

If the reason for Buyer's termination of this Contract is that the lender to which Buyer applied for the Mortgage denied such application, then Seller shall be entitled to request from and receive from Buyer a copy of the adverse action notice which is required to be delivered to the Buyer by such bank or institutional lender under the Fair Credit Reporting Act. If the reason for Buyer's termination of this Contract is that the commitment received by Buyer did not meet the requirements set forth in this paragraph 5, then Buyer shall provide Seller with a copy of such commitment not later than the Mortgage Contingency Date.

If Buyer does not elect to so terminate, then this Contract will remain in full force and effect free of this mortgage contingency, unless Seller, within seven (7) days from the Mortgage Contingency Date, gives written notice to Buyer and Broker that Seller has elected to terminate this Contract as a result of Buyer's inability to obtain such commitment. If either party so terminates this Contract, then all deposits will be returned to Buyer, and, except as provided in paragraph 17, the obligations of the parties under this Contract shall end.

6. Deposit and Escrow of Deposits. The deposit(s) payable under this Contract shall be made at the time(s) and in the manner specified in paragraph 4, payable to the listing Broker. If any deposit payable under this Contract is not paid by Buyer by the stated time, then Seller at Seller's sole discretion shall have the right to declare Buyer to be in default and terminate this Contract by written notice to Buyer, and Seller shall thereafter be relieved of all obligations hereunder. All deposits will be held in escrow by CHECK ONE ☑ listing Broker ☐ other Berkshire Hathaway NE Properties (applies only if filled in) in accordance with Connecticut law until: CHECK ONE.

☐ The earlier of (a) the date on which the Buyer obtains the mortgage commitment described in Section 5, or (b) the eighth (8th) day following the Mortgage Contingency Date.
☑ Transfer of title unless requested earlier by settlement agent/attorney to satisfy good funds requirement

7. Closing. The closing will take place on 02/28/2022 (date) or sooner as mutually agreed by the parties. The closing will be held at the offices of the Buyer's attorney or at such other place as Buyer's mortgage lender may reasonably require.

8. Possession at Closing; Condition of Property; Risk of Loss. At the time of closing, possession and occupancy of the improvements and personal property on the Property included in this Contract shall be delivered to Buyer in the condition they were in on the date of this Contract, subject to ordinary wear and use and, except as otherwise agreed by the parties, free of all tenants and occupants. Seller agrees to deliver the Property to Buyer in broom clean condition. Seller agrees (unless the Property is a common interest community and Seller is not responsible for the grounds) to continue to maintain the grounds until closing. Buyer shall have the right to inspect the Property for compliance with this Contract before the closing, upon reasonable notice to Seller. Risk of loss or damage to the Property shall be upon the Seller until the closing. In case of any loss or damage, when Seller has not restored the Property substantially to its former condition prior to closing, one of the following shall occur at Buyer's option: either (a) the Seller shall pay over or assign to the Buyer all sums recovered on account of said insurance upon Buyer's payment of the balance of the Purchase Price to Seller, or (b) the Buyer may terminate this Agreement and the deposits shall be refunded to the Buyer.

Buyer Initial AF Date 12/18/2022 Seller Initial BH 12/21/22 9:09 AM EST dotloop verified Date

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9. Other Conditions.

Purchase is contingent upon the property being approved by the town for year round occupancy.

10. Title. Seller will transfer fee simple title to the Property to Buyer by a Connecticut form of Warranty Deed, (or Connecticut Form of Fiduciary Deed if Seller is an Executor, Administrator, Conservator or Trustee), subject to (a) any and all provisions of any ordinance, municipal regulation, or public or private law; declarations, restrictions, covenants, and easements of record; any state of facts an accurate survey or personal inspection of the Property might reveal; provided that none of the above interfere with the present location of any building now located on the Property, prevent the use of the Property as a residence, or render title to the Property unmarketable; (b) current taxes and municipal assessments; (c) any mortgage which Buyer has agreed to assume under this Contract; and (d) the following additional liens and encumbrances which shall be assumed and paid by Buyer in addition to the purchase price: The buyer will not assume liens or encumbrances. Sewer and water liens will not be assumed by buyer unless specifically stated here:

Seller agrees to furnish such affidavits concerning title, encroachments, mechanics' liens and other items and in such form as Buyer's title insurance company may require in order to allow Buyer to obtain owner's title insurance coverage on the Property or to waive exceptions to the title policy that are objectionable to Buyer's lender.

