

Residential Sale and Purchase Contract

FLORIDA ASSOCIATION OF REALTORS®



1. SALE AND PURCHASE: EDWARD LADGE AS TRUSTEE ("Seller") and DARRON INDYKE ("Buyer") agree to sell and buy on the terms and conditions specified below the property described as:

Address: [Redacted]

Legal Description: [Redacted] County: PALM BEACH

Tax ID N: [Redacted]

together with all existing improvements and attached items, including fixtures, built-in furnishings, major appliances (including but not limited to range(s), refrigerator(s), dishwasher(s), washer(s), and dryer(s), (#) ceiling fans (if left blank, all ceiling fans), light fixtures, attached wall-to-wall carpeting, rods, draperies and other window treatments as of Effective Date. The only other items included in the purchase are: ALL HANGING MIRRORS BATHROOMS, BEDROOMS, DRESSING AREAS

The following attached items are excluded from the purchase:

The real and personal property described above as included in the purchase is referred to as the "Property." Personal property listed in this Contract is included in the purchase price, has no contributory value and is being left for Seller's convenience.

PRICE AND FINANCING

2. PURCHASE PRICE: (a) \$ 1,000,000.00 payable by Buyer in U.S. currency as follows: Deposit received (checks are subject to clearance) on July 1, 2011 by B. Strauss for delivery to [Redacted] ("Escrow Agent") (Address of Escrow Agent) Carmen Law Firm - Boca Raton (Phone # of Escrow Agent) 561-392-7031 (b) \$ 45,000.00 Additional deposit to be delivered to Escrow Agent by PURCHASERS ATTORNEY or days from Effective Date. (10 days if left blank) (c) \$ 345,000.00 Total financing (see Paragraph 3 below) (express as a dollar amount or percentage) (d) \$ Other: (e) \$ 109,000.00 Balance to close (not including Buyer's closing costs, prepaid items and prorations). All funds paid at closing must be paid by locally drawn cashier's check, official bank check, or wired funds.

3. FINANCING: (Check as applicable) (a) Buyer will pay cash for the Property with no financing contingency. (b) Buyer will apply for new conventional FHA VA financing specified in paragraph 2(c) at the prevailing interest rate and loan costs based on Buyer's creditworthiness (the "Financing") within days from Effective Date (5 days if left blank) and provide Seller with either a written Financing commitment or approval letter ("Commitment") or written notice that Buyer is unable to obtain a Commitment within days from Effective Date (the earlier of 30 days after the Effective Date or 5 days prior to Closing Date if left blank) ("Commitment Period"). Buyer will keep Seller and Broker fully informed about loan application status, progress and Commitment issues and authorizes the mortgage broker and lender to disclose all such information to Seller and Broker. If, after using diligence and good faith, Buyer is unable to provide the Commitment and provides Seller with written notice that Buyer is unable to obtain a Commitment within the Commitment Period, either party may cancel this Contract and Buyer's deposit will be refunded. Buyer's failure to provide Seller with written notice that Buyer is unable to obtain a Commitment within the Commitment Period will result in forfeiture of Buyer's deposit(s). Once Buyer provides the Commitment to Seller, the financing contingency is waived and Seller will be entitled to retain the deposits if the transaction does not close by the Closing Date unless (1) the Property appraises below the purchase price and either the parties cannot agree on a new purchase price or Buyer elects not to proceed, (2) the property related conditions of the Commitment have not been met (except when such conditions are waived by other provisions of this Contract), or (3) another provision of this Contract provides for cancellation.

CLOSING

4. CLOSING DATE; OCCUPANCY: Unless the Closing Date is specifically extended by the Buyer and Seller or by any other provision in this Contract, the Closing Date shall prevail over all other time periods including, but not limited to, inspection and financing periods. This Contract will be closed on 15 SEPT 2011 ("Closing Date") at the time established by the closing agent, by which time Seller will (a) have removed all personal items and trash from the Property and swept the Property clean and (b) deliver the deed, occupancy and possession, along with all keys, garage door openers and access codes, to Buyer. If on Closing Date insurance underwriting is suspended, Buyer may postpone closing up to 5 days after the insurance suspension is lifted. If this transaction does not close for any reason, Buyer will immediately return all Seller-provided title evidence, surveys, association documents and other items.

Buyer [Signature] and Seller [Signature] acknowledge receipt of a copy of this page, which is Page 1 of 8 Pages.

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55 **5. CLOSING PROCEDURE; COSTS:** Closing will take place in the county where the Property is located and may be conducted by
56 mail or electronic means. If title insurance insures **Buyer** for title defects arising between the title binder effective date and recording
57 of **Buyer's** deed, closing agent will disburse at closing the net sale proceeds to **Seller** and brokerage fees to Broker as per
58 Paragraph 19. In addition to other expenses provided in this Contract, **Seller** and **Buyer** will pay the costs indicated below.

59 **(a) Seller Costs:**

60 Taxes and surtaxes on the deed
61 Recording fees for documents needed to cure title

62* Other: _____

63* **Seller** will pay up to \$ _____ or _____ % (1.5% if left blank) of the purchase price for repairs to warranted items ("**Repair**
64* **Limit**";) and up to \$ _____ or _____ % (1.5% if left blank) of the purchase price for wood-destroying organism treatment
65* and repairs ("**WDO Repair Limit**";) and up to \$ _____ or _____ % (1.5% if left blank) of the purchase price for costs
66 associated with closing out open permits and obtaining required permits for unpermitted existing improvements ("**Permit Limit**").

67 **(b) Buyer Costs:**

68 Taxes and recording fees on notes and mortgages
69 Recording fees on the deed and financing statements
70 Loan expenses
71 Lender's title policy
72 Inspections
73 Survey
74 Flood insurance, homeowner insurance, hazard insurance

75* Other: _____

76 **(c) Title Evidence and Insurance: Check (1) or (2):**

77* **(1)** The title evidence will be a Paragraph 10(a)(1) owner's title insurance commitment. **Seller** will select the title agent
78* and will pay for the owner's title policy, search, examination and related charges or **Buyer** will select the title agent and pay
79* for the owner's title policy, search, examination and related charges or **Buyer** will select the title agent and **Seller** will pay
80* for the owner's title policy, search, examination and related charges.

