

NW NEW WESTERN®

NEW WESTERN NO BROKERAGE RELATIONSHIP NOTICE

FLORIDA STATUTE CHAPTER 475.278

FLORIDA LAW REQUIRES THAT REAL ESTATE LICENSEES WHO HAVE NO BROKERAGE RELATIONSHIP WITH A POTENTIAL SELLER OR BUYER DISCLOSE THEIR DUTIES TO SELLERS AND BUYERS.

As a real estate licensee who has no brokerage relationship with you, New Western and Tyler Sheffield owe to you the following duties:

1. Dealing honestly and fairly;
2. Disclosing all known facts that materially affect the value of residential real property which are not readily observable to the buyer.
3. Accounting for all funds entrusted to the licensee.

(Signature)  Signed by:
48755702E8984E2...

(Date) 1/29/2026

PURCHASE AND SALE AGREEMENT

For valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Buyer offers to purchase and Seller upon acceptance agrees to sell and convey the Property on the terms and conditions of this Purchase and Sale Agreement and any addendum or modification made in accordance with its terms (together the "Contract").

1. TERMS AND DEFINITIONS:

The terms listed below shall have the respective meaning given them as set forth adjacent to each term.

(a) "Seller": Pinellas Equities, LLC

(b) "Buyer": CFR Investments LLC

(c) "Property": The Property shall include all that real estate described below together with all appurtenances, improvements located thereon, fixtures and other items, listed in Section 2(k) below, excluding items leased, not owned by Seller, or other items all listed in Section 2(l) below. Street Address: 7206 Whalens Hideaway St City: Plant City Zip: 33565 County: Hillsborough, State: FL. Property Description (legal description, tax ID, etc.): See Addendum A.

(d) "Effective Date": The Effective Date will be the date of final acceptance by the last party to sign this Contract.

(e) "Deposit": In accordance with Addendum A, Buyer agrees to pay a non-refundable deposit on or before the Effective Date in the amount of: US\$ 7,500.00. The Deposit shall be held and distributed in accordance with this Contract and Addendum A.

(f) This Deposit is to be applied to the Cash Purchase Price of the Property at Closing or shall be retained by Seller as agreed upon liquidated damages if Buyer fails to perform Buyer's obligations in this Contract.

(g) "Proof of Funds to Close": Buyer's obligation to close shall not be subject to any financial contingency (All Cash). Buyer shall provide proof of good funds ("Good Funds" according to state law available for immediate withdrawal) upon contracting. Should Buyer fail to do so, Seller may make written demand for compliance. If Buyer does not furnish Seller with the requested Proof of Funds to Close within two (2) business days after such demand for compliance, Buyer will be in default of Contract and Seller shall have the right to terminate this Contract in its sole discretion and retain the deposit as liquidated damages. If Buyer obtains private financing, Buyer must inform Seller of any change in the source of funds within one (1) calendar day of any such change or upon written request from Seller and provide the name and contact information of the lender. If Buyer is purchasing through private financing, Buyer consents to Buyer's Lender disclosing to Seller any loan status and other related matters regarding any loan. If Buyer fails to inform Seller of such change, Buyer will be in default and Seller shall have the right to terminate this Contract in its sole discretion and retain the Deposit as liquidated damages.

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Buyer's Initials CR Seller's Initials MB



Property Address: 7206 Whalens Hideaway St, Plant City, FL 33565

(h) "Purchase Price":

\$ 137,500.00 Purchase Price
 \$ 7,500.00 Deposit
 \$ 130,000.00 BALANCE of the Purchase Price due in cash or other
 Good Funds at Settlement

(i) "Settlement": The proper execution and delivery to the Closer of all documents necessary to complete the transaction required by this Contract, including the deed, settlement statement, deed of trust and other loan or conveyance documents, and all other customary or reasonably required documents, and the Closer's receipt of all funds necessary to complete such transaction.

(j) "Settlement Date" and Seller's Right to Extend: The parties agree that Settlement will take place on or before February 25, 2026 (the "Settlement Date") by 5:00 PM local time, unless otherwise agreed to in writing (or extended pursuant to this section below), at a time and place designated by Seller. Notwithstanding the foregoing, in the event conveyance of the Property to Seller is delayed, then **Seller may extend the Settlement Date under the Contract in its sole discretion; such extension will be to a date as determined by Seller but will in no event exceed fourteen (14) days, unless agreed upon in writing by both parties.** If Seller has not acquired Title to the Property on or before the originally scheduled Settlement Date, Seller will be deemed to have automatically elected to extend the Settlement Date in accordance with the immediately preceding sentence, unless Seller notifies Buyer that Seller has elected to not extend the Settlement Date and elects to terminate the Contract in accordance with Section 8(d) below.

(k) "Applicable Law": All applicable federal, state, and local legal requirements (including statutes, rules, regulations, and ordinances).

(l) "Closer": The Closer's name and address is (whether a closing attorney, title company, or escrow company; Boss Law, PLLC
2100 4th Street North, St. Petersburg, FL 33704

(m) "Closing": The completion of the legal process which results in the transfer of title to the Property from Seller to Buyer. Upon Closing, the proceeds of sale shall be disbursed by the Closer in accordance with the settlement statement and Applicable Law.

2. OBLIGATIONS, REPRESENTATIONS, ACKNOWLEDGEMENTS:

(a) Time of the Essence: Time is of the essence in this Contract. All dates and deadlines are strict and absolute. Buyer's failure to timely fulfill such deadlines is a breach of this Contract by Buyer.

(b) Property Investigation: Buyer or Buyer's agents or representatives, at Buyer's expense, and without damage to the Property, has conducted all desired tests, surveys, appraisals, investigations, examinations and inspections of the Property as Buyer deemed appropriate prior to the execution of the Contract. Obtaining investigation results will not extend Closing.

(c) Repair/Improvement Negotiations/Agreement: Buyer acknowledges and understands that unless this Contract expressly states otherwise, THE PROPERTY IS BEING SOLD AS-IS IN ITS CURRENT CONDITION, AS MORE PARTICULARLY SET FORTH IN PARAGRAPH 4 BELOW.

Buyer's Initials Seller's Initials

(Handwritten initials: Buyer's "C", Seller's "NB")



