



COMPREHENSIVE DISCLOSURES AND ADDITIONAL TERMS ADDENDUM

THE BUYER(S), SELLER(S), LANDLORD(S), AND TENANT(S) (HEREINAFTER "ALL PARTIES") WHOSE SIGNATURES ARE AFFIXED HERETO ACKNOWLEDGE RECEIPT OF AND AGREEMENT TO THE FOLLOWING DISCLOSURES, TERMS, AND CONDITIONS:

GENERAL ADVISEMENTS TO ALL PARTIES

Legal and Professional Advice – All Parties are hereby advised, acknowledge, and agree that Keller Williams Realty and it's officers, directors, agents, licensees, affiliates, and employees (hereinafter "KWR") are non-lawyers and as such any comments, correspondence, and/or opinion by KWR does not constitute legal advice or counsel. KWR recommends and advises All Parties to consult an appropriately licensed and qualified Attorney for legal advice on any and all matters regarding any property and/or transaction and regarding all facts and representations that are important to them. All Parties agree to rely solely on an appropriately licensed and qualified Attorney for legal advice or counsel. KWR recommends and advises All Parties to verify all facts and representations that are important to them and to consult an appropriately licensed and qualified professional for specialized advice including but not limited to legal advice, tax advice, insurance advice, any property condition, legal description, property survey, condition of title, any property value/appraisal, environmental condition, mold, hazardous materials, sinkholes, and other specialized advice. All Parties hereby acknowledge no reliance on KWR for such specialized advice. All Parties agree to rely solely on appropriate qualified professionals for specialized advice on any and all matters regarding any property and/or transaction. All Parties each individually hereby acknowledge and agree to accept without reservation and undertake the obligation and responsibility for selection and compensation of such appropriate qualified professionals. This paragraph will survive expiration of Exclusive Right To Lease Agreement, Lease Agreement, Exclusive Buyer Brokerage Agreement, Exclusive Right To Sale Agreement, Sale and Purchase Contract, and/or closing.

Pre- and Post- Closing Occupancy, Option Contracts – A pre-closing and/or post-closing occupancy agreement, or an option contract may create substantial legal, financial, insurance, and tax consequences and obligations. KWR recommends and advises All Parties to obtain advice and counsel from an appropriately qualified attorney, accountant, and insurance professional prior to entering into any such agreement or contract. **KWR does not prepare pre-closing or post-closing occupancy agreements and advises All Parties to only use an Attorney prepared lease agreement.**

Hold Harmless and Release of Liability – All Parties agree to hold harmless and release KWR from all liability for loss or damage based on Buyer(s) or Seller(s) or Landlord(s) or Tenant(s) misstatement, misrepresentation, or failure to perform contractual obligations; and KWR's performance, at Buyer(s) or Seller(s) or Landlord(s) or Tenant(s) request, of any task beyond the scope of services regulated by Chapter 475 of Florida Statutes as amended, including KWR's referral, recommendation or retention of any vendor; products or services provided by any vendor; and expenses incurred by any vendor. All Parties assume full responsibility for selecting and compensating their respective vendors. **THIS PARAGRAPH DOES NOT RELIEVE KWR OF ANY STATUTORY OBLIGATIONS.** This paragraph will

survive expiration of Exclusive Right To Lease Agreement, Lease Agreement, Exclusive Buyer Brokerage Agreement, Exclusive Right To Sale Agreement, Sale and Purchase Contract, and/or closing.

Affiliated Business Disclosure – To All Parties From KWR for any property: KWR has a business relationship with Movement Mortgage and/or Innovative Title Services each of which has a "0% interest" in the operating division known as Keller Williams Realty (KWR). Because of this relationship, this referral may provide KWR a financial or other benefit. As required by federal law you will be provided an estimated charge or range of charges prior to engaging the services of the listed provider(s). You are NOT required to use the listed provider(s) as a condition for settlement of your loan on or purchase/sale of the subject Property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES. All Parties hereby acknowledge having read this disclosure, and understand that KWR may receive a financial or other benefit as the result of a referral to Movement Mortgage and/or Innovative Title Services. *NOTICE - Per 12 USC 2602 "Definitions" (7) – 12 USC 2607 (c) (4) and 24 CFR Part 3500 Final Rule Appendix D do not apply.*

Texts and Oral Communication for Convenience - All Parties hereby acknowledge and agree that any and all SMS or 'text' messages and oral communications with KWR are solely and exclusively for the convenience of All Parties. All Parties hereby acknowledge and agree to no reliance upon and no binding effect of any SMS or 'text' messages of KWR and no reliance upon and no binding effect of any oral representations of KWR unless such messages or oral representations have been put into writing in a separate document and have been signed or initialed by KWR. Further, All Parties hereby acknowledge and agree to no reliance upon and no binding effect of any prior or present agreements with KWR except as may have been in writing and signed or initialed by KWR. This paragraph will survive expiration or cancellation of Exclusive Buyer Brokerage Agreement, Exclusive Right To Sale Agreement, Sale and Purchase Contract, and/or closing.