81* **(2)** **Seller** will provide an abstract as specified in Paragraph 10(a)(2) as title evidence. **Seller** **Buyer** will pay for the
82* owner's title policy, and select the title agent. **Seller** will pay fees for title searches prior to closing, including tax search and
83* lien search fees, and **Buyer** will pay fees for title searches after closing (if any), title examination fees and closing fees.

84* **(d) Prorations:** The following items will be made current (if applicable) and prorated as of the day before Closing Date: real
85* estate taxes, interest, bonds, assessments, association fees, insurance, rents and other current expenses and revenues of the
86* Property. If taxes, and assessments for the current year cannot be determined, taxes shall be prorated on the basis of taxes for
87* the preceding year as of the day before Closing Date and shall be computed and readjusted when the current taxes are
88* determined with adjustment for exemptions and improvements. If there are completed improvements on the Property by
89* January 1 of the year of the Closing Date, which improvements were not in existence on January 1 of the prior year, taxes shall
90* be prorated based on the prior year's millage and at an equitable assessment to be agreed upon by the parties prior to Closing
91* Date, failing which, request will be made to the County Property Appraiser for an informal assessment taking into consideration
92* available exemptions. If the County Property Appraiser is unable or unwilling to perform an informal assessment prior to Closing
93* Date, **Buyer** and **Seller** will split the cost of a private appraiser to perform an assessment prior to Closing Date. Nothing in this
94* paragraph shall act to extend the Closing Date. This provision shall survive closing.

95* **(e) Special Assessment by Public Body:** Regarding special assessments imposed by a public body, **Seller** will pay (i) the full
96* amount of liens that are certified, confirmed and ratified before closing and (ii) the amount of the last estimate of the assessment
97* if an improvement is substantially completed as of Effective Date but has not resulted in a lien before closing, and **Buyer** will pay
98* all other amounts. If special assessments may be paid in installments **Buyer** **Seller** (if left blank, **Buyer**) shall pay
99* installments due after closing. If **Seller** is checked, **Seller** will pay the assessment in full prior to or at the time of closing. Public
100* body does not include a Homeowner Association or Condominium Association.

101* **(f) Tax Withholding:** **Buyer** and **Seller** will comply with the Foreign Investment in Real Property Tax Act, which may require
102* **Seller** to provide additional cash at closing if **Seller** is a "foreign person" as defined by federal law.

103* **(g) Home Warranty:** **Buyer** **Seller** **N/A** will pay for a home warranty plan issued by _____ at a
104* cost not to exceed \$ _____. A home warranty plan provides for repair or replacement of many of a home's mechanical
105* systems and major built-in appliances in the event of breakdown due to normal wear and tear during the agreement period.

106 **PROPERTY CONDITION**

107* **6. INSPECTION PERIODS:** **Buyer** will complete the inspections referenced in Paragraphs 7 and 8(a)(2) by _____
108* _____ (the earlier of 10 days after the Effective Date or five days prior to Closing Date if left blank) ("**Inspection Period**");
109* the wood-destroying organism inspection by _____ (at least five days prior to closing, if left
110* blank); and the walk-through inspection on the day before Closing Date or any other time agreeable to the parties; and the
111* survey referenced in Paragraph 10(c) by _____ (at least five days prior to closing if left blank).

112* **Buyer**  and **Seller**  acknowledge receipt of a copy of this page, which is Page 2 of 8 Pages.
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113 **7. REAL PROPERTY DISCLOSURES:** Seller represents that Seller does not know of any facts that materially affect the value
114 of the Property, including but not limited to violations of governmental laws, rules and regulations, other than those that Buyer
115 can readily observe or that are known by or have been disclosed to Buyer.

116 (a) **Energy Efficiency:** Buyer acknowledges receipt of the energy-efficiency information brochure required by Section 553.996,
117 Florida Statutes.

118 (b) **Radon Gas:** Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient
119 quantities, may present health risks to persons who are exposed to it overtime. Levels of radon that exceed federal and
120 state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be
121 obtained from your county public health unit. Buyer may, within the Inspection Period, have an appropriately licensed person
122 test the Property for radon. If the radon level exceeds acceptable EPA standards, Seller may choose to reduce the radon
123 level to an acceptable EPA level, failing which either party may cancel this Contract.

124 (c) **Flood Zone:** Buyer is advised to verify by survey, with the lender and with appropriate government agencies which flood
125 zone the Property is in, whether flood insurance is required and what restrictions apply to improving the Property and rebuilding
126 in the event of casualty. If the Property is in a Special Flood Hazard Area or Coastal High Hazard Area and the buildings are built
127 below the minimum flood elevation, Buyer may cancel this Contract by delivering written notice to Seller within 20 days from
128 Effective Date, failing which Buyer accepts the existing elevation of the buildings and zone designation of the Property.

129 (d) **Homeowners' Association:** If membership in a homeowners' association is mandatory, an association disclosure
130 summary is attached and incorporated into this Contract.

131 **BUYER SHOULD NOT SIGN THIS CONTRACT UNTIL BUYER HAS RECEIVED AND READ THE DISCLOSURE SUMMARY.**

132 (e) **PROPERTY TAX DISCLOSURE SUMMARY:** BUYER SHOULD NOT RELY ON THE SELLER'S CURENT PROPERTY
133 TAXES AS THE AMOUNT OF PROPERTY TAXES THAT BUYER MAY BE OBLIGATED TO PAY IN THE YEAR SUBSEQUENT
134 TO PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE
135 PROPERTY THAT COULD RESULT IN HIGHER PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING
136 VALUATION, CONTACT THE COUNTY PROPERTY APPRAISER'S OFFICE FOR FURTHER INFORMATION.

