

Buyer Info Packet

325 Apollo Drive, Satellite Beach, FL 32937

| | |
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Seller's Property Disclosure – Residential

Notice to Licensee and Seller: Only the Seller should fill out this form.

Notice to Seller: Florida law¹ requires a **Seller** of a home to disclose to the **Buyer** all known facts that materially affect the value of the property being sold and that are not readily observable or known by the **Buyer**. This disclosure form is designed to help you comply with the law. However, this disclosure form may not address every significant issue that is unique to the Property. You should think about what you would want to know if you were buying the Property today; and if you need more space for additional information, comments, or explanations, check the Paragraph 12 checkbox and attach an addendum.

Notice to Buyer: The following representations are made by **Seller** and **not** by any real estate licensee. This disclosure is not a guaranty or warranty of any kind. It is not a substitute for any inspections, warranties, or professional advice you may wish to obtain. It is not a substitute for your own personal judgment and common sense. The following information is based only upon **Seller's** actual knowledge of the Property's condition. **Sellers** can disclose only what they actually know. **Seller** may not know about all material or significant items. You should have an independent, professional home inspection to verify the condition of the Property and determine the cost of repairs, if any. This disclosure is not a contract and is not intended to be a part of any contract for sale and purchase.

Seller makes the following disclosure regarding the property described as: 325 Apollo Drive, Satellite Beach, FL 32937
(the "Property")

The Property is owner occupied tenant occupied unoccupied (If unoccupied, how long has it been since **Seller** occupied the Property? _____)

| | <u>Yes</u> | <u>No</u> | <u>Don't Know</u> |
|---|-------------------------------------|-------------------------------------|-------------------------------------|
| 1. Structures; Systems; Appliances | | | |
| (a) Are the structures including roofs; ceilings; walls; doors; windows; foundation; and pool, hot tub, and spa, if any, structurally sound and free of leaks? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (b) Is seawall, if any, and dockage, if any, structurally sound? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (c) Are existing major appliances and heating, cooling, mechanical, electrical, security, and sprinkler systems, in working condition, i.e., operating in the manner in which the item was designed to operate? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (d) Does the Property have aluminum wiring other than the primary service line? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (e) Are any of the appliances leased? If yes, which ones: _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (f) If any answer to questions 1(a) – 1(c) is no, please explain: <u>Oven work scheduled</u> as described above | | | |
| 2. Termites; Other Wood-Destroying Organisms; Pests | | | |
| (a) Are termites; other wood-destroying organisms, including fungi; or pests present on the Property or has the Property had any structural damage by them? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) Has the Property been treated for termites; other wood-destroying organisms, including fungi; or pests? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) If any answer to questions 2(a) - 2(b) is yes, please explain: _____ | | | |
| 3. Water Intrusion; Drainage; Flooding | | | |
| (a) Has past or present water intrusion affected the Property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) Have past or present drainage or flooding problems affected the Property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) Is any of the Property located in a special flood hazard area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) Is any of the Property located seaward of the coastal construction control line? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (e) Does your lender require flood insurance? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (f) Do you have an elevation certificate? If yes, please attach a copy. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (g) If any answer to questions 3(a) - 3(d) is yes, please explain: _____ | | | |

¹ Johnson v. Davis, 480 So.2d 625 (Fla. 1985).