11. Adjustments. Adjustments for taxes, association fees, rents, rental security deposits, water, fire taxes, sewer, interest, fuel, condominium fees, municipal assessments, special assessments, and other charges will be made as of the date of closing in accordance with the custom of the Bar Association for the county or municipality where the Property is located. (See Common Interest Community Rider, if applicable)

12. Default; Liquidated Damages; Remedies. If Buyer defaults under this Contract and Seller is not in default, Buyer's deposits shall be paid over to and retained by Seller as liquidated damages and both parties shall be relieved of further liability under this Contract, except to the extent of Buyer's obligations under paragraph 17.

If Seller defaults under this Contract and Buyer is not in default, Buyer shall be entitled to any and all remedies provided by law and equity including, but not limited to, specific performance and recovery of amounts spent for mortgage application, appraisal, title search, and tests or inspections. If a legal action is brought to enforce any provision of the Contract, the prevailing party, including a broker who is made party to such action and who has not significantly contributed to the default, shall be entitled to court costs and attorneys' fees.

13. Complete Agreement. This Contract, including riders and/or addenda, contains the entire agreement between Buyer and Seller concerning this transaction, and supersedes any and all previous written or oral agreements concerning the Property. This contract may only be amended by a writing signed by all parties.

14. Assignability. Buyer may only assign its rights under this Contract by mutual written consent of both parties.

15. Survival. This Contract shall be binding upon and inure to the benefit of the respective personal representatives, heirs, successors and assigns of Buyer and Seller.

16. Equal Housing Rights. Buyer acknowledges that he/she is aware of his/her right to be shown any home within his/her price range in any area specified by Buyer and which is available to the REALTOR® in the area in which he/she is licensed.

17. Home, Pest and Environmental Inspection/Tests. Buyer acknowledges that Buyer has the opportunity to make a full and complete inspection of the Property and other improvements, to the extent desired by Buyer. If Buyer elects to make a less than thorough inspection, Buyer waives any right to object to any defects in the Property and other improvements that would have been disclosed by a full and complete inspection. Buyer has the right to have the lead inspection or risk assessment described below (unless voluntarily waived by Buyer) and the other inspections checked below performed on the Property.

☐ **Buyer waives inspections under this section** ☑ **Buyer elects the following inspection(s):**

[Applicable Only If Checked]

☑ **A HOME INSPECTION** performed by an engineer licensed by the State of Connecticut or a home inspection service licensed by the State of Connecticut determining whether or not the buildings and other improvements located on the Property are structurally sound and whether or not the mechanical, electrical and plumbing systems of any of the buildings are in good repair.

Buyer Initial AF Date 12/18/2022 Seller Initial BH 12/21/22 9:09 AM EST dotloop verified Date

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☐ **A TERMITE OR WOOD DESTROYING INSECT INSPECTION** performed by a licensed exterminator or inspection service licensed by the State of Connecticut and determining whether or not the buildings on the Property are infested by termites or wood-boring insects and whether or not the buildings on the Property are damaged as a result of such infestation.

☑ **OTHER INSPECTIONS/TESTS** of the buildings located on the Property for ☐ asbestos; ☑ radon; ☐ mold; and ☐ _____ (other(s)), performed by a licensed inspector or inspection service licensed by the State of Connecticut, the results of which are satisfactory to Buyer, provided that Buyer's determination is reasonable in view of the written report of any inspection and/or test.

Buyer must arrange and pay for all inspections including any additional inspections recommended by the inspector (except if the mortgage described in paragraph 5 is VA, Seller will pay termite inspection charges to the extent required by the applicable lender). Buyer must give Seller written notice of any inspection that does not meet the standards set forth above together with a copy of the relevant pages of the inspection report, on or before 12 calendar days after the date that this Contract is fully executed (Inspection Contingency Date). If Buyer does not give Seller such notice, Seller shall have no responsibility or obligation concerning any condition to which this paragraph 17 applies. At Buyer's sole cost and expense, Buyer shall restore the Property to substantially the same condition it was in immediately before any inspections.

If an inspection report given by Buyer to Seller on or before the Inspection Contingency Date reveals that the Property or other improvements do not meet the terms set forth above, then Buyer may, at Buyer's option, terminate this Contract by giving Seller written notice of termination no later than the Inspection Contingency Date. Alternatively, Buyer may give Seller the option to correct the conditions that are unacceptable to Buyer. If Seller and Buyer cannot reach a mutually satisfactory written agreement regarding the correction of these matters, then Buyer may terminate this Contract by giving Seller written notice of termination no later than 5 calendar days after the Inspection Contingency Date. Failure by Buyer to so terminate relieves Seller from all responsibility and obligation concerning any condition to which this paragraph 17 applies. If Buyer terminates this Contract pursuant to Buyer's rights under this paragraph 17, Buyer shall receive all deposited sums and the obligations of the parties under this Contract shall end, except with respect to the obligations under this paragraph 17.