137 (f) **Mold:** Mold is part of the natural environment that, when accumulated in sufficient quantities, may present health risks
138 susceptible persons. For more information, contact the county indoor air quality specialist or other appropriate professional.

139 (g) **Coastal Construction Control Line:** If any part of the Property lies seaward of the coastal construction control line as
140 defined in Section 161.053 of the Florida Statutes, Seller shall provide Buyer with an affidavit or survey as required by law
141 delineating the line's location on the Property, unless Buyer waives this requirement in writing. The Property being purchased
142 may be subject to coastal erosion and to federal, state, or local regulations that govern coastal property, including delineation
143 of the coastal construction control line, rigid coastal protection structures, beach nourishment, and the protection of marine
144 turtles. Additional information can be obtained from the Florida Department of Environmental Protection, including whether
145 there are significant erosion conditions associated with the shoreline of the Property being purchased.

146* Buyer waives the right to receive a CCCL affidavit or survey.

147 **8. MAINTENANCE, INSPECTIONS AND REPAIR:** Seller will keep the Property in the same condition from Effective Date until
148 closing, except for normal wear and tear ("Maintenance Requirement") and repairs required by this Contract. Seller will provide
149 access and utilities for Buyer's inspections. Buyer will repair all damages to the Property resulting from the inspections,
150 return the Property to its pre-inspection condition and provide Seller with paid receipts for all work done on Property upon its
151 completion. If Seller is unable to complete required repairs or treatments or meet the Maintenance Requirement prior to
152 closing, Seller will give Buyer a credit at closing for the cost of the repairs and maintenance Seller was obligated to perform. At
153 closing, Seller will assign all assignable repair and treatment contracts to Buyer and provide Buyer with paid receipts for all
154 work done on the Property pursuant to the terms of this Contract. At closing, Seller will provide Buyer with any written
155 documentation that all open permits have been closed out and that Seller has obtained required permits for improvements to
156 the Property.

157 (a) **Warranty, Inspections and Repair:**

158 (1) **Warranty:** Seller warrants that non-leased major appliances and heating, cooling, mechanical, electrical, security,
159 sprinkler, septic, plumbing systems, seawall, dock and pool equipment, if any, are and will be maintained in working
160 condition until closing; that the structures (including roofs, doors and windows) and pool, if any, are structurally sound
161 and watertight; and that torn or missing screens and missing roof tiles will be repaired or replaced. Seller warrants that
162 all open permits will be closed out and that Seller will obtain any required permits for improvements to the Property
163 prior to Closing Date. Seller does not warrant and is not required to repair cosmetic conditions, unless the cosmetic
164 condition resulted from a defect in a warranted item. Seller is not obligated to bring any item into compliance with
165 existing building code regulations unless necessary to repair a warranted item. "Working condition" means operating in
166 the manner in which the item was designed to operate and "cosmetic conditions" means aesthetic imperfections that
167 do not affect the working condition of the item, including pitted marcite; tears, worn spots and discoloration of floor
168 coverings/wallpapers/window treatments; nail holes, scratches, dents, scrapes, chips, and caulking in bathroom
169 ceiling/walls/flooring/tile/fixtures/mirrors; cracked roof tiles; curling or worn shingles; and minor cracks in floor
170 tiles/windows/driveways/sidewalks/pool decks/garage and patio floors.

171 (2) **Professional Inspection:** Buyer may, at Buyer's expense, have warranted items inspected by a person who
172 specializes in and holds an occupational license (if required by law) to conduct home inspections or who holds a Florida
173 license to repair and maintain the items inspected ("professional inspector"). Buyer must, within five days from the end of the
174 Inspection Period, deliver written notice of any items that are not in the condition warranted and a copy of the portion of

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176 inspector's written report dealing with such items to Seller. If Buyer fails to deliver timely written notice, Buyer waives
 177 Seller's warranty and accepts the items listed in subparagraph (a) in their "as is" conditions, except that Seller must meet
 178 the maintenance requirement.

179 **(3) Repair:** Seller will obtain repair estimates and is obligated only to make repairs necessary to bring warranted items
 180 into the condition warranted, up to the Repair Limit. Seller may, within five days from receipt of Buyer's notice of items
 181 that are not in the condition warranted, have a second inspection made by a professional inspector and will report
 182 repair estimates to Buyer. If the first and second inspection reports differ and the parties cannot resolve the differences,
 183 Buyer and Seller together will choose, and equally split the cost of, a third inspector, whose written report will be
 184 binding on the parties. If the cost to repair warranted items equals or is less than the Repair Limit, Seller will have the
 185 repairs made in a workmanlike manner by an appropriately licensed person. If the cost to repair warranted items
 186 exceeds the Repair Limit, either party may cancel this Contract unless either party pays the excess or Buyer
 187 designates which repairs to make at a total cost to Seller not exceeding the Repair Limit and accepts the balance of
 188 the Property in its "as is" condition.

189 **(4) Permits:** Seller shall close out any open permits and remedy any violation of any governmental entity, including
 190 but not limited to, obtaining any required permits for improvements to the Property, up to the Permit Limit, and with final
 191 inspections completed no later than five days prior to Closing Date. If final inspections cannot be performed due to delays
 192 by the governmental entity, Closing Date shall be extended for up to ten days to complete such final inspections, failing
 193 which, either party may cancel this Contract and Buyer's deposit shall be refunded. If the cost to close out open
 194 permits or to remedy any violation of any governmental entity exceeds the Permit Limit, either party may cancel the
 195 Contract unless either party pays the excess or Buyer accepts the Property in its "as is" condition and Seller credits
 196 Buyer at closing the amount of the Permit Limit.