Seller RG Le (_____) and Buyer (_____) (_____) acknowledge receipt of a copy of this page, which is Page 1 of 4
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| | <u>Yes</u> | <u>No</u> | <u>Don't Know</u> |
|--|-------------------------------------|-------------------------------------|-------------------------------------|
| 4. Plumbing | | | |
| (a) What is your drinking water source? <input checked="" type="checkbox"/> public <input type="checkbox"/> private <input type="checkbox"/> well <input type="checkbox"/> other | | | |
| (b) Have you ever had a problem with the quality, supply, or flow of potable water? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (c) Do you have a water treatment system? If yes, is it <input type="checkbox"/> owned <input type="checkbox"/> leased? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (d) Do you have a <input checked="" type="checkbox"/> sewer or <input type="checkbox"/> septic system? If septic system, describe the location of each system: _____ | | | |
| (e) Are any septic tanks, drain fields, or wells that are not currently being used located on the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (f) Are there or have there been any defects to the water system, septic system, drain fields or wells? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (g) Have there been any plumbing leaks since you have owned the Property? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (h) Are any polybutylene pipes on the Property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (i) If any answer to questions 4(b), 4(c), and 4(e) - 4(h) is yes, please explain: Recurrent leak under driveway, all exterior plumbing completely replaced and rerouted. _____ | | | |
| 5. Roof and Roof-Related Items | | | |
| (a) To your knowledge, is the roof structurally sound and free of leaks? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (b) The age of the roof is <u>10</u> years OR date installed _____ | | | |
| (c) Has the roof ever leaked during your ownership? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (d) To your knowledge, has there been any repair, restoration, replacement (indicate full or partial) or other work undertaken on the roof? If yes, please explain: _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (e) Are you aware of any defects to the roof, fascia, soffits, flashings or any other component of the roof system? If yes, please explain: _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Pools; Hot Tubs; Spas | | | |
| Note: Florida law requires swimming pools, hot tubs, and spas that received a certificate of completion on or after October 1, 2000, to have at least one safety feature as specified by Section 515.27, Florida Statutes. | | | |
| (a) If the Property has a swimming pool, hot tub, or spa that received a certificate of completion on or after October 1, 2000, indicate the existing safety feature(s): <input type="checkbox"/> enclosure that meets the pool barrier requirements <input type="checkbox"/> approved safety pool cover <input type="checkbox"/> required door and window exit alarms <input type="checkbox"/> required door locks <input type="checkbox"/> none | | | |
| (b) Has an in-ground pool on the Property been demolished and/or filled? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Sinkholes | | | |
| Note: When an insurance claim for sinkhole damage has been made by the seller and paid by the insurer, Section 627.7073(2)(c), Florida Statutes, requires the seller to disclose to the buyer that a claim was paid and whether or not the full amount paid was used to repair the sinkhole damage. | | | |
| (a) Does past or present settling, soil movement, or sinkhole(s) affect the Property or adjacent properties? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) Has any insurance claim for sinkhole damage been made? If yes, was the claim paid? <input type="checkbox"/> yes <input type="checkbox"/> no If the claim was paid, were all the proceeds used to repair the damage? <input type="checkbox"/> yes <input type="checkbox"/> no | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) If any answer to questions 7(a) - 7(b) is yes, please explain: _____ | | | |

