SELLER ADDENDUM

This Seller Standard Addendum is attached to and is made a part of the Offer, Counter Offer, Purchase Contract, or other documents executed in connection with the purchase of the Premises.

Date: ______________________ This Seller Standard Addendum is by and between the following Parties:
Seller/Landlord: **Offerpad, LLC, an Arizona limited liability Company, and / or an Offerpad affiliated entity**
Buyer/Tenant: ______________________
Premises: 837 Westport Dr, Rockledge, FL 32955

Disclosure: Buyer acknowledges Seller obtained the Premises through, direct purchase from a homeowner, foreclosure process, or bank or servicer and/or similar process and therefore will not provide a warranty of any kind, including but not limited to a builder warranty or Seller warranties. All existing personal property that conveys at closing will convey in "as is" condition including but not limited to above ground spas, appliances, pool & spa heaters, refrigerators, and washer & dryers. Seller has never occupied the Premises and therefore will not provide an Insurance Claims History Report or Seller Disclosures. Lines 250-255 shall be removed and deleted from the purchase contract Buyer agrees that the Offerpad Property Disclosure Statement and any other state-required disclosure form are provided to Buyer as a supplement to, and not in place of, Buyer's inspections and investigations concerning all conditions and items that are material to the Buyer. HOA assessments/transfer fees are disclosed to buyer based on information the Seller obtained at purchase. Buyer to verify any updates/increases.

Buyer Independent Investigation: Buyer has received NO promises as to the condition of the Premises and has been afforded an opportunity to obtain an inspection by an inspector(s) of Buyer's choosing. Inspection reports, if provided, are for disclosure purposes. Buyer is NOT relying on Seller, Listing Agent, or MLS as to the condition of the Premises, exact square footage, exact bedrooms and/or bathrooms of the premises, condition of the water and sewage disposal systems, neighborhood characteristics, or any improvements thereon, including, but not limited to roof, foundation, soils, electrical, plumbing, heating, mechanical systems, water or septic systems, geology, foundation, lot size, termites, radon or hazardous substances, whether the Premises is in a flood zone, or is near an airport or airbase, or whether the Premises conforms to local ordinances or regulations, including zoning or sustainability of the Premises or compliance with City, County, State, and Federal statutes, codes, and ordinances. On the condition the Buyer requests repairs, Seller may not provide receipts for completed work as they employ on staff service technician's. Buyer is solely responsible to confirm the property qualifies for the agreed upon financing.
Repair Request / Seller Response: Buyer shall submit a request for repairs no later than 3 days prior to the expiration of the Due Diligence period. Seller will have up to 5 Business Days from the time a repair request is made to respond to such request. Buyer will have 3 days from Sellers response to approve or disapprove response. If Buyer disapproves of Seller response, Buyer may cancel contract with earnest monies being returned to Buyer. In the event Buyer requests a repair later than 3 days prior to the expiration of the Due Diligence, Seller in its sole discretion may elect to proceed with the requested repair or decline the repair request. If Seller declines the request, Buyer may elect to terminate the contract and all earnest monies will be paid to Seller.
Early Closing & Closing Extension: On the condition the all parties, including Buyer, Seller, Title and/or Lender can close escrow before the closing date initially agreed upon in the Purchase Contract, the Seller shall credit Buyer $50 per day in addition to any previous agreed upon closing credits. The additional $50 per day credit will be applied as an early closing fee and need to be approved by lender if the Buyer is obtaining financing to purchase the home. A signed, satisfactory, Final Walk-through will be required. On the condition the Buyer is unable to close escrow for any reason on the closing date initially agreed upon in the Purchase Contract, the Buyer shall pay a $50 per day extension fee to Seller for each day the closing is delayed. Seller to allow 3-day grace period from the agreed upon closing date before the extension fee shall effect on 4th day.
Final Walk-Through: Seller encourages buyer to conduct final inspection/walk-through. Buyer agrees to deliver an accepted, signed OP Final Walk-Through document to Seller prior to closing.
Listing Agent and Principals: One or more shareholders/members of Offerpad, Inc. and Offerpad, LLC and other Offerpad related entities are licensed real estate agents in Arizona, Nevada, Florida, Utah, Georgia, North Carolina, South Carolina, California, and Texas. One or more shareholders/ members of Offerpad, LLC have an interest in Elevation Solar, LLC and Elevation Solar Leasing, LLC. Listing Broker and Agent is employed by Seller and has a financial interest in the transaction separate from the commission, if any, for providing real estate services.
Locks, Keys & Remotes: Smart lock, if present, on front entry door shall covey with sale. Seller has never occupied the property and may not have mailbox keys, mailbox number, gate keys, pool/Clubhouse keys/cards and/or garage door openers. Any keys and/or garage door openers the Seller has shall be in the kitchen drawers closest to the refrigerator.
Smart Lock/Hub - If a Smart Hub/Lock is installed, then Smart Hub does not convey with home and will be removed. If necessary, Buyer agrees to provide Seller access to the property to remove the equipment up to 3 days after closing date. Seller and Buyer to schedule pick-up.
Rekey Premises: Buyer must rekey the Premises immediately upon the Close of Escrow. Seller shall not be responsible for any damages or liability incurred due to Buyer's failure to rekey the premises.
Property Loss: If any part of the premises is damaged or destroyed prior to closing Seller will have the option to restore the property to its previous condition as soon as reasonably possible or terminate this agreement. In the event Seller elects to restore premises, Seller and Buyer will mutually agree to extend closing date for a reasonable amount of time to allow Seller to make the repairs. The delay of closing extension fee shall not apply in the event that such delay is due to Seller completing requested Seller repairs or restoring the property due to damage. In the event Seller elects not to restore the premises, then the purchase contract will terminate and Buyer will receive a full refund from Escrow of all deposits paid.
Prior Sale: Buyer acknowledges that Seller has multiple agents capable of accepting an offer at any given time. In the event that Seller becomes aware of two executed contracts for the same Premises, the Contract which was executed first in time shall be the Official Purchase Contract, all other Contracts shall be deemed a Back-Up Offer. Seller shall promptly notify the Buyer if the Buyer's contract is a Back-Up Offer. Upon notification, Buyer shall have 5 days to either 1) terminate the Back-Up Offer in writing and receive a full refund of all depot monies or 2) Remain a Back-Up Offer and agree to proceed with closing under the terms of it's Back-Up Offer in the event the Official Purchase Contract terminates.
Mold: Buyer is advised that mold or other microscopic organisms, herein referred to as "Mold", may or may not exist at the Premises. Mold may cause physical injuries, including but not limited to, allergic or respiratory reactions, particularly in persons with immune system problems, young children, and elderly persons. The only way to provide any reasonable assurance that a property does not have mold or other health hazards is to retain the services of an environmental expert to conduct specific tests. Additional infromation is available athttp://epi.publichealth.nc.gov/oee/a_z/mold.html, www.epa.gov/mold/, and www.cdc.gov/mold/default.html