197 **(b) Wood-Destroying Organisms:** "Wood-destroying organism" means arthropod or plant life, including termites, powder-post
 198 beetles, oldhouse borers and wood-decaying fungi, that damages or infests seasoned wood in a structure, excluding fences.
 199 Buyer may, Buyer's expense, have the Property inspected by a Florida-licensed pest control business to determine the
 200 existence of past or present wood-destroying organism infestation and damage caused by infestation. If the Inspector finds
 201 evidence of infestation or damage, Buyer will deliver a copy of the inspector's written report to Seller within five days from the date
 202 of the inspection. If Seller previously treated the Property for the type of wood-destroying organisms found, Seller does not have
 203 to treat the Property again if (i) there is no visible live infestation, and (ii) Seller transfers to Buyer at closing a current full treatment
 204 warranty for the type of wood-destroying organisms found. Otherwise, Seller will have five days from receipt of the inspector's
 205 report to have reported damage estimated by a licensed building or general contractor and corrective treatment estimated by a
 206 licensed pest control business. Seller will have treatments and repairs made by an appropriately licensed person at Seller's
 207 expense up to the WDO Repair Limit. If the cost to treat and repair the Property exceeds the WDO Repair Limit, either party may
 208 pay the excess, failing which either party may cancel this Contract by written notice to the other. If Buyer fails to timely deliver the
 209 inspector's written report, Buyer accepts the Property "as is" with regard to wood-destroying organism infestation and damage,
 210 subject to the maintenance requirement.

211 **(c) Walk-through Inspection/Reinspection:** Buyer, and/or Buyer's representative, may walk through the Property solely
 212 to verify that Seller has made repairs required by this Contract, has met the Maintenance Requirement and has met
 213 contractual obligations. If Buyer, and/or Buyer's representative, fails to conduct this inspection, Seller's repair obligations
 214 and Maintenance Requirement will be deemed fulfilled.

215 **9. RISK OF LOSS:** If any portion of the Property is damaged by fire or other casualty before closing and can be restored by the
 216 Closing Date or within 45 days after the Closing Date to substantially the same condition as it was on Effective Date, Seller,
 217 will, at Seller's expense, restore the Property and deliver written notice to Buyer that Seller has completed the restoration, and
 218 the parties will close the transaction on the later of: (1) Closing Date; or, (2) 10 days after Buyer's receipt of Seller's notice.
 219 Seller will not be obligated to replace trees. If the restoration cannot be completed in time, Buyer may cancel this Contract
 220 and Buyer's deposit shall be refunded, or Buyer may accept the Property "as is", and Seller will credit the deductible and
 221 assign the insurance proceeds, if any, to Buyer at closing in such amounts as are (i) attributable to the Property and (ii) not yet
 222 expended in restoring the Property to the same condition as it was on Effective Date.

223 **TITLE**

224 **10. TITLE:** Seller will convey marketable title to the Property by statutory warranty deed or trustee, personal representative or
 225 guardian deed as appropriate to Seller's status.

226 **(a) Title Evidence:** Title evidence will show legal access to the Property and marketable title of record in Seller in accordance with
 227 current title standards adopted by the Florida Bar, subject only to the following title exceptions, none of which prevent residential
 228 use of the Property: covenants, easements and restrictions of record; matters of plat; existing zoning and government regulations;
 229 oil, gas and mineral rights of record if there is no right of entry; current taxes; mortgages that Buyer will assume, and
 230 encumbrances that Seller will discharge at or before closing. Seller will, at least two days prior to closing, deliver to Buyer Seller's
 231 choice of one of the following types of title evidence, which must be generally accepted in the county where the Property is located
 232 (specify in Paragraph 5(c) the selected type). Seller will use option (1) in Palm Beach County and option (2) in Miami-Dade County.
 233 **(1) A title insurance commitment** issued by a Florida-licensed title insurer in the amount of the purchase price and
 234 subject only to title exceptions set forth in this Contract.
 235 **(2) An existing abstract of title** from a reputable and existing abstract firm (if firm is not existing, then abstract must be
 236 certified as correct by an existing firm) purporting to be an accurate synopsis of the instruments affecting title to the

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238 Property recorded in the public records of the county where the Property is located and certified to Effective Date.
239 However, if such an abstract is not available to Seller, then a prior owner's title policy acceptable to the proposed
240 insurer as a base for reissuance of coverage. Seller will pay for copies of all policy exceptions and an update in a format
241 acceptable to Buyer's closing agent from the policy effective date and certified to Buyer or Buyer's closing agent,
242 together with copies of all documents recited in the prior policy and in the update. If a prior policy is not available to
243 Seller then (1) above will be the title evidence. Title evidence will be delivered no later than 10 days before Closing Date.
244 (b) Title Examination: Buyer will examine the title evidence and deliver written evidence to Seller, within five days from receipt of
245 title evidence but no later than Closing Date, of any defects that make the title unmarketable. Seller will have 30 days from
246 receipt of Buyer's notice of defects ("Curative Period") to cure the defects at Seller's expense. If Seller cures the defects
247 within the Curative Period, Seller will deliver written notice to Buyer and the parties will close the transaction on Closing
248 Date or within 10 days from Buyer's receipt of Seller's notice if Closing Date has passed. If Seller is unable to cure the
249 defects within the Curative Period, Seller will deliver written notice to Buyer and Buyer will, within 10 days from receipt of
250 Seller's notice, either cancel this Contract or accept title with existing defects and close the transaction.
251 (c) Survey: Buyer may, at Buyer's expense, have the Property surveyed and deliver written notice to Seller, within five days from
252 receipt of survey but no later than closing, of any encroachments on the Property, encroachments by the Property's improvements
253 on other lands or deed restriction or zoning violations. Any such encroachment or violation will be treated in the same manner as a
254 title defect and Buyer's and Seller's obligations will be determined in accordance with subparagraph (b) above.

255

MISCELLANEOUS

256 11. EFFECTIVE DATE; TIME; FORCE MAJEURE:

257 (a) Effective Date: The "Effective Date" of this Contract is the date on which the last of the parties initials or signs and
258 delivers the final offer or counteroffer. Time is of the essence for all provisions of this Contract.

259 (b) Time: All time periods will be computed in business days (a "business day" is every calendar day except Saturday, Sunday
260 and national legal holidays). If any deadline falls on a Saturday, Sunday or national legal holiday, performance will be due the
261 next business day. All time periods will end at 5:00 p.m. local time (meaning in the county where the Property is
262 located) of the appropriate day.