- (d) Buyer’s Obligation to Repair Damage: Neither Buyer, nor its representatives, shall enter upon the Property to make any repairs and/or treatments prior to Closing unless by written agreement signed by Buyer and Seller. Buyer shall, at Buyer’s expense, promptly repair any damage to the Property resulting from any activities of Buyer and Buyer’s agents and contractors. This repair obligation shall survive any termination of this Contract.
- (e) Closing Cost Reimbursement: Regardless of local custom, requirements or practice, Buyer agrees to reimburse Seller any and all Closing costs incurred by Seller in connection with Seller’s acquisition of the Property from the owner of record. Buyer also agrees to pay all Closing costs (including, without limitation, any and all transfer fees or documentary stamp taxes) associated with the purchase from Seller. The reimbursement obligations set forth herein shall survive the Closing.
- (f) Performance of Buyer’s Financial Obligations: To the best of Buyer’s knowledge, there are no other circumstances or conditions existing as of the date of this Contract that would prohibit Buyer from performing Buyer’s financial obligations in accordance with this Contract.
- (g) Responsibility for Proposed Special Assessments: Buyer shall take title subject to all proposed and existing special assessments and Buyer shall be responsible for paying all such assessments.
- (h) Responsibility for Certain Costs: Buyer shall be responsible for all costs with respect to: (i) charges required by an owners’ association declaration, including, without limitation, working capital contributions, reserves, membership fees, assessments, or charges for Buyer’s use of the common elements and/or services provided to Buyer; (ii) determining restrictive covenant compliance; (iii) appraisal; (iv) title search; (v) title insurance; (vi) survey (if any); (vii) any fees charged by the Closer for the preparation of documents necessary for Closing; (viii) recording the deed; and (ix) preparation and recording of all instruments required to secure the balance of the Purchase Price unpaid at Settlement.
- (i) Use of Property: Buyer represents and warrants to Seller that Buyer is a sophisticated and experienced real estate investor, is purchasing the property exclusively for investment purposes, and does NOT intend to use and occupy the Property as Buyer’s primary residence.
- (j) Deed: Regardless of local practice, the deed to be delivered by Seller at Closing shall be a deed that covenants that grantor grants only that title which grantor has, and that grantor will only defend its title against persons claiming by, through, or under grantor, but not otherwise. Under no circumstances shall Seller be required to deliver any form of deed that grants a general warranty of title.
- (k) Personal Property; Other Items: Buyer is responsible for all personal property or other items left at the Property after Closing, including the cost of removal of any such personal property or items, and agrees to indemnify and hold Seller harmless from any claims arising from or relating to all such personal property or items. Other personal property included in the Purchase Price to be transferred to Buyer in an “AS IS”, “WHERE IS” condition, without any warranty, express or implied, including any warranty of merchantability and fitness for a particular purpose and no warranty of title is as follows:

Buyer’s Initials Seller’s Initials



(l) Excluded Items: The following items are excluded and not sold or transferred to Buyer:

3. TAXES, PRORATIONS, AND SPECIAL ASSESSMENTS: Buyer and Seller agree to prorate the following expenses as of the Settlement Date: real estate taxes and assessments, common area charges, condominium or planned unit development or similar community assessments, co-operative fees, maintenance fees and rents, if any. In determining prorations, the Settlement Date shall be allocated to Buyer. Payment of special assessment district bonds and assessments, and payment of homeowner’s association dues, fees, assessments, charges, or special assessments owed by Seller shall be paid current and prorated between Buyer and Seller as of Settlement Date with payments not yet due and owing to be assumed by Buyer without credit toward purchase price. Seller shall not be responsible for the payment of homeowner’s association or special assessments dues that Seller is not obligated to pay under law or contract. The Property taxes shall be prorated based on an estimate of the current year’s taxes provided by the applicable taxing authority (if available) or if not available, then actual taxes from the previous year on the Property. All prorations shall be based upon a 30-day month and all such prorations shall be final. Seller shall not be responsible for any amounts due, paid or to be paid after Closing, including but not limited to, any taxes, penalties or interest assessed or due as a result of retroactive, postponed or additional taxes resulting from any change in use of, or construction on, or improvement to the Property, or an adjustment in the appraised value of the Property, i.e., Seller shall not be responsible for “rollback taxes.” In the event Seller has paid any taxes, special assessments or other fees and there is a refund of any such taxes, assessments or fees after Closing, and Buyer as current owner of the Property receives the payment, Buyer will immediately submit the refund to Seller.

4. CONDITION OF PROPERTY: BUYER UNDERSTANDS THAT SELLER ACQUIRED THE PROPERTY AS A DISTRESSED SALE, OR POSSIBLY A SIMILAR PROCESS (E.G., BY FORECLOSURE, DEED-IN-LIEU OF FORECLOSURE, FORFEITURE, TAX SALE,) AND THAT THE PROPERTY MAY BE IN A DISTRESSED CONDITION. AS A MATERIAL PART OF THE CONSIDERATION TO BE RECEIVED BY SELLER UNDER THIS CONTRACT AS NEGOTIATED AND AGREED TO BY BUYER AND SELLER, BUYER ACKNOWLEDGES AND AGREES TO ACCEPT THE PROPERTY IN “AS IS” CONDITION AT THE TIME OF CLOSING, INCLUDING, WITHOUT LIMITATION, ANY DEFECTS OR ENVIRONMENTAL CONDITIONS AFFECTING THE PROPERTY, WHETHER KNOWN OR UNKNOWN, WHETHER SUCH DEFECTS OR CONDITIONS WERE DISCOVERABLE THROUGH INSPECTION OR NOT. BUYER ACKNOWLEDGES THAT SELLER, ITS AGENTS AND REPRESENTATIVES HAVE NOT MADE AND SELLER SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTEES, IMPLIED OR EXPRESSED, ORAL OR WRITTEN WITH RESPECT TO THE FOLLOWING:

(a) THE PHYSICAL CONDITION OR ANY OTHER ASPECT OF THE PROPERTY INCLUDING THE STRUCTURAL INTEGRITY OR THE QUALITY OR CHARACTER OF MATERIALS USED IN CONSTRUCTION OF ANY IMPROVEMENTS (E.G. DRYWALL, ASBESTOS, LEAD PAINT, UREA FORMALDEHYDE FOAM INSULATION—THIS IS A NONEXCLUSIVE LIST), AVAILABILITY AND QUANTITY OR QUALITY OF WATER, STABILITY OF THE SOIL, SUSCEPTIBILITY TO LANDSLIDE OR FLOODING, SUFFICIENCY OF DRAINAGE, WATER LEAKS, WATER DAMAGE, MOLD OR ANY OTHER MATTER AFFECTING THE STABILITY, INTEGRITY, OR CONDITION OF THE PROPERTY OR IMPROVEMENTS;

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CONDITION OF THE PROPERTY, ITS HISTORY, THE ZONING OR ANY AND ALL PERMITS FOR THE PROPERTY. AS A MATERIAL PART OF THE CONSIDERATION TO BE RECEIVED BY SELLER UNDER THE CONTRACT AS NEGOTIATED AND AGREED TO BY BUYER AND SELLER, TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, BUYER WAIVES AND RELEASES SELLER AND SELLER'S AFFILIATES AND AGENTS AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS FROM THE FOLLOWING:

