

Residential Sale and Purchase Contract: Comprehensive Addendum
FLORIDA ASSOCIATION OF REALTORS®

1 The clause below will be incorporated into the Contract between

Mr. Seller
Mrs. Seller

2 **(Seller)** and

Mr. Buyer
Mrs. Buyer

3 **(Buyer)** concerning the Property described as

4 *****

5 only if initialed by all parties:

6 **FINANCING**

7 **() () - () () F. VA Financing:** "It is expressly agreed that, notwithstanding any other provision of this
8 Contract, the **Buyer** will not incur any penalty by forfeiture of earnest money or otherwise be obligated to complete the
9 purchase of the property described herein, if the Contract purchase price or cost exceeds the reasonable value of the property
10 as established by the U.S. Department of Veterans Affairs. The **Buyer** will, however, have the privilege and option of
11 proceeding with the consummation of this Contract without regard to the amount of reasonable value established by the U.S.
12 Department of Veterans Affairs." If **Buyer** elects to proceed with the Contract without regard to the amount of reasonable value
13 established by the U.S. Department of Veterans Affairs, such election must be made in writing within 3 days from **Buyer's** receipt
14 of the appraisal.

15 **Seller** will pay all required fees under the VA regulations up to \$ ***** (\$250.00 if left blank) toward **Buyer's** loan and
16 closing costs. In the event a lender as a result of the VA appraisal, requires repairs to items not covered by **Seller's** warranty in
17 Paragraph **8** of the Contract or Paragraph **H** of the Comprehensive Addendum (if applicable), **Seller** will make required repairs
18 up to a maximum cost to **Seller** of \$ ***** (\$500.00 if left blank). Required repairs to warranted items are subject
19 to the Repair Limit defined in the Contract. If the cost of repairs to warranted or unwarranted items exceeds the respective repair
20 limit, **Seller** will, within 3 days from receipt of notice of the excess cost, deliver to **Buyer** written notice of **Seller's** intent to pay
21 the excess cost or cancel the Contract.