263 (c) Force Majeure: Buyer or Seller, shall not be required to perform any obligation under this Contract or be liable to
264 each other for damages so long as the performance or non-performance of the obligation is delayed, caused or prevented
265 by an act of God or force majeure. An "act of God" or "force majeure" is defined as hurricanes, earthquakes, floods, fire,
266 unusual transportation delays, wars, insurrections and any other cause not reasonably within the control of the Buyer or
267 Seller, and which by the exercise of due diligence the non-performing party is unable in whole or in part to prevent or
268 overtime. All time periods, including Closing Date, will be extended (not to exceed 30 days) for the period that the force
269 majeure or act of God is in place. In the event that such "act of God" or "force majeure" event continues beyond the 30
270 days in this sub-paragraph, either party may cancel the Contract by delivering written notice to the other and Buyer's
271 deposit shall be refunded.

272 12. NOTICES: All notices shall be in writing and will be delivered to the parties and Broker by mail, personal delivery or electronic
273 media. Except for the notices required by Paragraph 3 of this Contract, Buyer's failure to deliver timely written notice to
274 Seller, when such notice is required by this Contract, regarding any contingencies will render that contingency null and
275 void and the Contract will be construed as if the contingency did not exist. Any notice, document or item delivered to
276 or received by an attorney or licensee (including a transaction broker) representing a party will be as effective as if
277 delivered to or by that party.

278 13. COMPLETE AGREEMENT: This Contract is the entire agreement between Buyer and Seller. Except for brokerage
279 agreements, no prior or present agreements will bind Buyer, Seller or Broker unless incorporated into this Contract.
280 Modifications of this Contract will not be binding unless in writing, signed or initialed and delivered by the party to be bound.
281 Signatures, initials, documents referenced in this Contract, counterparts and written modifications communicated electronically
282 or on paper will be acceptable for all purposes, including delivery, and will be binding. Handwritten or typewritten terms
283 inserted in or attached to this Contract prevail over preprinted terms. If any provision of this Contract is or becomes invalid or
284 unenforceable, all remaining provisions will continue to be fully effective. Buyer and Seller will use diligence and good faith in
285 performing all obligations under this Contract. This Contract will not be recorded in any public records.

286 14. ASSIGNABILITY; PERSONS BOUND: Buyer may not assign this Contract without Seller's written consent. The terms
287 "Buyer," "Seller," and "Broker" may be singular or plural. This Contract is binding on the heirs, administrators, executors,
288 personal representatives and assigns (if permitted) of Buyer, Seller and Broker.

289

DEFAULT AND DISPUTE RESOLUTION

290 15. DEFAULT: (a) Seller Default: If for any reason other than failure of Seller to make Seller's title marketable after diligent effort, Seller
291 fails, refuses or neglects to perform this Contract, Buyer may choose to receive a return of Buyer's deposit without waiving the right to
292 seek damages or to seek specific performance as per Paragraph 16. Seller will also be liable to Broker for the full amount of the
293 brokerage fee. (b) Buyer Default: If Buyer fails to perform this Contract within the time specified, including timely payment of all deposits,
294 Seller may choose to retain and collect all deposits paid and agreed to be paid as liquidated damages or to seek specific performance as

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296 per Paragraph 16; and Broker will, upon demand, receive 50% of all deposits paid and agreed to be paid (to be split equally among
297 Broker) up to the full amount of the brokerage fee.

298 **16. DISPUTE RESOLUTION:** This Contract will be construed under Florida law. All controversies, claims and other matters in
299 question arising out of or relating to this transaction or this Contract or its breach will be settled as follows:

300 (a) **Disputes concerning entitlement to deposits made and agreed to be made:** Buyer and Seller will have 30 days from the
301 date conflicting demands are made to attempt to resolve the dispute through mediation. If that fails, Escrow Agent will
302 submit the dispute, if so required by Florida law, to Escrow Agent's choice of arbitration, a Florida court or the Florida Real
303 Estate Commission ("FREC"). Buyer and Seller will be bound by any resulting award, judgment or order. A broker's
304 obligation under Chapter 475, FS and the FREC rules to timely notify the FREC of an escrow dispute and timely resolve the
305 escrow dispute through mediation, arbitration, interpleader or an escrow disbursement order, if the broker so chooses,
306 applies to brokers only and does not apply to title companies, attorneys or other escrow companies.

307 (b) **All other disputes:** Buyer and Seller will have 30 days from the date a dispute arises between them to attempt to
308 resolve the matter through mediation, failing which the parties will resolve the dispute through neutral binding arbitration
309 in the county where the Property is located. The arbitrator may not alter the Contract terms or award any remedy not
310 provided for in this Contract. The award will be based on the greater weight of the evidence and will state findings of fact
311 and the contractual authority on which it is based. If the parties agree to use discovery, it will be in accordance with the
312 Florida Rules of Civil Procedure and the arbitrator will resolve all discovery-related disputes. Any disputes with a real
313 estate licensee or firm named in Paragraph 19 will be submitted to arbitration only if the licensee's broker consents in
314 writing to become a party to the proceeding. This clause will survive closing.

315 (c) **Mediation and Arbitration; Expenses:** "Mediation" is a process in which parties attempt to resolve a dispute by
316 submitting it to an impartial mediator who facilitates the resolution of the dispute but who is not empowered to impose a
317 settlement on the parties. Mediation will be in accordance with the rules of the American Arbitration Association ("AAA") or
318 other mediator agreed on by the parties. The parties will equally divide the mediation fee, if any, "Arbitration" is a process in
319 which the parties resolve a dispute by a hearing before a neutral person who decides the matter and whose decision is
320 binding on the parties. Arbitration will be in accordance with the rules of the AAA or other arbitrator agreed on by the
321 parties. Each party to any arbitration will pay its own fees, costs and expenses, including attorneys' fees, and will equally
322 split the arbitrators' fees and administrative fees of arbitration.