In consideration of the rights of inspection, and whether Buyer exercises such rights or not, Buyer hereby releases Seller, Broker and Co-Broker (if any) from any and all liability related to any defects in the Property or the cost of addressing any environmental condition in the Property of which Seller, Broker or Co-Broker, as the case may be, had no actual knowledge before the execution of this Contract. This release and the obligations and agreements of Buyer contained in this paragraph 17 shall survive the deed and the termination of this Contract.

In completing paragraph 17, Buyer and Seller understand that: If the Property is "target housing" under federal law (meaning with some exceptions, housing built before 1978), Seller must permit Buyer a 10-day period (unless the parties mutually agree in writing to a different time period) to conduct a risk assessment or inspection of the Property for the presence of lead-based paint and lead-based paint hazards before Buyer is obligated under this Contract. Buyer may waive this right of inspection in writing.

BUYER MAY CONDUCT AN INSPECTION OR RISK ASSESSMENT (as defined by federal law) by a licensed environmental inspector or recognized inspection service for lead-based paint and lead based paint hazards in the Property (as those terms are defined by federal regulation) within the time period stated in paragraph 17, with the results being satisfactory to Buyer, provided that Buyer's determination is reasonable in view of the written report of any such inspection. Buyer may waive this right by completing the WAIVER below (if applicable, Buyer executed HUD notice on lead-based substances, attached).

☑ **WAIVER.** By initialing here: AF, Buyer waives the right to conduct a risk assessment or inspection for the presence of lead-based paint and lead-based paint hazards in the Property. Seller acknowledges such waiver by initialing here: BH 12/21/22 9:09 AM EST dotloop verified

18. Riders. The riders which are checked below and which are attached to the Contract are made part of this Contract.

APPLICABLE ONLY IF CHECKED

RIDERS:

☐ Appraisal ☐ As Is ☐ Attorney Approval ☐ Combined Contingency Addendum ☐ Common Interest Community Rider ☐ Insulation(New Homes only) ☐ Perc/Pit Test ☑ Sale of Buyer's Residence Contingency (AKA Hubbard) ☐ Sale of Buyer's Residence Contingency (Under Contract) ☐ Short Sale ☑ Septic/Well ☐ TRID/CFPB Rider ☐ Other _____

Buyer Initial AF Date 12/18/2022 Seller Initial BH 12/21/22 9:09 AM EST dotloop verified Date _____

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19. (a) **Property Condition Disclosure Report.** To the extent required by Section 20-327b of the Connecticut General Statutes, Seller shall furnish Buyer with a Residential Property Condition Disclosure Report before Buyer's execution of this Contract or credit Buyer with $500 toward the purchase price at closing.

(b) **Smoke and Carbon Monoxide Detectors.** In the event the Property is a one or two family residence and Seller fails to provide Buyer at closing with an affidavit concerning smoke and carbon monoxide detectors required by Section 29-453 of the Connecticut General Statutes, Seller shall credit Buyer with the sum of $250 at closing unless the transaction is otherwise exempted under subsection (e) of such Act.

20. Notices to Buyer. (a) **Lists of Hazardous Waste Sites.** Buyer is notified that the Department of Energy and Environmental Protection is required pursuant to Section 22a-134f of the Connecticut General Statutes to furnish lists of hazardous waste facilities located within the town to the Town Clerk's office. Buyer should refer to these lists and the Department of Energy and Environmental Protection for information on environmental questions concerning the Property and the lands surrounding the Property. This paragraph constitutes Seller's notice to Buyer of the availability of such lists, as provided in Section 20-327f of the Connecticut General Statutes.

(b) **Lists of Properties where Shooting Sports Conducted.** Buyer is notified that a list of local properties upon which hunting or shooting sports regularly take place may be available at the Town Clerk's office. This paragraph constitutes Seller's notice to Buyer of the availability of such lists, as provided in Section 20-327g of the Connecticut General Statutes.

(c) **Information Concerning Environmental Matters.** Buyer is notified that information concerning environmental matters on the Property and surrounding properties is available from the federal Environmental Protection Agency, the National Response Center, the Department of Defense and third-party providers.