- (a) ALL DEMANDS, CLAIMS, LEGAL OR ADMINISTRATIVE PROCEEDINGS, LOSSES, LIABILITIES, DAMAGES, PENALTIES, FINES, LIENS, JUDGMENTS, COSTS OR EXPENSES WHATSOEVER (INCLUDING, WITHOUT LIMITATION, ATTORNEYS' FEES AND COSTS), WHETHER DIRECT OR INDIRECT, KNOWN OR UNKNOWN;
- (b) ALL RIGHTS TO FILE AND MAINTAIN AN ACTION AGAINST SELLER FOR SPECIFIC PERFORMANCE;
- (c) RIGHT TO RECORD A LIS PENDENS AGAINST THE PROPERTY OR TO RECORD THIS CONTRACT OR A MEMORANDUM THEREOF IN THE REAL PROPERTY RECORDS (ANY DOCUMENT RECORDED IN VIOLATION OF THIS PROHIBITION IS VOID AND TERMINATES ANY RIGHT TO THE PROPERTY BY BUYER, BUT NOT BUYER'S OBLIGATIONS UNDER THIS CONTRACT);
- (d) RIGHT TO INVOKE ANY OTHER EQUITABLE REMEDY THAT MAY BE AVAILABLE THAT IF INVOKED, WOULD PREVENT SELLER FROM CONVEYING THE PROPERTY TO A THIRD-PARTY PURCHASER;
- (e) ANY AND ALL CLAIMS ARISING FROM THE ADJUSTMENTS OR PRORATIONS OR ERRORS IN CALCULATING THE ADJUSTMENTS OR PRORATIONS THAT ARE OR MAY BE DISCOVERED AFTER CLOSING;
- (f) ANY CLAIMS FOR FAILURE OF CONSIDERATION AND/OR MISTAKE OF FACT AS SUCH CLAIMS RELATE TO THE PROPERTY, THE PURCHASE OF THE PROPERTY OR ENTERING INTO OR EXECUTION OF OR CLOSING UNDER THIS CONTRACT;
- (g) ANY REMEDY OF ANY KIND, INCLUDING BUT NOT LIMITED TO RESCISSION OF THIS CONTRACT, TO WHICH BUYER MIGHT OTHERWISE BE ENTITLED AT LAW OR IN EQUITY WHETHER BASED ON MUTUAL MISTAKE OF FACT OR LAW OR OTHERWISE;
- (h) TRIAL BY JURY IN ANY LITIGATION ARISING FROM OR IN CONNECTION WITH ANY SUIT, ACTION OR PROCEEDING ARISING OUT OF OR RELATED TO THE CONTRACT;
- (i) ANY CLAIMS OR LOSSES BUYER MAY INCUR AS A RESULT OF CONSTRUCTION ON, REPAIR TO, OR TREATMENT OF THE PROPERTY, UNKNOWN CODE AND PROPERTY OWNER ASSOCIATION/HOMEOWNER ASSOCIATION VIOLATIONS, OR OTHER DEFECTS, WHICH HAVE OCCURRED, MAY NOW OR HEREAFTER EXIST WITH RESPECT TO THE PROPERTY;
- (j) ANY CLAIMS OR LOSSES RELATED TO ENVIRONMENTAL CONDITIONS AFFECTING THE PROPERTY INCLUDING, BUT NOT LIMITED TO, MOLD, DRYWALL, LEAD PAINT, FUEL OIL,

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ALLERGENS, OR TOXIC SUBSTANCES OF ANY KIND;

- (k) ANY RIGHT TO AVOID THIS SALE OR REDUCE THE PRICE OR HOLD SELLER RESPONSIBLE FOR DAMAGES ON ACCOUNT OF THE PAST OR CURRENT CONDITION OF THE PROPERTY, LACK OF SUITABILITY AND FITNESS, OR REDHIBITORY VICES AND DEFECTS, APPARENT, NON-APPARENT OR LATENT, DISCOVERABLE OR NON-DISCOVERABLE;
- (l) ANY CLAIM ARISING FROM ENCROACHMENTS, EASEMENTS, SHORTAGES IN AREA OR ANY OTHER MATTER WHICH WOULD BE DISCLOSED OR REVEALED BY A SURVEY OR INSPECTION OF THE PROPERTY OR SEARCH OF PUBLIC RECORDS; AND
- (m) ANY RIGHT TO MEDIATION OR ARBITRATION RELATING TO OR ARISING UNDER OR FROM THIS CONTRACT, EXCEPT AS PROHIBITED BY LAW.

IN FURTHERANCE OF THE RELEASES SET FORTH IN THIS SECTION, BUYER HEREBY EXPRESSLY WAIVES TO THE MAXIMUM EXTENT LEGALLY PERMISSIBLE ANY AND ALL RIGHTS OR BENEFITS CONFERRED BY ANY LAW THAT IS INCONSISTENT WITH THE WAIVER AND RELEASE CONTAINED IN THIS SECTION AND EXPRESSLY CONSENTS THAT EACH SUCH WAIVER AND RELEASE SHALL BE GIVEN FULL FORCE AND EFFECT ACCORDING TO EACH AND ALL OF ITS EXPRESSED TERMS AND CONDITIONS, INCLUDING THOSE RELATING TO UNKNOWN AND UNSUSPECTED CLAIMS, IF ANY, AS WELL AS THOSE RELATING TO ANY OTHER CLAIMS SET FORTH HEREIN.

References to "Seller" in this Section 5 shall include Seller and Seller's representatives, agents, brokers, employees, and/or assigns.

If Buyer breaches any of the terms described or contemplated under this Section 5 of this Contract, Buyer shall pay all reasonable attorney's fees and costs incurred by Seller in defending such action, and Buyer shall pay Ten Thousand Dollars (\$10,000) as liquidated damages for breach of this Section 5 of the Contract, which amount shall be in addition to any funds paid by Seller or Closer and any Deposit amount required under this Contract, whether or not yet paid by Buyer.

6. INDEMNIFICATION: To the fullest extent permitted by Applicable Law, Buyer agrees to indemnify and fully protect, defend, and hold Seller, its officers, directors, employees, shareholders, servicers, representatives, agents, attorneys, tenants, brokers, successors or assigns harmless from and against any and all claims, costs, liens, loss, damages, attorney's fees and expenses of every kind and nature that may be sustained by or made against Seller, its officers, directors, employees, shareholders, servicers, representatives, agents, attorneys, tenants, brokers, successors or assigns, resulting from or arising out of: (i) inspections or repairs made by Buyer or its agents, employees, contractors, successors or assigns; (ii) claims, liabilities, fines or penalties resulting from Buyer's failure to timely obtain any certificate of occupancy, permits, or to comply building codes, land use, historic preservation, antiquity, flood plain or other required laws and applicable regulations; (iii) Buyer's or Buyer's tenants, agents or representatives use and/or occupancy of the Property prior to Closing and/or issuance of required certificates of occupancy; and (iv) any issues with title or use of the Property that Seller has no actual knowledge as Seller has never occupied the Property nor knows the history of the Property and is conveying only that title which Seller received from its vendor. Buyer agrees its sole claim and remedy for any title issue is to make a claim with the title insurance company, abstractor or attorney, as applicable; not with Seller.

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7. DEFAULTS AND REMEDIES:

- (a) Defaults and Remedies: Seller or Buyer will be in default under this Contract if either fails to comply with any material covenant, agreement or obligation within any time limits required by this Contract. Following a default by either Seller or Buyer under this Contract, the other party will have the following remedies, except as stated herein:

Notwithstanding anything to the contrary contained in this Contract, if Seller fails to comply with this Contract, Buyer's sole and exclusive remedy, Buyer hereby waiving any and all other remedies at law or in equity, shall be to terminate this Contract and receive a refund of its Deposit.

If Buyer defaults, Seller may: (i) specifically enforce this Contract and recover damages suffered by Seller as a result of the delay in the Closing of the sale of the Property or other breach by Buyer; OR (ii) terminate this Contract by written notice to Buyer and retain the Deposit as liquidated damages (the parties recognizing that it would be extremely difficult to ascertain the extent of actual damages caused by Buyer's breach, and that the Deposit represents a fair and reasonable approximation of such actual damages to Seller as the parties can now determine) or (iii) at Seller's election retain the Deposit and recover such damages as may be proper.

- (b) No Recovery of Attorney Fees-unless Frivolous: Unless otherwise provided in this Contract, in the event of a dispute between the parties, each party shall be responsible for its own costs and fees, including attorneys' fees, regardless of which party prevails, unless such dispute arises from a claim that is deemed to be baseless or frivolous.

8. ADDITIONAL DISCLOSURES, ACKNOWLEDGEMENTS AND PROVISIONS:

- (a) Inspection Reports and Subject Property Conditions: Seller and affiliated associates make no warranty, expressed or implied, regarding (1) inspection reports, (2) the condition or value of the Property, (3) the square footage, lot dimensions and size, year built, permits, and zoning of the Property, (4) or any other reports provided to Buyer by Seller or from third parties concerning the Property. Buyer is advised to independently verify the accuracy of all information contained in reports, public records, a Multiple Listing Service, any public or private source, or otherwise concerning the Property.