323

ESCROW AGENT AND BROKER

324 **17. ESCROW AGENT:** Buyer and Seller authorize Escrow Agent to receive, deposit and hold funds and other items in escrow and,
325 subject to clearance, disburse them upon proper authorization and in accordance with Florida law and the terms of this Contract,
326 including disbursing brokerage fees. The parties agree that Escrow Agent will not be liable to any person for misdelivery of escrowed
327 items to Buyer or Seller, unless the misdelivery is due to Escrow Agent's willful breach of this Contract or gross negligence. If Escrow
328 Agent interpleads the subject matter of the escrow, Escrow Agent will pay the filing fees and costs from the deposit and will recover
329 reasonable attorneys' fees and costs to be paid from the escrowed funds or equivalent and charged and awarded as court costs in
330 favor of the prevailing party. All claims against Escrow Agent will be arbitrated, so long as Escrow Agent consents to arbitrate.

331 **18. PROFESSIONAL ADVICE; BROKER LIABILITY:** Broker advises Buyer and Seller to verify all facts and representations that are
332 important to them and to consult an appropriate professional for legal advice (for example, interpreting contracts, determining the
333 effect of laws on the Property and transaction, status of title, foreign investor reporting requirements, the effect of property lying
334 partially or totally seaward of the coastal construction control line, etc.) and for tax, property condition, environmental and other
335 specialized advice. Buyer acknowledges that Broker does not reside in the Property and that all representations (oral, written or
336 otherwise) by Broker are based on Seller representations or public records. Buyer agrees to rely solely on Seller, professional
337 inspectors and governmental agencies for verification of the Property condition, square footage and facts that materially affect
338 Property value. Buyer and Seller respectively will pay all costs and expenses, including reasonable attorneys' fees at all levels,
339 incurred by Broker and Broker's officers, directors, agents and employees in connection with or arising from Buyer's or Seller's
340 misstatement or failure to perform contractual obligations. Buyer and Seller hold harmless and release Broker and Broker's officers,
341 directors, agents and employees from all liability for loss or damage based on (1) Buyer's or Seller's misstatement or failure to
342 perform contractual obligations; (2) Broker's performance, at Buyer's and/or Seller's request, of any task beyond the scope of
343 services regulated by Chapter 475, F.S., as amended, including Broker's referral, recommendation or retention of any vendor; (3)
344 products or services provided by any vendor; and (4) expenses incurred by any vendor. Buyer and Seller each assume full
345 responsibility for selecting and compensating their respective vendors. This paragraph will not relieve Broker of statutory obligations.
346 For purposes of this paragraph, Broker will be treated as a party to this Contract. This paragraph will survive closing.

347 **19. BROKERS:** The licensee(s) and brokerage(s) named below are collectively referred to as "Broker." **Instruction to Closing**
348 **Agent:** Seller and Buyer direct closing agent to disburse at closing the full amount of the brokerage fees as specified in separate
349 brokerage agreements with the parties and cooperative agreements between the brokers, except to the extent Broker has
350 retained such fees from the escrowed funds. In the absence of such brokerage agreements, closing agent will disburse
351 brokerage fees as indicated below. This paragraph will not be used to modify any MLS or other offer of compensation made by
352 Seller or listing broker to cooperating brokers.

353* Buyer (Dek) () and Seller (JJP) () acknowledge receipt of a copy of this page, which is Page 6 of 8 Pages.
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354* Beverly Smaus
355 Selling Sales Associate/License No.
356* Joanne McCullough
357 Listing Sales Associate/License No.

Realty Associates/Luxury Partners
Selling Firm/Brokerage Fee: (\$ or % of Purchase Price)
Hester Palotto Realty
Listing Firm/Brokerage Fee: (\$ or % of Purchase Price)

358 **ADDENDA AND ADDITIONAL TERMS**

359 **20. ADDENDA:** The following additional terms are included in the attached addenda and incorporated into this Contract (check if
360 applicable);

- | | | | |
|---|--|--|---|
| 361* <input type="checkbox"/> A. Condo. Assn. | <input type="checkbox"/> H. As Is w/Right to Inspect | <input type="checkbox"/> O. Interest-Bearing Account | <input type="checkbox"/> V. Prop. Disclosure Stat. |
| 362* <input checked="" type="checkbox"/> B. Homeowners' Assn. | <input type="checkbox"/> I. Inspections | <input type="checkbox"/> P. Back-up Contract | <input type="checkbox"/> W. FIRPTA |
| 363* <input type="checkbox"/> C. Seller Financing | <input type="checkbox"/> J. Insulation Disclosure | <input type="checkbox"/> Q. Broker - Pers. Int. in Prop. | <input type="checkbox"/> X. 1031 Exchange |
| 364* <input type="checkbox"/> D. Mort. Assumption | <input type="checkbox"/> K. Pre-1978 Housing Stmt. (LBP) | <input type="checkbox"/> R. Rentals | <input type="checkbox"/> Y. Additional Clauses |
| 365* <input type="checkbox"/> E. FHA Financing | <input type="checkbox"/> L. Insurance | <input type="checkbox"/> S. Sale/Lease of Buyer's Property | |
| 366* <input type="checkbox"/> F. VA Financing | <input type="checkbox"/> M. Housing Older Persons | <input type="checkbox"/> T. Rezoning | <input checked="" type="checkbox"/> Other <u>MOLD</u> |
| 367* <input type="checkbox"/> G. New Mort. Rates | <input type="checkbox"/> N. Lease purchase/Lease option | <input type="checkbox"/> U. Assignment | <input type="checkbox"/> Other _____ |

368* **21. ADDITIONAL TERMS:** _____

369* _____
370* Seller Disclosure Statement Delivered to Buyer Before Inspection
371* _____
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410* Buyer (Old) (_____) and Seller (SP) (_____) acknowledge receipt of a copy of this page, which is Page 7 of 8 Pages.
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411 This is intended to be a legally binding contract. If not fully understood, seek the advice of an attorney prior to signing.