(d) **Educational Material Concerning Well Water Testing.** If the Property is served by a private well, Buyer is notified that important educational material concerning private well testing is available on the Department of Public Health's web site.

21. Execution by Electronic Methods. The parties agree that they may enter into this Contract (including any amendments and riders hereto) via facsimile (fax) machine and/or email. This consent applies only to this transaction, and either party may withdraw such consent by fax or email or in writing, but such withdrawal will not affect the validity or enforceability of this Contract (or any amendments or riders hereto) after it has been entered into. Faxing, and retention of and access to fax records, requires a fax machine or other appropriate fax technology. Email, and retention of and access to email records, requires a computer, internet account and email software.

Buyer elects to use:	Seller elects to use:
☐ Fax: Fax number is: _____	☐ Fax: Fax number is: _____
☒ Email: Email address is: afaiz1995@gmail.com	☐ Email: Email address is: _____

If any party changes its email address or fax number it will promptly notify the other party of the new email address and/or fax number.

22. Broker(s). Buyer and Seller recognize Carl Guild & Associates (firm name) and Berkshire Hathaway NE Prop (firm name) as the sole broker(s) in this transaction.

When signed by Buyer and Seller this is intended to be a legally binding contract. If either party has any questions about any aspect of this transaction, he/she should consult with an attorney before signing this Contract.

BUYER	SELLER
Adam Faiz	Brian Hurlock dotloop verified 12/21/22 9:09 AM EST OFDJ-CQHX-IZIZ-D85G
Date: 12/18/2022	Date: _____

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EXTENSION AMENDMENT TO REAL ESTATE PURCHASE CONTRACT
Greater Hartford Association of REALTORS®, Inc.

This Amendment is with respect to the Real Estate Purchase Contract (the "Contract") dated 12/21/2022 between Adam Faiz (Buyer(s)) and Brian Hurlock (Seller(s)) concerning the Property located at 118 E Shore Drive, East Haddam, CT 06423:

[CHECK APPLICABLE ITEM(S)]

☐ 1. **Additional Deposit Date.** The date for making the additional deposit (set forth in paragraph 4(b) of the Contract) is extended from _____ to _____.

☐ 2. **Inspection Contingency Date.** The Inspection Contingency Date (which is _____ date) under paragraph 17 of the Contract) is extended to _____ with respect to the following inspections ONLY [check one or more]:

- ☐ Home Inspection
- ☐ Lead Inspection
- ☐ Termite or Wood Destroying Insect Inspection
- ☐ Asbestos Inspection
- ☐ Radon Inspection
- ☐ Urea Formaldehyde Foam Insulation Inspection
- ☐ Other _____

The period of 5 days for mutually satisfactory agreement and/or Buyer's right to terminate the Contract, as provided in paragraph 17, shall, with respect to the item(s) checked above ONLY, run from the new Inspection Contingency Date stated above.

☐ 3. **Septic System and/or Well Inspection Completion Date.** The Completion Date set forth in the Rider to the Contract is extended to _____ with respect to the following inspections ONLY [check one or more]:

- ☐ Septic System
- ☐ Well System

The period of 5 days for mutually satisfactory agreement and/or Buyer's right to terminate the Contract, as provided in the Rider, shall, with respect to the item(s) checked above ONLY, run from the new Completion Date stated above.

☐ 4. **Extension of Inspection Negotiation Period.** The period of 5 days for mutually satisfactory agreement and/or Buyer's right to terminate the Contract, with respect to the following inspections ONLY is extended an additional _____ number of days to _____ (date):

- ☐ Home Inspection
- ☐ Lead Inspection
- ☐ Termite or Wood Destroying Insect Inspection
- ☐ Asbestos Inspection
- ☐ Radon Inspection
- ☐ Urea Formaldehyde Foam Insulation Inspection
- ☐ Septic System
- ☐ Well System
- ☐ Other _____

☐ 5. **Mortgage Contingency.** The Mortgage Contingency Date (set forth in paragraph 5 of the Contract) is extended from _____ to _____.

☑ 6. **Closing Date.** The closing date (set forth in paragraph 7 of the Contract) is changed from 02/28/2023 to 04/14/2023.

☐ 7. **Other.** _____

Except as modified by this Amendment, all other terms and conditions of the Contract shall remain in full force and effect.

BUYER

Adam Faiz
dotloop verified 03/14/23 4:50 PM EDT HTE-3VPG-JBB-BITM

Date: 03/13/2023

SELLER

Brian Hurlock
dotloop verified 03/14/23 6:26 PM EDT TVUV-CYXF-QRCD-JD69

Date: _____

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