Real Estate Services Compensation – All Parties acknowledge and agree that KWR compensation (commission) for real estate services rendered is a combination of a percentage of sales price/gross lease value and flat fee of two hundred ninety nine dollars [\$299.00] which shall be collected from KWR represented Buyer(s) and Seller(s) at closing. Flat fee component of KWR compensation is generally applied to administrative staffing and operational brokerage functions including but not limited to compliance with FREC regulations, listing and sale transaction document evaluation and compliance review, transaction processing, marketing, and advertising.

X _____
Buyer/Tenant Date

X _____
Buyer/Tenant Date

X _____
Seller/Landlord Date

X _____
Seller/Landlord Date

SELLER ADVISEMENTS

Property Address: _____ (hereinafter "Property")

Seller(s) Hereby Authorizes – KWR to make MLS status changes with Seller(s) verbal or written permission, whichever comes first, including but not limited to: price changes; extensions; withdrawals; modification of terms and conditions; and any other changes. Seller(s) hereby grants authorization for KWR, when advertising/marketing Property, to use such words as: desperate, owner must sell, motivated owner, foreclosure, short sale, etc., if such wording applies. Seller(s) hereby authorizes and requires that all offers/counter-offers to purchase and/or lease property be presented through KWR (listing office) Agent without the Buyer's agent being present during presentation of said offers/counter-offers. Seller(s) hereby authorizes and agrees to allow a "SOLD" sign to be displayed at Property upon an accepted contract on Property.

Florida Law Requires Disclosure – Seller(s) is hereby advised that Florida Law requires Seller(s) to fully disclose facts materially affecting value of Property. Seller(s) is further advised that Seller(s) failure to complete a written disclosure form may be adverse to Seller(s) interests by potentially exposing Seller(s) to increased risk of liability, and may be detrimental to marketing of Property and contract negotiations.

Current Mortgage Information – Seller(s) is hereby advised to contact Lender(s) for current information on mortgage balance(s) and any pre-payment penalty. Seller(s) providing accurate information on all Property mortgages to KWR is essential for creating effective pricing, marketing, and negotiation strategies to benefit Seller(s). KWR is required by Florida Law to hold all such mortgage information in strict confidence for KWR represented Seller(s), and KWR may only release such information with Seller(s) specific written consent. Seller(s) acknowledges that lack of mortgage information may significantly diminish and hamper KWR's ability to assist Seller(s).

Tax Liability – KWR and its licensees and/or affiliates do not render a professional opinion or advice regarding Municipal, State, or Federal Tax liabilities or benefits. Seller(s) acknowledges and agrees to seek qualified professional advice regarding any Municipal, State, or Federal Tax liabilities or benefits which may result from this transaction, and that Seller(s) has not relied upon any statement regarding such matters which may have been provided by KWR.

Short Sale – A short sale may involve substantial legal, financial, and tax consequences. KWR recommends/advises Seller(s) to obtain legal, financial, or tax advice and counsel from an appropriately qualified attorney and/or accountant prior to entering into a short sale. There may be other options more appropriate for Seller(s) than a short sale and it is to the Seller(s) benefit to review those other options and associated consequences with an appropriately qualified attorney and/or accountant. Please review the **Legal and Professional Advice** paragraphs contained herein and any applicable federal or state disclosures.

Home Warranty – Seller(s) acknowledges having been advised of the advantages of a Home Warranty Program and having been offered option of purchasing same, the **Seller(s) hereby:**

	Initial here to	<input type="checkbox"/>	<input type="checkbox"/>	ACCEPT A WARRANTY
	Initial here to	<input type="checkbox"/>	<input type="checkbox"/>	REJECT A WARRANTY

Exclusive Right To Sale Agreement – Seller(s) acknowledges and agrees that KWR may, at KWR's sole discretion, terminate Listing Agreement for any reason whatsoever by providing written notice to Seller(s) via mail, facsimile, or electronic mail. Termination will become effective at 12:01 am Eastern Time one business day after delivery of said written notice. Immediately upon termination becoming effective all obligations, duties, responsibilities, and liabilities of KWR as described in, or arising from Listing Agreement shall cease and KWR shall have no obligations, duties, or responsibilities to represent Seller(s) or Seller(s) interests, except as may be required by Florida Statute. KWR acknowledges and agrees that upon KWR's termination of Listing Agreement under this provision the Seller(s) shall have no obligation nor liability for any commission payment to KWR as described in or arising from Listing Agreement. At termination Seller(s) hold harmless and release KWR from all liability for loss or damage.

Real Estate Services Compensation – Seller(s) acknowledges and agrees that KWR compensation (commission) for real estate services rendered is a combination of a percentage of sales price/gross lease value and flat fee of two hundred ninety nine dollars [\$299.00] which shall be collected from KWR represented Seller(s) at closing.

x
Seller Date

x
Seller Date