412

OFFER AND ACCEPTANCE

413* (Check if applicable: Buyer received a written real property disclosure statement from Seller before making this Offer.)

414* Buyer offers to purchase the Property on the above terms and conditions. Unless this Contract is signed by Seller and a copy

415* delivered to Buyer no later than 12 M (noon) p. m. on upon presentation, this offer will be revoked

416 and Buyer's deposit refunded subject to clearance of funds.

417

COUNTER OFFER/REJECTION

418* Seller counters Buyer's offer (to accept the counter offer, Buyer must sign or initial the counter offered terms and deliver a copy

419 of the acceptance to Seller.) Unless otherwise stated, the time for acceptance of any counteroffers shall be two days from the

420* date the counter is delivered. Seller rejects Buyer's offer.

421* Date: 7/1/11

Buyer: [Signature]

422* _____

Print name: Darven K. Indyke

423* Date: _____

Buyer: _____

424* Phone: _____

Print name: _____

425* Fax : _____

Address: _____

426* E-mail: _____

427* Date: _____

Seller: [Signature]

428* _____

Print name: Edward W. Large

AS TRUSTEE OF EDWARD W. LARGE REV TRUST AGREEMENT
DATED 3/10/2004 FOB
EDWARD W. LARGE

429* Date: _____

Seller: _____

430* Phone: _____

Print name: _____

431* Fax : _____

Address: _____

432* E-mail: _____

433* **Effective Date:** _____ (The date on which the last party signed or initialed and delivered the final offer or counteroffer.)

434* Buyer ([Signature]) and Seller ([Signature]) acknowledge receipt of a copy of this page, which is Page 8 of 8 Pages.

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Mold Inspection Addendum to Contract

FLORIDA ASSOCIATION OF REALTORS®

The following provisions are made a part of the Contract for Sale and Purchase or Residential Sale and Purchase Contract between EDWARD LARGE (Seller) and DARRON AND MICHELLE INDYKE (Buyer) concerning the Property located at _____

1. Buyer, at Buyer's expense, may have a qualified professional conduct an inspection of the Property for mold within _____ days from the Effective Date ("Mold Inspection Period").
2. Buyer shall be responsible for prompt payment for such inspections and repair of damage to and restoration of the Property resulting from such inspections. This provision shall survive termination of the Contract.
3. In the event the mold inspection reveals a significant presence of mold in the Property, which requires professionals to remove the mold, at a cost which exceeds \$ 1,000, Buyer may cancel the Contract by delivering written notice of such election no later than 48 hours after expiration of the Mold Inspection Period. If Buyer timely cancels the Contract, the deposits paid shall be immediately returned to Buyer and Buyer and Seller shall be released from further obligations under the Contract, except as provided in subparagraph 2 above.
4. If Buyer fails to conduct the inspection permitted in this Paragraph or having conducting such inspections, fails to timely notify the Seller of Buyer's intent to cancel this Contract or if the mold inspection does not reveal significant presence of mold in the Property which requires professional remediation to remove the mold, at a cost which exceeds the sum specified in Paragraph 3 above, Buyers may not terminate this Contract pursuant to this Addendum.

Seller: [Signature] (signature) / EDWARD W. LARGE (print) Date: 7/1/11

Seller: _____ (signature) / _____ (print) Date: _____

Buyer: [Signature] (signature) / Darren K. Indyke (print) Date: 7/1/11

Buyer: _____ (signature) / _____ (print) Date: _____



HOMEOWNERS' ASSOCIATION DISCLOSURES

The clause below will be incorporated into the Contract between EDWARD LARUE (Seller) and DARRIN AND MICHELLE ENDYKE (Buyer) concerning to the Property described as [redacted] only if initialed by all parties:

Homeowners' Association: The property is located in a community with a voluntary mandatory (see the disclosure summary below) homeowners' association ("Association"). Seller's warranty under Paragraph 8 of the Contract and risk loss under Paragraph 9 or Paragraph H of the Comprehensive Addendum (if applicable) extend only to the Property and does not extend to common areas or facilities described below.

Notice: Association documents may be obtained from the county record office or, if not public record, from the developer or Association manager. The property may be subject to recorded restrictive covenants governing the use and occupancy of properties in the community and may be subject to special assessments.

(1) Association Approval: If the Association documents give the Association the right to approve Buyer as a purchaser, this Contract is contingent on such approval by the Association. Buyer will apply for approval within _____ days from Effective Date (5 days if left blank) and use diligent effort to obtain approval, including making personal appearances and paying related fees if required. Buyer and Seller will sign and deliver any documents required by the Association to complete the transfer. If Buyer is not approved, this Contract will terminate and Seller will return Buyer's deposit unless this Contract provides otherwise.

(2) Right of First Refusal: If the Association has the right of first refusal to buy the Property, this Contract is contingent on the Association deciding not to exercise such right. Seller, will, within 3 days from receipt of the Association's decision, give Buyer written notice of the decision. If the Association exercises its right of first refusal, this Contract will terminate. Buyer's deposit will be refunded unless this Contract provides otherwise and Seller will pay Broker's full commission at closing in recognition that Broker procured the sale.

(3) Fees: Buyer will pay any application, transfer and initial membership fees charged by the Association. Seller will pay all the fines imposed against the Property as of Closing Date and any fees the Association charges to provide information about its fees or the Property, and will bring maintenance and similar periodic fees and rents on any recreational areas current as of Closing Date. If, after the Effective Date, the Association imposes a special or other assessment for improvements, work or services, Seller will pay all amounts due before Closing Date and Buyer will pay all amounts due after Closing Date. If special assessments may be paid in installments Buyer Seller (if left blank, Buyer) shall pay installments due after Closing Date. If Seller is checked, Seller will pay the assessment in full prior to or at the time of Closing. Seller represents that he/she is not aware of any pending special or other assessment that the Association is considering except as follows:

\$ 259.00 per MONTH to BOCA GROVE CC

The following dues/maintenance fees are currently charged by the homeowners' association:

\$ 900.00 per Month to HOA

(4) Damage to Common Elements: If any portion of the common element is damaged due to fire, hurricane or other casualty before closing, either party may cancel the Contract and Buyer's deposit shall be refunded if (a) as a result of damage to the common elements, the Property appraises below the purchase price and either the parties cannot agree on a new purchase price or Buyer elects not to proceed, or (b) the Association cannot determine the assessment attributable to the Property for the damage at least 5 days prior to Closing Date, or (c) the assessment determined or imposed by the Association attributable to the Property for the damage to the common element is greater than \$ _____ or _____% of the purchase price (1.5% if left blank).

