

and Priority Assets LLC

, as Buyer,

, as Seller,

have entered into an Offer to Purchase and Contract ("Contract") regarding the purchase and sale of the following property (insert property address): 319 Park Ave, Sanford, NC 27330

("Property").

1. Based upon Buyer's Due Diligence, the Buyer requests and the Seller agrees to the following: - Install GFI to each circuit Wpt ds  
 Structural Engineer Report/Photos: Remove temporary supports in crawl space. Provide a (3) 2x10 girder to support the floor joists at the front and rear. Support girders with brick piers or metal posts. Support piers or metal posts with a concrete footing.

**KC**  
 07/17/24  
 8:59 AM CDT  
 dotloop verify

- Provide hangers at the front and rear floor joists at the front and rear crawl space walls.
- Provide new 2 x 10's each side of the girders where the splices are located.
- Provide new 2 x 10's where the piece of girder is missing.
- Replace temporary support under the sunroom with a permanent support.
- Provide joist hangers at rear steps and landing.
- Repair wood rot at the front steps. \*\*\* PROVIDE A STRUCTURAL LETTER WHEN REPAIRS ARE COMPLETE\*\*\*

Canadys Report/Estimate: Remove debris, install a vapor barrier and dehumidifier in the crawl space. Wpt ds

In the event the parties have agreed to any adjustment in the condition of the Property, then such adjustment Wpt ds completed prior to Settlement in a good and workmanlike manner. Seller shall notify Buyer upon completion of the above and provide Buyer with documentation thereof. Buyer shall have the right to verify that the items above have been completed in a good and workmanlike manner. Unless otherwise indicated in the Contract or this Agreement, such verification shall be at Buyer's expense.

**NOTE:** If the parties agree herein to a change in the Purchase Price or the amount Seller agrees to pay toward Buyer's expenses associated with the purchase of the Property, the Agreement to Amend Contract (Form 4-T) should be completed and signed by the parties to reflect the change. However, the parties' failure to complete and sign Form 4-T will not affect the validity of any agreement reached hereunder. Buyer is advised to confirm with Buyer's lender that this amount will not exceed the amount lender will allow Seller to contribute.

**NOTE:** Unless otherwise agreed, Buyer retains the right to conduct Due Diligence during the period agreed to in Paragraph 1(j), Due Diligence Period, of the Offer to Purchase and Contract. Buyer is advised to consult with Buyer's lender regarding this Agreement and/or any Agreement to Amend Contract prior to the expiration of the Due Diligence Period.

2. **Release of Inspection Reports:** Buyer  does  does not agree to release any inspection reports to Seller.

3. **Agreement:** This agreement shall become effective on the date it has been signed by both parties. All changes, additions or deletions hereto must be in writing and signed by all parties.

THE NORTH CAROLINA ASSOCIATION OF REALTORS®, INC. MAKES NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION OF THIS FORM IN ANY SPECIFIC TRANSACTION.

Buyer: ZBXU-HFZ-UMY Date \_\_\_\_\_

Seller: \_\_\_\_\_

Buyer: \_\_\_\_\_ Date \_\_\_\_\_

Seller: \_\_\_\_\_

Entity Buyer:

(Name of LLC/Corporation/Partnership/Trust/etc.)

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

(Name of LLC/Corporation/Partnership/Trust/etc.)  
 DocuSigned by:

By: W. Pryor Tatum, IV

Name: W. Pryor Tatum, IV

Title: Owner

Date: 7/17/2024



North Carolina Association of REALTORS®, Inc.



STANDARD FORM 310-T

Revised 7/2020

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