Seller AB Ce (_____) and Buyer (_____) (_____) acknowledge receipt of a copy of this page, which is Page 2 of 4
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| | <u>Yes</u> | <u>No</u> | <u>Don't Know</u> |
|---|-------------------------------------|-------------------------------------|-------------------------------------|
| 8. Homeowners' Association Restrictions; Boundaries; Access Roads | | | |
| (a) Is membership in a homeowner's association mandatory or do any covenants, conditions or restrictions (CCRs) affect the Property? (CCRs include deed restrictions, restrictive covenants and declaration of covenants.) Notice to Buyer: If yes, you should read the association's official records and/or the CCRs before making an offer to purchase. These documents contain information on significant matters, such as recurring dues or fees; special assessments; capital contributions, penalties; and architectural, building, landscaping, leasing, parking, pet, resale, vehicle and other types of restrictions. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) Are there any proposed changes to any of the restrictions? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) Are any driveways, walls, fences, or other features shared with adjoining landowners? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) Are there any encroachments on the Property or any encroachments by the Property's improvements on other lands? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (e) Are there boundary line disputes or easements affecting the Property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (f) Are you aware of any existing, pending or proposed legal or administrative action affecting homeowner's association common areas (such as clubhouse, pools, tennis courts or other areas)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (g) Have any subsurface rights, as defined by Section 689.29(3)(b), Florida Statutes, been severed from the Property? If yes, is there a right of entry? <input type="checkbox"/> yes <input type="checkbox"/> no | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (h) Are access roads <input type="checkbox"/> private <input checked="" type="checkbox"/> public? If private, describe the terms and conditions of the maintenance agreement: _____ _____ | | | |
| (i) If any answer to questions 8(a) - 8(g) is yes, please explain: _____ _____ | | | |
| 9. Environmental | | | |
| (a) Was the Property built before 1978? If yes, please see Lead-Based Paint Disclosure. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (b) Does anything exist on the Property that may be considered an environmental hazard, including but not limited to, lead-based paint; asbestos; mold; urea formaldehyde; radon gas; methamphetamine contamination; defective drywall; fuel, propane, or chemical storage tanks (active or abandoned); or contaminated soil or water? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) Has there been any damage, clean up, or repair to the Property due to any of the substances or materials listed in subsection (b) above? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) Are any mangroves, archeological sites, or other environmentally sensitive areas located on the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (e) If any answer to questions 9(b) - 9(d) is yes, please explain: _____ _____ | | | |
| 10. Governmental, Claims and Litigation | | | |
| (a) Are there any existing, pending or proposed legal or administrative claims affecting the Property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) Are you aware of any existing or proposed municipal or county special assessments affecting the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) Is the Property subject to any Qualifying Improvements assessment per Section 163.081, Florida Statutes? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) Are you aware of the Property ever having been, or is it currently, subject to litigation or claim, including but not limited to, defective building products, construction defects and/or title problems? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (e) Have you ever had any claims filed against your homeowner's Insurance policy? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Seller  (_____) and Buyer (_____) (_____) acknowledge receipt of a copy of this page, which is Page 3 of 4
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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, Rose Elaine Ganley and Einar B. Isaksson, provides Buyer the following flood disclosure at or before the time the sales contract is executed.

Property address: 325 Apollo Drive Satellite Beach, FL 32937

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 [x] has no knowledge of any flooding that has damaged the property during Seller's ownership of the property.
(2) Seller [] has [x] 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 [x] 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.

Signed by: Seller: [Signature] Date: 4/3/2026
Seller: [Signature] Date: 4/2/2026

Copy provided to Buyer on 4/3/2026 by [x] email [] facsimile [] mail [] personal delivery.



PERSONAL PROPERTY INVENTORY

| | |
|---|--|
| Seller 1: <p style="text-align: center;">Rose Elaine Ganley</p> | Seller 2: <p style="text-align: center;">Einar B Isaksson</p> |
| Property Address: <p style="text-align: center;">325 Apollo Drive, Satellite Beach, FL 32937</p> | |

This addendum is referenced in the Contract for Purchase and Sale between parties that have signed below and is incorporated therein by reference. The personal property included in the purchase price and listed below shall be the same property existing on the property as of the date of initial offer, with no substitutions unless agreed upon by the parties in writing. Be as specific as possible. Make an entry for EACH item.

YES = It's on the property and WILL CONVEY | NO = It's on the property and WILL NOT convey | N/A = It's NOT ON THE PROPERTY and doesn't apply