- (b) Risk of Loss: In the event of fire, destruction, other casualty loss to the Property or condemnation, after Seller's acceptance of this Contract and prior to Closing, Seller may, at its sole discretion, repair or restore the Property, or Seller may terminate the Contract. If Seller elects to repair or restore the Property, then Seller may, at its sole discretion, limit the amount to be expended. Whether or not Seller elects to repair or restore the Property, if Seller does not repair or restore the Property prior to Closing, Buyer's sole and exclusive remedy is to either (i) acquire the Property in its then condition at the Purchase Price with no reduction thereof by reason of such loss or (ii) terminate this Contract. If Buyer terminates the Contract under this section, Buyer will not receive a refund of any Deposit and the Deposit shall be retained by Seller unless Buyer provides evidence that the damage was not pre-existing. In no event shall the Purchase Price be reduced as the result of any fire, destruction, casualty, condemnation or other damage to the Property.

Buyer's Initials Seller's Initials

(Handwritten initials: Buyer's initials are 'C' and Seller's initials are 'NB')



- (c) Property Access Limitation and Utilities: Buyer does not have any authorization from Seller and affiliated associates to enter onto the Property prior to Closing, Buyer holds Seller and affiliated associates harmless from liability arising from Buyer entering onto the Property. Buyer at no time and for no reason is to enter the Property without a real estate licensee of Broker (New Western). Utilities will not be turned on by Seller at any time.
- (d) Investor Disclosure and Title Acknowledgement: **Seller is a real estate investor. At the time of this Contract, Seller has an equitable interest in the Property through a real estate purchase contract or assignment and may not hold legal title to the Property. Seller is marketing its equitable interest in the Property and selling the Property to Buyer to make a profit.** Buyer acknowledges that Seller and/or Seller’s Brokerage Firm introduced the Property to Buyer for investment purposes and, if Closing does not occur due to the acts or omissions of Buyer or any third party, Buyer, and any person or entity controlled by, controlling or under common control with Buyer, shall not, for a period of six (6) months from the Closing Date, directly or indirectly enter into any transaction to purchase the Property with any person or entity other than Seller. Upon breach of Buyer’s obligations in this paragraph, Seller shall be entitled and any and all damages incurred by Seller as a result of Buyer’s breach including, but not limited to, all reasonable attorney fees and costs.

Seller shall convey to Buyer and Buyer shall accept “Insurable Title”—such title as Seller’s title insurance company shall be willing to approve and insure in accordance with its standard form of title policy approved by or filed with the governing agency for the state where the Property is located, subject only to the matters provided for in the Contract. This Contract is contingent upon Seller obtaining Insurable Title to the Property under Seller’s Purchase Contract. If Seller does not obtain Insurable Title to the Property, the Deposit will be returned to Buyer, and the Contract is void with no further obligations between parties.
- (e) Evidence of Title: Buyer, at Buyer’s sole expense, may obtain title insurance or an abstract and Attorney’s Opinion to assure good title to the Property will be vested in Buyer.
- (f) Concurrent Closing Acknowledgment: Buyer acknowledges and understands that Seller’s acquisition of the Property and subsequent sale to Buyer pursuant to this Contract is to occur concurrently. As a result of the concurrent Closings, receipt of actual evidence of the Closing may not be available prior to Buyer’s obligation to tender the Purchase Price to the Closer. Buyer agrees that any such delay in delivery of evidence of Seller’s Closing of the Property shall not forgive or relieve Buyer of its obligation to timely perform under the Contract.
- (g) Recording of Deeds: Buyer is made aware that the Closer to properly transfer title to the Property to Buyer will instruct that it cannot record the deed to the Property vesting title in Buyer until the deed from the previous transaction between owner of record and Seller is recorded. Buyer is aware that this may cause an abnormal delay in the official recording of the deed to Buyer based on forces that may be outside of the control of Seller and the Closer. This possible delay could also result in a discrepancy of future tax proration but shall not alter the official Settlement Date. Notwithstanding these delays, Seller shall be deemed to have fulfilled Seller’s obligations under the Contract upon delivery of Seller’s Closing documents required by the Contract into escrow with the Closer on or prior to the Settlement Date.

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(h) Real Estate Brokerage Disclosure: Buyer acknowledges he or she is conducting a transaction dealing directly with Seller for the purchase of the Property. Buyer is not relying upon or being represented by a real estate broker or brokerage firm in this transaction. Buyer acknowledges that New Western and its associates (“Broker”) is a licensed real estate broker in this state. Broker is functioning as a Seller’s agent in this transaction. Broker does not extend, nor accept, any agency or representational responsibilities for Buyer in this transaction. Certain principals of Seller hold a real estate license and share affiliated ownership with the Brokerage Firm, New Western.

Seller and Buyer acknowledge Broker may have a financial interest in third parties providing specialized services required by this Contract including, but not limited to: Lender, title insurance company, escrow agent, or closing agent. Seller and Buyer agree Broker is not responsible for the conduct of third parties providing specialized services whether those services were arranged by Seller, Buyer, or Broker on behalf of either.

Seller’s Firm has agreed to pay referral commission to Other Broker in the amount of \$0.00 when Seller’s Firm’s commission is received. Escrow agent is authorized and directed to pay Other Broker from Seller’s Firm’s commission at Closing, to be set forth on the settlement statement.

(i) Affiliated Parties Disclosure: Buyer is hereby notified that there is common ownership and corporate officers between Seller, New Western, Spartan Title, and Sherman Bridge.

(j) Service Providers: Any contact information given to Buyer by Seller for any outside Service Providers, including but not limited to: contractors, handymen, subcontractors, mortgage brokers, tradesmen, realtors, title agents, and attorneys (“Service Providers”) shall not be construed or taken as an endorsement or recommendation by Seller or its associates and affiliates of the quality or type of service that Buyer will receive. Any Service Providers given to Buyer are done so strictly as a tool to give Buyer some immediate options. Buyer will not hold Seller or its associates and affiliates responsible for damages incurred from such Service Providers. All Service Providers should be researched and chosen independently by Buyer.

(k) Deposit Acknowledgment and Per Diem: Buyer acknowledges that a failure to close will result in the Deposit being retained by Seller, and if Seller elects, as agreed upon liquidated damages. If Seller, in its sole discretion, grants Buyer additional time to close beyond the Settlement Date mutually agreed upon in the Contract, Buyer agrees to pay to Seller at Closing, a “Per Diem Fee” as noted in Addendum A for each day the Settlement Date is extended.

(l) Notice of Membership in the Property Owners Association(s): If the Property is located within a residential community requiring membership in one or more property owners association(s), Buyer is obligated to be a member of the property owner’s association(s). Restrictive covenants governing the use and occupancy of the Property and a dedicatory instrument governing the establishment, maintenance, and operation of this residential community have been or will be recorded in the Real Property Records of the county in which the Property is located. Copies of the restrictive covenants and dedicatory instrument may be obtained from the applicable county clerk. Buyer is obligated to pay assessments to the property owners association(s). The amount of the assessments is subject to change. Buyer’s failure to pay the assessments could result in a lien on and the foreclosure of the Property.