(5) Disclosure Summary for Mandatory Associations: IF THE DISCLOSURE SUMMARY REQUIRED BY SECTION 720.401, FLORIDA STATUTES, HAS NOT BEEN PROVIDED TO THE PROSPECTIVE PURCHASER BEFORE EXECUTING THIS CONTRACT FOR SALE, THIS CONTRACT IS VOIDABLE BY BUYER BY DELIVERING TO SELLER OR SELLER'S AGENT OR REPRESENTATIVE WRITTEN NOTICE OF THE BUYER'S INTENTION TO CANCEL WITHIN 3 DAYS AFTER RECEIPT OF THE DISCLOSURE SUMMARY OR PRIOR TO CLOSING, WHICHEVER OCCURS FIRST. ANY PURPORTED WAIVER OF THIS VOIDABILITY RIGHT HAS NO EFFECT. BUYER'S RIGHT TO VOID THIS CONTRACT SHALL TERMINATE AT CLOSING.

Disclosure summary for (Name of Community) BOCA GROVE:

- (1) AS A PURCHASER OF PROPERTY IN COMMUNITY, BUYER WILL BE OBLIGATED TO BE A MEMBER OF A HOMEOWNERS' ASSOCIATION.
- (2) THERE HAVE BEEN OR WILL BE RECORDED RESTRICTIVE COVENANTS GOVERNING THE USE AND OCCUPANCY OF PROPERTIES IN THIS COMMUNITY.

(See Continuation)

Buyer (DKD) and Seller ([Signature]) acknowledge receipt of a copy of this page.

DKL () - () () Homeowners' Association: (CONTINUATION)

- (3) YOU WILL BE OBLIGATED TO PAY ASSESSMENTS TO THE ASSOCIATION. ASSESSMENTS MAY BE SUBJECT TO PERIODIC CHANGE. IF APPLICABLE, THE CURRENT AMOUNT IS \$ 259.57 PER MONTH. YOU WILL ALSO BE OBLIGATED TO PAY SPECIAL ASSESSMENTS IMPOSED BY THE ASSOCIATION. SUCH SPECIAL ASSESSMENTS MAY BE SUBJECT TO CHANGE. IF APPLICABLE, THE CURRENT AMOUNT IS \$ N/A PER _____.
- (4) YOU MAY BE MAY OBLIGATED TO PAY ASSESSMENTS TO THE RESPECTIVE MUNICIPALITY, COUNTY, OR SPECIAL DISTRICT. ALL ASSESSMENTS ARE SUBJECT TO PERIODIC CHANGE.
- (5) YOUR FAILURE TO PAY THESE ASSESSMENTS OR ASSESSMENTS LEVIED BY A MANDATORY HOMEOWNERS' ASSOCIATION COULD RESULT IN A LIEN ON THE PROPERTY.
- (6) THERE MAY BE AN OBLIGATION TO PAY RENT OR LAND USE FEES FOR RECREATIONAL OR OTHER COMMONLY USED FACILITIES AS AN OBLIGATION OF MEMBERSHIP IN THE HOMEOWNERS' ASSOCIATION. IF APPLICABLE, THE CURRENT AMOUNT IS \$ 900 PER MONTH.
- (7) THE DEVELOPER MAY HAVE THE RIGHT TO AMEND THE RESTRICTIVE COVENANTS WITHOUT THE APPROVAL OF THE ASSOCIATION MEMBERSHIP OR THE APPROVAL OF THE PARCEL OWNERS.
- (8) THE STATEMENTS CONTAINED IN THIS DISCLOSURE FORM ARE ONLY SUMMARY IN NATURE, AND, AS A PROSPECTIVE PURCHASER, YOU SHOULD REFER TO THE COVENANTS AND THE ASSOCIATION GOVERNING DOCUMENTS BEFORE PURCHASING PROPERTY.
- (9) THESE DOCUMENTS ARE MATTERS OF PUBLIC RECORD AND CAN BE OBTAINED FROM THE RECORD OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED, OR ARE NOT RECORDED AND CAN BE OBTAINED FROM THE DEVELOPER.

Buyer acknowledges receipt of this summary before signing this Contract.

Damen K. Dugan 7/1/11 _____
Buyer Date Buyer Date

Buyer DKL [Signature] and Seller () () acknowledge receipt of a copy of this page.

MICHELLE F. SAIPHER
DARREN K. INDYKE

55-196-312
EFT/Check
Fund Protection

3008

7/11 2011

Pay to
the order of

Carmen Law Firm P.A.

\$ 1,000-

One Thousand and 00/100

Dollars

COMMERCE BANK
AMERICA'S MOST CONVENIENT BANK
1-800-YES-2000

For *Deposit on*
7061 Dubonnet Drive

[Signature]

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ADDENDUM TO CONTRACT

Addendum No. 1 to the Contract dated JULY 1, 2011 between EDWARD CARBE (Seller) and DARREN INDYKE (Buyer)

concerning the property described as:



Buyer and Seller make the following terms and conditions part of the Contract:

BED FRAME AND BED IN MASTER B ROOM
DINING ROOM TABLE AND CHAIRS IN DINING ROOM
CREDENZA IN LIVING ROOM / HALL ENTRANCE + FAMILY RM TV.
ALL REMAIN FOR THE CONVIANCE OF THE SELLER

Date: 7/2/11

Buyer: [Signature]

Date: _____

Buyer: _____

Date: 7/1/11

Seller: [Signature]

Date: _____

Seller: _____