| Item | Yes | No | N/A |
|--|-------------------------------------|----|-------------------------------------|
| Range (Oven & Cooktop): <input checked="" type="checkbox"/> Electric ___ Gas ----- OR ----- | <input checked="" type="checkbox"/> | | |
| Wall Oven(s): ___ Electric ___ Gas ----- AND ----- | | | <input checked="" type="checkbox"/> |
| Cooktop: ___ Electric ___ Gas | | | <input checked="" type="checkbox"/> |
| Refrigerator with Freezer | <input checked="" type="checkbox"/> | | |
| Microwave Oven | <input checked="" type="checkbox"/> | | |
| Dishwasher | <input checked="" type="checkbox"/> | | |
| Disposal | | | <input checked="" type="checkbox"/> |
| Water Softener Purifier ___ Owned ___ Leased | | | <input checked="" type="checkbox"/> |
| Bar Refrigerator | | | <input checked="" type="checkbox"/> |
| Separate Refrigerator Freezer Stand Alone Ice Maker | | | <input checked="" type="checkbox"/> |
| Wine Cooler | | | <input checked="" type="checkbox"/> |
| Compactor | | | <input checked="" type="checkbox"/> |
| Washer | <input checked="" type="checkbox"/> | | |
| Dryer: <input checked="" type="checkbox"/> Electric ___ Gas | <input checked="" type="checkbox"/> | | |
| Chandelier/Hanging Lamp Qty ___ | | | <input checked="" type="checkbox"/> |
| Ceiling Paddle Fan Qty <u>4</u> | <input checked="" type="checkbox"/> | | |
| Sconce(s): Qty ___ | | | <input checked="" type="checkbox"/> |
| Draperies: Qty <u>7</u> Rods: Qty <u>7</u> | <input checked="" type="checkbox"/> | | |
| Plantation Shutters: Qty ___ | | | <input checked="" type="checkbox"/> |
| Shades Blinds: Qty <u>8</u> | <input checked="" type="checkbox"/> | | |
| Mirrors Location: Main bed, both baths | <input checked="" type="checkbox"/> | | |
| Fireplace(s) Qty ___ ___ Wood Burning ___ Gas ___ Both | | | <input checked="" type="checkbox"/> |
| Boat Lift: Weight ___ Davits: ___ Electric ___ Manual | | | <input checked="" type="checkbox"/> |
| Appliances Leased Describe: | | | <input checked="" type="checkbox"/> |
| Pool Table Game Table | | | <input checked="" type="checkbox"/> |

| Item | Yes | No | N/A |
|--|-------------------------------------|----|-------------------------------------|
| Water Heater(s): Qty <u>1</u> ___ Tankless <input checked="" type="checkbox"/> Gas ___ Electric | <input checked="" type="checkbox"/> | | |
| Generator: ___ Electric ___ Propane <input checked="" type="checkbox"/> Natural Gas | <input checked="" type="checkbox"/> | | |
| Storm Shutters Panels: ___ Electric ___ Manual ___ Both | | | <input checked="" type="checkbox"/> |
| Awnings: ___ Electric ___ Manual | | | <input checked="" type="checkbox"/> |
| Propane Tank: ___ Owned ___ Leased | | | <input checked="" type="checkbox"/> |
| Central Vac System Equip + Accessories | | | <input checked="" type="checkbox"/> |
| Security Gate Remotes(s): Qty ___ | | | <input checked="" type="checkbox"/> |
| Garage Door Opener(s): Qty ___ | | | <input checked="" type="checkbox"/> |
| Garage Door Remote(s): Qty ___ | | | <input checked="" type="checkbox"/> |
| Smart Doorbell | | | <input checked="" type="checkbox"/> |
| Smart Thermostat(s) Qty ___ | | | <input checked="" type="checkbox"/> |
| Summer Kitchen Grill | | | <input checked="" type="checkbox"/> |
| Pool: ___ Salt ___ Chlorine | | | <input checked="" type="checkbox"/> |
| Pool Heater: ___ Gas ___ Elec ___ Solar | | | <input checked="" type="checkbox"/> |
| Hot Tub Spa: Heated: Yes No | | | <input checked="" type="checkbox"/> |
| Pool Cleaning Equipment | | | <input checked="" type="checkbox"/> |
| Pool - Child Fence Barrier | | | <input checked="" type="checkbox"/> |
| Storage Shed | <input checked="" type="checkbox"/> | | |
| Potted Plants Lawn Ornaments Fountains | <input checked="" type="checkbox"/> | | |
| Intercom | | | <input checked="" type="checkbox"/> |
| TV's: Qty ___ TV Mounts: Qty ___ | | | <input checked="" type="checkbox"/> |
| Security System: ___ Owned ___ Leased Cameras: ___ Yes ___ No | | | <input checked="" type="checkbox"/> |
| Surround Sound (With Components) Speakers: ___ Yes ___ No | | | <input checked="" type="checkbox"/> |
| Satellite Dish TV Antenna ___ Leased ___ Owned | | | <input checked="" type="checkbox"/> |
| Other Notes: | | | |