Buyer’s Initials Seller’s Initials



- (m) Fannie Mae Property Disclosure: If Fannie Mae or any other sister entities were owner of record of the Property when purchased by Seller and resold to Buyer, certain deed restrictions limited for a time period of ninety (90) days may restrict the maximum resale price of the Property and amount financed by Buyer. Other affordable housing programs may contain restrictions and impose other limitations and requirements on the owner of the Property.
- (n) Closing Deliveries: At least one (1) business day prior to the Settlement Date, Buyer agrees to deliver the Purchase Price to the Closer to be held in escrow to be disbursed on the Settlement Date.
- (o) Attorney Review: Buyer acknowledges that Buyer has had the opportunity to consult with its legal counsel regarding this Contract and that accordingly the terms of the Contract are not to be construed against any party because that party drafted the Contract or construed in favor of any Party because that Party failed to understand the legal effect of the provisions of the Contract.
- (p) This Contract shall be construed without the aid of any canon or rule of law requiring interpretation against the party drafting or causing the drafting of an agreement or the portions of an agreement in question.
- (q) No Contingencies: **There is no contingency for financing or inspection, and there is no feasibility period or option period. Buyer acknowledges an opportunity to perform its due diligence including inspection of the Property prior to entering into this Contract.**

9. **POSSESSION:** Seller will deliver possession of the Property to Buyer at Closing. The delivery of possession shall be subject to the rights of any tenants or parties in possession. If Buyer alters the Property, causes the Property to be altered in any way, occupies the Property, and/or allows any other person to occupy the Property prior to Closing, without the prior written consent of Seller, such event shall constitute a breach by Buyer under the Contract and Seller may terminate the Contract and Buyer shall be liable to Seller for damages caused by any such alteration or occupation of the Property prior to Closing, and Buyer waives any and all claims for damages or compensation for alterations made by Buyer to the Property including, but not limited to, any claims for unjust enrichment. Buyer acknowledges that neither Seller, nor its representatives, affiliates, agents, or assigns, has made any warranties or representations, implied or expressed, relating to the existence of any tenants or occupants at the Property unless otherwise set forth in Addendum A of this Contract. Seller represents that the Property may have tenants occupying same under an active lease or might be subject to a post-closing occupancy agreement with the property owner (“Original Seller”) but expressly disclaims any warranties regarding the validity, enforceability, performance under or continuation of said lease. Buyer acknowledges that closing on this transaction shall be deemed Buyer’s reaffirmation that neither Seller, nor its representatives, affiliates, agents or assigns, has made any warranties or representations, implied or expressed, relating to the existence of any tenants or occupants at the Property unless otherwise set forth in Addendum A of this Contract. Seller, its representatives, affiliates, agents or assigns, shall not be responsible for evicting or relocating the Original Seller, any tenants, or occupants at the Property or removing or paying for the removal of any personal property left at the Property prior to or subsequent to Closing unless otherwise set forth in the Additional Provisions set forth in Addendum A of this Contract. Any applicable lease(s) or post-closing occupancy agreement(s) related to the Property shall be deemed assigned to Buyer upon Closing to the extent permitted under Applicable

Buyer's Initials  Seller's Initials 



Law, and Buyer agrees to comply with and assumes all rights, duties, and obligations under any lease(s) or post-closing occupancy agreement(s). Buyer acknowledges that this Property may be subject to the provisions of local rent control ordinances and regulations. Buyer agrees that upon the Closing, all eviction proceedings and other duties and responsibilities of a property owner and landlord, including but not limited to those proceedings required for compliance with Applicable Law including local rent control ordinances and regulations, will be Buyer's sole responsibility.

- (a) **Leases:** In the event the Property is under an existing lease, Seller confirms that they do not hold any security deposits from former or current tenants. Furthermore, Seller has no knowledge regarding any security deposits that may have been paid by these tenants to Original Seller or any other third party. Seller agrees that no funds representing such security deposits will be transferred to Buyer as part of this transaction, unless the HUD/Settlement Statement includes a specific line item identifying such security deposit and a credit to Buyer at Closing to transfer such security deposit to Buyer. Buyer further agrees to assume full responsibility and liability for refunding these security deposits to the tenants as per the lease and Applicable Law.
- (b) **Leaseback or Post-Closing Occupancy Agreement:** In the event the Property is subject to a leaseback or post-closing occupancy agreement with Original Seller, Buyer understands that this agreement may or may not establish a landlord-tenant relationship between Original Seller and Buyer. Any holdback, occupancy fee, and/or deposit paid by Original Seller under the leaseback or post-closing occupancy agreement, irrespective of whether it is placed in escrow, will be deemed assigned and transferred to Buyer subject to the limitations of Applicable Law. Buyer agrees to assume full responsibility and liability for refunding and accurately accounting for any such holdback, occupancy fee, and/or deposit to Original Seller in accordance with the terms of the leaseback or post-closing occupancy agreement and Applicable Law.

10. MISCELLANEOUS:

- (a) **Assignments:** The Contract is not assignable by Buyer in whole or in part without the prior written consent of Seller, to be granted or withheld in Seller's sole discretion.
- (b) **Parties:** This Contract shall be binding upon and shall inure to the benefit of Buyer and Seller and their respective heirs, successors and assigns. As used herein, words in the singular include the plural and the masculine includes the feminine and neuter genders, as appropriate.
- (c) **Force Majeure, Act of God:** Except as otherwise set forth in this document, this Contract and the obligations of Seller toll if such party is prevented or delayed from performance by reason of any cause beyond the reasonable control of such party, whether foreseeable or not, including, but not limited to, acts of war, emergency, terrorism, bioterrorism, governmental requirement, restriction, limitation, preemption in connection with a National Emergency, disease (including, without limitation, delays arising out of the spread of COVID-19, such as, without limitation, delays in the responsiveness of, or the unavailability of, governmental authorities to grant permit applications or signoffs or to perform inspections, or the unavailability of required meetings of governmental agencies necessary to act to grant any Approvals) or by reason of any rule, order or regulation of any department or subdivision thereof of any government agency or by reason of the conditions of supply and demand which have been or are affected by war or other emergency including conditions caused by an Act of God prohibiting one or both parties or a requirement of the Contract to timely be performed (collectively, "Force Majeure"). Under no circumstances shall the non-payment of money by either party or a failure attributable to a lack of funds on the part of either

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 Buyer's Initials Seller's Initials

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party be deemed to be (or to have caused) an event of Force Majeure or Act of God.

