



THIS ADDENDUM is part of the Listing Agreement and/or Purchase and Sale Agreement and Deposit Receipt dated 04/04/26 between (Buyer) \_\_\_\_\_ and (Seller) Justin Todd Young Toni Marie Young for the property located at: 380 WINDWALKER DR SAINT AUGUSTINE FL 32092

IN ACCORDANCE WITH OUR PLEDGE to serve our customers honestly and fairly, REMI REALTY, LLC has prepared this disclosure to inform Buyer and Seller of the following:

PROPERTY CONDITION/INFORMATION: REMI REALTY, LLC and its agents, broker or employees does not render a professional opinion as to any condition or size of property or any other information not disclosed, disclosed incorrectly or any inaccurate information. REMI REALTY, LLC recommends to the Buyer, in accordance with the Purchase and Sale Agreement and Deposit Receipt that a home inspection be conducted by a professional home inspector and failure to do so is the sole risk of the Buyer.

BINDER DEPOSITS: Buyer and Seller agree and understand that, in the event of a binder dispute, REMI REALTY, LLC is not responsible for the determination of the outcome and/or release of the binder. All parties also recognize that REMI REALTY, LLC is not responsible for any deposit or binder funds held by any other party including other real estate brokers, title companies, closing agents/attorneys and/or builders. The undersigned Buyer agrees, and acknowledges that REMI REALTY, LLC does not hold binders unless otherwise indicated.

TERMITES, MOLD, LEAD BASED PAINT, COMPOSITION SIDING, and HOME WARRANTY: REMI REALTY, LLC cannot render an opinion as to the presence of termites, wood destroying organisms, mold or lead based paint. Some properties may have a siding product or other product used in construction that may be the subject of a class action law suit. Buyer and Seller have been advised to seek a professional home inspector and have been advised of the benefits of a home warranty of their choosing. If a home warranty is not provided by Purchase and Sale Agreement and Deposit Receipt, then buyer may purchase a home warranty if desired.

DO NOT CALL LIST: All parties agree by signature below that REMI REALTY, LLC may call regardless of whether or not the parties are on any DO NOT CALL LIST.

NEIGHBORHOOD CRIME RATE STATISTICS: Buyer acknowledges awareness of both the website and local law enforcement contacts to determine the location of known registered sex offenders, predators, neighborhood crime rates and local laws. Duval County Sheriff 904-630-7600/Clay County Sheriff 904-264-6512/St. Johns County Sheriff 904-824-8304/Nassau County Sheriff 904-548-4009.

OTHER INTERESTS: Buyer(s), Seller(s) and all parties to the contract acknowledge that REMI REALTY, LLC and or its owner(s) may have interest in companies recommended to them by REMI REALTY, LLC and are not coerced in any way to utilize these companies. All service choices relating to this transaction will be made by the Buyer or Seller.



HOLD HARMLESS: REMI REALTY, LLC is held harmless by Buyer and Seller regarding any information pertaining to the property, including history of crime, sexual predators/offenders or plans for change in roads, development(s), commercial or residential changes, homeowners' or condominium association changes or regulations, zoning or ordinance changes, results of inspection, condition of home after closing, at time of closing or in the future for repairs and services or appropriate insurance on the part of any service providers. Any and all information concerning this property is the Seller's obligation to disclose and the Buyer's duty to confirm. The signatures on this document confirm that all parties understand, acknowledge and accept this responsibility. The undersigned parties acknowledge that this disclosure was presented, read in its entirety, understood and signed prior to signing a Listing Agreement and/or Purchase and Sale Agreement and Deposit Receipt of any property. All parties agree to hold REMI REALTY, LLC or its agent(s), broker(s) or employees harmless as to all items discussed above.

All parties also agree, accept and acknowledge that there are no other covenants, promises, agreements, warranties or understandings, verbal, written or understood regarding any of the items or terms, duties and responsibilities except as set forth in this agreement.

Buyer(s): \_\_\_\_\_ Date \_\_\_\_\_

Buyer(s): \_\_\_\_\_ Date \_\_\_\_\_

Seller(s): Justin Todd Young Date 04/04/26  
Justin Todd Young

Seller(s): Toni Marie Young Date 04/04/26  
Toni Marie Young