Seller 1: Date: Apr 4, 2026 Buyer 1: _____ Date: _____
 Seller 2: _____ Date: Apr 4, 2026 Buyer 2: _____ Date: _____



FREQUENTLY ASKED QUESTIONS

Important Information for Prospective Buyers

Property Information

| | | | | | |
|------------------------|-----|-------------------------------------|---|----|--|
| Address: | | | 325 Apollo Drive, Satellite Beach, FL 32937 | | |
| Home Warranty: | Yes | No | If yes, Company Number: | | |
| | | <input checked="" type="checkbox"/> | | | |
| Lawn Service Number: | NA | | Pool Company Number: | NA | |
| Pest Company Number: | NA | | Termite Company Number: | NA | |
| Transferable Bond: | | | Yes | No | |

Utility Information

| | | | | | |
|------------------------------------|-------------------------------------|--------|---------------------------|--------------|-------------------------------------|
| Trash Pick-Up Days | Trash: | Yard: | Recycle: | | |
| | Waste Management | NA | Waste Management | | |
| Approximate Utility Cost Per Month | Electric: | Gas: | Water: | Heat Source: | Electric |
| | 150 | 35 | 90 | | <input checked="" type="checkbox"/> |
| Water Source: | City Water | Well | Sprinkler System Runs On: | Well | City |
| | <input checked="" type="checkbox"/> | | | | Reclaimed |
| Plumbing Source: | Sewer | Septic | Septic Location: | | |
| | <input checked="" type="checkbox"/> | | | | |

Property Specifics

| | | | | | |
|--|---|---------------------------|----------------------|-------------------------|------|
| Roof Age: | 10 years | Heating & A/C System Age: | 3 | Water Heater Age: | 3 |
| Water Depth at Dock: | NA | Waterfront Footage: | 0 | Type of Fencing: | Wood |
| Type of Flooring: | Terrazzo in main, wood in addition and in one bedroom in main house | | Type of Countertops: | Butcher block and resin | |
| Property Features Updates Year: | | | | | |
| Landscaping entirely updated 2024 and 2025. Entire house interior painted 2024, exterior of main and in-law suite 2025, and exterior trim in 2026. Plumbing from meter box into house updated in 2025. | | | | | |

Are You Providing a Copy of:

| | | | | | | | | |
|-----------------------------|-----|-------------------------------------|--------------------------------------|-----|-------------------------------------|---------|-----|-------------------------------------|
| Wind Mitigation: | Yes | No | Four-Point Inspection: | Yes | No | Survey: | Yes | No |
| | | <input checked="" type="checkbox"/> | | | <input checked="" type="checkbox"/> | | | <input checked="" type="checkbox"/> |
| Insurance Declaration Page: | Yes | No | Approximate Insurance Cost Per Year: | | | | | |
| | | <input checked="" type="checkbox"/> | | | | | | |

Seller 1 Signature: _____ Date: April 4, 2026

Seller 2 Signature: _____ Date: April 4, 2026



FREQUENTLY ASKED QUESTIONS

Important Information for Prospective Buyers

Property Defects

Please list any items on the property that are not working and/or are defective (e.g. pool light does not turn on, ice maker does not work, etc.)

Kitchen faucet will drip if you do not turn the water completely off (there are 3 handles). Exterior doors stick s bit in high humidity.

Oven is not working, waiting on part and repair should be completed by end of April. Do not use self clean settings, fyi.

Seller 1 Signature: _____

Date: April 4, 2026

Seller 2 Signature: _____

Date: April 4, 2026