- (d) Survival: If any provision herein contained which by its nature and effect is required to be observed, kept or performed after the Closing, it shall survive the Closing and remain binding upon and for the benefit of the parties hereto until fully observed, kept or performed.
- (e) Severability: The lack of enforceability of any provision of this Contract shall not affect the enforceability of any other provision of this Contract, all of which shall remain in full force and effect.
- (f) Modification: No provision, term or clause of the Contract shall be revised, modified, amended or waived except by an instrument in writing signed by Buyer and Seller.
- (g) Entire Agreement: This Contract contains the entire agreement of the parties and there are no representations, inducements or other provisions other than those expressed herein. All changes, additions or deletions hereto must be in writing and signed by all parties. Nothing contained herein shall alter any agreement between a licensed real estate agent or broker and Seller or Buyer as contained in any listing agreement, buyer agency agreement, or any other agency or brokerage agreement between them. The attached Addendum A is incorporated herein and included as part of this Contract. Any other addenda are listed in Addendum A and made part of this Contract.
- (h) Conduct of Transaction: The parties agree that any action between them relating to the transaction contemplated by this Contract may be conducted by electronic means, including the signing of this Contract by one or more of them and any notice or communication given in connection with this Contract. Any written notice or communication may be transmitted to any mailing address or e-mail address set forth in the "Notice Information" section below. Any notice or communication to be given to a party herein, and any fee, deposit or other payment to be delivered to a party herein, may be given to the party or to such party's agent. Seller and Buyer agree that the "Notice Information" and "Acknowledgment of Receipt of Monies" sections below are not part of this Contract, and that the addition or modification of any information therein shall not constitute a rejection of an offer, the creation of a counteroffer or effect the validity of this Contract.
- (i) Execution: This Contract may be signed in multiple originals or counterparts, all of which together constitute one and the same instrument.
- (j) Computation of Days/Time of Day: Unless otherwise provided, for purposes of this Contract, the term "days" shall mean consecutive calendar days, including Saturdays, Sundays, and holidays, whether federal, state, local or religious. For the purposes of calculating days, the count of "days" shall begin on the day following the day upon which any act or notice as provided in this Contract was required to be performed or made. Any reference to a date or time of day shall refer to the date and/or time of day in this state. If any date on which a party is required to make a payment or a delivery pursuant to the terms hereof is not a "business day," then such party shall make such payment or delivery on the next succeeding business day.

11. ARBITRATION. Any dispute, claim, or controversy that arises out of or is related to this Contract or the Property ("Claim") including, but not limited to, the arbitrability of any such Claims, shall be determined exclusively by submitting such Claims to binding arbitration by a single arbitrator under the Federal Arbitration Act ("FAA"). Claims include all disputes, whether based on tort, contract, statute, regulation,

Buyer's Initials Seller's Initials

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Property Address: 7206 Whalens Hideaway St, Plant City, FL 33565

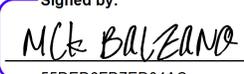
ordinance, or code, in law or equity, or otherwise, except provisional remedies including, but not limited to, injunctive relief from a court of law. Arbitration shall proceed under the then-current rules for commercial disputes with the American Arbitration Association (“AAA”) and shall occur in Tarrant County, Texas. Judgment upon the award may be entered in any court having jurisdiction and the award may be vacated or modified only on the grounds provided by the FAA or other applicable law. Any up-front fees payable to arbitrator shall be divided equally between the Parties unless otherwise agreed upon by the Parties or provided by the AAA rules and each Party shall be responsible for its own costs, fees, and expenses, including attorneys’ fees, regardless of which Party prevails, unless such dispute arises from a claim that is deemed to be baseless or frivolous. THE PARTIES FURTHER AGREE TO IRREVOCABLY WAIVE THEIR RIGHT TO A TRIAL BY JURY FOR ANY AND ALL CLAIMS AND THAT NEITHER PARTY WILL ASSERT AND, EACH SPECIFICALLY WAIVES THE RIGHT TO ASSERT, CLASS OR COLLECTIVE ACTION CLAIMS AGAINST THE OTHER IN ARBITRATION OR OTHERWISE.

IN WITNESS WHEREOF, the Buyer and Seller have entered into this Contract as of the Effective Date.

If Entity Buyer: CFR Investments LLC

If Entity Seller: Pinellas Equities, LLC

(Name of LLC/Corporation/Partnership/Trust/etc.)
Signed by:
Signature: 
48755702E8984E2...

(Name of LLC/Corporation/Partnership/Trust/etc.)
Signed by:
Signature: 
55DED6FD7ED04AC...

Name: Chad Rogers

Name: Nick Balzano

Title: _____

Title: Authorized Signatory

Date: 1/29/2026

Date: 1/29/2026

Signature: _____

Name: _____

Title: _____

Date: _____



Property Address: 7206 Whalens Hideaway St, Plant City, FL 33565

WIRE FRAUD WARNING

TO BUYERS: BEFORE SENDING ANY WIRE, YOU SHOULD CALL THE CLOSER TO VERIFY THE INSTRUCTIONS. IF YOU RECEIVE WIRING INSTRUCTIONS FOR A DIFFERENT BANK, BRANCH LOCATION, ACCOUNT NAME OR ACCOUNT NUMBER, THEY SHOULD BE PRESUMED FRAUDULENT. DO NOT SEND ANY FUNDS AND CONTACT THE CLOSER IMMEDIATELY. PLEASE REFERENCE THE PROPERTY ADDRESS WHEN SENDING A WIRE.

WHETHER YOU ARE A BUYER OR A SELLER, YOU SHOULD CALL THE CLOSER AT A NUMBER THAT IS INDEPENDENTLY OBTAINED. TO ENSURE THAT YOUR CONTACT IS LEGITIMATE, **YOU SHOULD NOT RELY ON A PHONE NUMBER IN AN EMAIL FROM THE CLOSER, YOUR REAL ESTATE AGENT OR ANYONE ELSE.**

NOTICE INFORMATION

NOTE: INSERT AT LEAST ONE ADDRESS AND/OR ELECTRONIC DELIVERY ADDRESS EACH PARTY AND AGENT APPROVES FOR THE RECEIPT OF ANY NOTICE CONTEMPLATED BY THIS CONTRACT. INSERT "N/A" FOR ANY WHICH ARE NOT APPROVED.

BUYER NOTICE ADDRESS:

Mailing Address: _____

4921 W Sam Allen Rd Plant City FL 33565

Buyer E-mail: chad@cfrfl.com

SELLER NOTICE ADDRESS:

Mailing Address: 5000 Riverside Dr. Bldg 5, Suite 100 W

Irving, TX 75039

Seller E-mail: nick.balzano@newwestern.com

CONFIRMATION OF AGENCY/NOTICE ADDRESSES

Buyer's Firm: _____

Acting as Buyer's Agent

Firm License #: _____

Mailing Address: _____

Individual Agent: _____

Acting as a Designated Dual Agent (check only if applicable)

Selling Agent License #: _____

Selling Agent Phone #: _____

Selling Agent E-mail: _____

Seller's Firm: New Western

Acting as Seller's Agent

Firm License #: CQ1049280

Mailing Address: 600 North Westshore Blvd, Suite 650

Tampa, FL 33609

Individual Agent: Tyler Sheffield

Acting as a Designated Dual Agent (check only if applicable)

Listing Agent License #: FL 3626835

Listing Agent Phone #: (863) 430-9860

Listing Agent E-mail: tyler.sheffield@newwestern.com



Property Address: 7206 Whalens Hideaway St, Plant City, FL 33565

ACKNOWLEDGMENT OF RECEIPT OF MONIES

Seller: Pinellas Equities, LLC ("Seller")

Buyer: CFR Investments LLC ("Buyer")

Property Address: 7206 Whalens Hideaway St, Plant City, FL 33565 ("Property")

ACKNOWLEDGMENT OF RECEIPT OF DEPOSIT

Paragraph 1(e) of the Purchase and Sale Agreement between Buyer and Seller for the sale of the Property provides for the payment of a Deposit in the amount of \$ 7,500.00. The undersigned hereby acknowledges receipt of the Deposit.

Date 1/29/2026

By: _____

Signed by:
Nick Balzano
(Signature)

Nick Balzano
(Print name)

ADDENDUM A

This Addendum A (“Addendum”) is made part of, for all purposes, that certain Purchase and Sale Agreement (“Contract”) dated January 29, 2026 between Pinellas Equities, LLC (“Seller”) and CFR Investments LLC (“Buyer”), regarding the property known as: 7206 Whalens Hideaway St, Plant City, FL 33565, Tax Map No. 080173-0000, located in Hillsborough County, Florida (the “Property”).