Buyer's Signature: **Date:** **Buyer's Signature:** **Date:**

______________________ ______________________

Seller's Signature (on behalf of Offerpad, LLC): **Date:**

Vaughn Bair 08 / 24 / 2026
____

Flood Disclosure

Florida Statute 689.302 requires a seller to complete and provide a flood disclosure to a purchaser of residential real property **at or before** the time the sales contract is executed.

Seller, OP SPE TPA1, LLC, provides Buyer the following flood disclosure **at or before** the time the sales contract is executed.

Property address: 837 Westport Dr, Rockledge, FL 32955

Seller, please check the applicable boxes in paragraphs (1) through (3) below.

FLOOD DISCLOSURE

Flood Insurance: Homeowners' insurance policies do not include coverage for damage resulting from floods. Buyer is encouraged to discuss the need to purchase separate flood insurance coverage with Buyer's insurance agent.

(1) Seller ☐ has ☑ has no knowledge of any flooding that has damaged the property during Seller's ownership of the property.
(2) Seller ☐ has ☑ has not filed a claim with an insurance provider relating to flood damage on the property, including, but not limited to, a claim with the National Flood Insurance Program.
(3) Seller ☐ has ☑ has not received assistance for flood damage to the property, including, but not limited to, assistance from the Federal Emergency Management Agency.
(4) For the purposes of this disclosure, the term "flooding" means a general or temporary condition of partial or complete inundation of the property caused by any of the following:
    a. The overflow of inland or tidal waters.
    b. The unusual and rapid accumulation of runoff or surface waters from any established water source, such as a river, stream, or drainage ditch.
    c. Sustained periods of standing water resulting from rainfall.

Seller: Vaughn Bair   Date: 08 / 24 / 2026

Seller: ____________________   Date: ____________

Copy provided to Buyer on ____________ by ☐ email ☐ facsimile ☐ mail ☐ personal delivery.