Legal Description:

E 200 FT OF N 335 FT OF W 1/2 OF SE 1/4 OF SW 1/4 LESS N 35 FT THEREOF

All capitalized terms used herein, unless otherwise defined, shall have the meaning given to such term in the Purchase and Sale Agreement.

1. **ADDENDA:** Check all standard addenda that are a part of this Contract. Itemize all other addenda to the Contract, if any, and attach hereto.

Other: _____

2. **OTHER DOCUMENTS:** Other documents provided, but are **NOT** part of this Contract are shown below with the respective box checked:

Comprehensive Rider to “AS-IS” Residential Contract For Purchase And Sale (LBP)

Other: _____

3. **AGENCY DISCLOSURE:** Buyer acknowledges receipt of the New Western No Brokerage Relationship Notice form.

4. **PER DIEM FEE:** \$200.00.

5. **DEED:** Special Warranty Deed

6. **ADMINISTRATIVE FEE:** Buyer agrees to pay Seller’s Broker an administrative fee of \$395.00.

7. **DEPOSIT:** The Deposit referenced in Section 1(e) of the Contract shall be paid directly to Seller on or before the Effective Date. Buyer acknowledges and agrees that the Deposit is being paid to Seller as a non-refundable down payment, as consideration for Seller entering the Contract, and shall in no way be construed as an earnest money deposit. The Deposit shall be non-refundable to Buyer

Addendum A

Page 1 of 3
Buyer's Initials *CF* Seller's Initials *NB*



and retained by Seller at Closing or any earlier termination of the Contract, except as otherwise expressly provided in the Contract.

- 8. **CONDITION OF PROPERTY:** BUYER UNDERSTANDS THAT SELLER ACQUIRED THE PROPERTY AS A DISTRESSED SALE, OR POSSIBLY A SIMILAR PROCESS AND THAT SELLER NEVER OCCUPIED THE PROPERTY. THE PROPERTY MAY BE IN A DISTRESSED CONDITION. AS A MATERIAL PART OF THE CONSIDERATION TO BE RECEIVED BY SELLER UNDER THIS CONTRACT AS NEGOTIATED AND AGREED TO BY BUYER AND SELLER, BUYER ACKNOWLEDGES AND AGREES TO ACCEPT THE PROPERTY IN "AS IS" CONDITION AT THE TIME OF CLOSING, INCLUDING, WITHOUT LIMITATION, ANY DEFECTS OR ENVIRONMENTAL CONDITIONS AFFECTING THE PROPERTY, WHETHER KNOWN OR UNKNOWN, WHETHER SUCH DEFECTS OR CONDITIONS WERE DISCOVERABLE THROUGH INSPECTION OR NOT. BUYER ACKNOWLEDGES THAT SELLER, ITS AGENTS AND REPRESENTATIVES HAVE NOT MADE AND SELLER SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTEES, IMPLIED OR EXPRESSED, ORAL OR WRITTEN.

- 9. **BUYER ACKNOWLEDGES THAT SELLER IS NOT PROVIDING A RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENT:** SINCE SELLER IS NOT THE OWNER OF RECORD OF THE PROPERTY AT THE TIME OF THE EXECUTION OF THE PURCHASE AND SALE AGREEMENT AND HAS NO KNOWLEDGE OF THE CONDITION OF THE PROPERTY, A PROPERTY CONDITION DISCLOSURE WILL NOT BE PROVIDED BY SELLER, AND BUYER WAIVES ALL RIGHTS TO RECEIVE A PROPERTY CONDITION DISCLOSURE AS WELL AS ANY AND ALL RIGHTS TO TERMINATE THE PURCHASE AND SALE AGREEMENT BASED ON THE ABSENCE OF SUCH DISCLOSURE. FURTHER, BUYER HEREBY RELEASES SELLER FROM ANY CLAIMS IN CONNECTION WITH ANY SUCH REPRESENTATIONS OR WARRANTIES MADE OR PROVIDED BY ANY THIRD-PARTY.

- 10. **KEYS AND PROPERTY POSSESSION:** Buyer understands that Seller may not be in possession of keys, including but not limited to, mailbox keys, recreation area keys, gate cards, or automatic garage remote controls, and any cost of obtaining the same will be the responsibility of Buyer. Buyer also understands that if the Property includes an alarm system, Seller cannot provide the access code and/or key and that Buyer is responsible for any costs associated with the alarm and/or changing the access code or obtaining keys. Buyer waives the right to receive keys from Seller and Buyer releases Seller of all obligations to confirm possession of the Property.

- 11. **NO MERGER:** The terms set forth in this Addendum constitute material consideration, without which Seller would have been unwilling to sell the Property to Buyer at the price and other terms agreed. Therefore, all provisions of this Addendum are intended to survive Closing and shall not merge with the deed.

[Additional Provisions and Signatures on Following Page.]

Addendum A

Page 2 of 3

Buyer's Initials C Seller's Initials NB



12. ADDITIONAL PROVISIONS:

IN WITNESS WHEREOF, Buyer and Seller have entered into this Addendum A as of the date first set forth above.

If Entity Buyer: CFR Investments LLC
(Name of LLC/Corporation/Partnership/Trust/etc.)

Signature: 
Signed by: 48755702E8984E2...

Name: Chad Rogers

Title: _____

Date: 1/29/2026

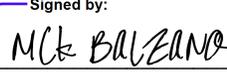
Signature: _____

Name: _____

Title: _____

Date: _____

If Entity Seller: Pinellas Equities, LLC
(Name of LLC/Corporation/Partnership/Trust/etc.)

Signature: 
Signed by: 55DED6FD7ED04AC...

Name: Nick Balzano

Title: Authorized Signatory

Date: 1/29/2026

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: _____
 7206 Whalens Hideaway St, Plant City, FL 33565 (the "Property")

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

	Yes	No	Don't Know
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 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, and plumbing systems in good working order?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Do you have any knowledge of any defects in the condition of the Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Are you aware of any defects in the condition of the Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) If you are aware of any defects in the condition of the Property, please describe them below: _____			
2. Termites			
(a) Are there any signs of termites or other wood-destroying organisms, including fungi; or pests?	<input type="checkbox"/>	<input 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 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 type="checkbox"/>
(b) Have past or present drainage or flooding problems affected the Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Is any of the Property located in a special flood hazard area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Is any of the Property located seaward of the coastal construction control line?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Does your lender require flood insurance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Do you have an elevation certificate? If yes, please attach a copy.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(g) If any answer to questions 3(a) - 3(d) is yes, please explain: _____			

DISCLAIMER: Seller has not taken possession of or otherwise occupied the Property and thus, Seller is unaware of any defects in the condition of the Property. Buyer is accepting the Property in "AS-IS" condition at the time of Closing. Seller is only able to disclose defects previously disclosed to it by the prior owner of the Property. Seller has no actual or direct knowledge of any defects or environmental conditions affecting the stability, integrity, or condition of the Property other than those disclosed in the foregoing Disclosures, if any.

Initial _____ Initial _____
¹ Johnson & Davis, 480 So.2d 625 (Fla. 1985).

Seller (_____) and **Buyer** (_____) acknowledge receipt of a copy of this page, which is Page 1 of 4.

		<u>Yes</u>	<u>No</u>	<u>Don't Know</u>
4. Plumbing				
(a)	What is your drinking water source? <input 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 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 type="checkbox"/>	<input type="checkbox"/>
(d)	Do you have a <input 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 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 type="checkbox"/>
(g)	Have there been any plumbing leaks since you have owned the Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(h)	Are any polybutylene pipes on the Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(i)	If any answer to questions 4(b), 4(c), and 4(e) - 4(h) is yes, please explain: _____			
5. Roof and Roof-Related Items				
(a)	To your knowledge, is the roof structurally sound and free of leaks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b)	The age of the roof is _____ years OR date installed _____			
(c)	Has the roof ever leaked during your ownership?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d)	To _____ (include _____) If yes _____			<input type="checkbox"/>
(e)	Are _____ con _____ If yes _____			<input type="checkbox"/>
<div style="border: 2px solid black; padding: 5px; color: blue; font-weight: bold;"> <p>DISCLAIMER: Seller has not taken possession of or otherwise occupied the Property and thus, Seller is unaware of any defects in the condition of the Property. Buyer is accepting the Property in "AS-IS" condition at the time of Closing. Seller is only able to disclose defects previously disclosed to it by the prior owner of the Property. Seller has no actual or direct knowledge of any defects or environmental conditions affecting the stability, integrity, or condition of the Property other than those disclosed in the foregoing Disclosures, if any.</p> </div>				
6. Pools				
Note: _____ 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 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 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 type="checkbox"/>
(c)	If any answer to questions 7(a) - 7(b) is yes, please explain: _____			

Seller (Initial NB) and Buyer (Initial CR) acknowledge receipt of a copy of this page, which is Page 2 of 4.
 SPDR-3 Rev 2/20
 Serial#: 072977-400164-0027808

Yes No Don't Know

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.) Yes No Don't Know
- 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.
- (b) Are there any proposed changes to any of the restrictions? Yes No Don't Know
- (c) Are any driveways, walls, fences, or other features shared with adjoining landowners? Yes No Don't Know
- (d) Are there any encroachments on the Property or any encroachments by the Property's improvements on other lands? Yes No Don't Know
- (e) Are there boundary line disputes or easements affecting the Property? Yes No Don't Know
- (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)? Yes No Don't Know
- (g) Have any subsurface rights, as defined by Section 689.29(3)(b), Florida Statutes, been severed from the Property? Yes No Don't Know
If yes, is there a right of entry? yes no
- (h) Are access roads private public? If private, describe the terms and conditions of the maintenance agreement. _____

DISCLAIMER: Seller has not taken possession of or otherwise occupied the Property and thus, Seller is unaware of any defects in the condition of the Property. Buyer is accepting the Property in "AS-IS" condition at the time of Closing. Seller is only able to disclose defects previously disclosed to it by the prior owner of the Property. Seller has no actual or direct knowledge of any defects or environmental conditions affecting the stability, integrity, or condition of the Property other than those disclosed in the foregoing Disclosures, if any.

9. Environmental

- (a) Were there any environmental conditions affecting the Property? Yes No Don't Know
- (b) Do any hazardous substances or materials exist on the Property, 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? Yes No Don't Know
- (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? Yes No Don't Know
- (d) Are any mangroves, archeological sites, or other environmentally sensitive areas located on the Property? Yes No Don't Know
- (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? Yes No Don't Know
- (b) Are you aware of any existing or proposed municipal or county special assessments affecting the Property? Yes No Don't Know
- (c) Is the Property subject to any Property Assessed Clean Energy (PACE) assessment per Section 163.08, Florida Statutes? Yes No Don't Know
- (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? Yes No Don't Know
- (e) Have you ever had any claims filed against your homeowner's Insurance Policy? Yes No Don't Know

Seller (MB) (_____) and Buyer (C) (_____) acknowledge receipt of a copy of this page, which is Page 3 of 4.

- | | Yes | No | Don't Know |
|--|--------------------------|--------------------------|--------------------------|
| (f) Are there any zoning violations or nonconforming uses? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (g) Are there any zoning restrictions affecting improvements or replacement of the Property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (h) Do any zoning, land use or administrative regulations conflict with the existing use of the Property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (i) Do any zoning, land use or administrative regulations conflict with the existing use of the Property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (j) Are there any zoning, land use or administrative regulations conflict with the existing use of the Property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (k) Has the Seller ever been notified by a governmental agency of any zoning, land use or administrative regulations conflict with the existing use of the Property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (l) Has the Seller ever been notified by a governmental agency of any zoning, land use or administrative regulations conflict with the existing use of the Property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (m) Are there any zoning, land use or administrative regulations conflict with the existing use of the Property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (n) Is there any violation or non-compliance regarding any unrecorded liens; code enforcement violations; or governmental, building, environmental and safety codes, restrictions or requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (o) If any answer to questions 10(a) - 10(n) is yes, please explain: _____ | | | |

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11. Foreign Investment in Real Property Tax Act ("FIRPTA")

- (a) Is the **Seller** subject to FIRPTA withholding per Section 1445 of the Internal Revenue Code?
- If yes, Buyer and Seller should seek legal and tax advice regarding compliance.**

12. **(If checked) Other Matters; Additional Comments** The attached addendum contains additional information, explanation, or comments.

~~Seller represents that the information provided on this form and any attachments is accurate and complete to the best of Seller's knowledge on the date signed by Seller. Seller authorizes listing broker to provide this disclosure statement to real estate licensees and prospective buyers of the Property. Seller understands and agrees that Seller will promptly notify Buyer in writing if any information set forth in this disclosure statement becomes inaccurate or incorrect.~~

Signed by
Seller: Mick Balzano / _____ Date: 1/29/2026
55DED6ED7ED04AC...
 (signature) (print)

Seller: _____ / _____ Date: _____
 (signature) (print)

Buyer acknowledges that Buyer has read, understands, and has received a copy of this disclosure statement.

Buyer: MB / _____ Date: 1/29/2026
48755702E8984E2...
 (signature) (print)

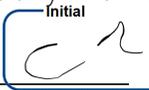
Buyer: _____ / _____ Date: _____
 (signature) (print)

Seller (MB) and **Buyer** (MB) acknowledge receipt of a copy of this page, which is Page 4 of 4.

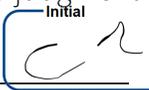


NOTICE OF NON-REPRESENTATION TO ALL POTENTIAL BUYERS OF REAL ESTATE

New Western and Tyler Sheffield (“Sales Agent”) **DO NOT REPRESENT YOU** in any capacity—their fiduciary or statutory duty lies solely with the seller. You should not assume that any real estate broker, agent, or associate represents you unless you agree to engage, in writing, a real estate licensee in an authorized brokerage relationship. As a Potential Buyer who is not represented by New Western or any New Western agent, you are advised not to disclose any information you want to be held in confidence.

Initial: 

You acknowledge and understand that **RISK OF LOSS** in real estate investing can be substantial, and that real estate investment is, by its nature, **SPECULATIVE**. You should therefore carefully consider whether such investing is suitable in light of your financial condition. You should not rely on any information provided by New Western as a substitute for the exercise of your own skill and judgment in making a decision on the appropriateness of any real estate investment.

Initial: 

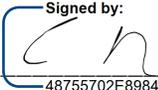
By signing below, you acknowledge that you have been advised that New Western and Sales Agent do not represent you and that you may have substantial losses if you invest in real estate.

If signing on behalf of an entity, you represent you have the capacity and authority to bind such entity.

POTENTIAL BUYER

CFR Investments LLC

Name (print)

Signed by: 
48755702E8984E2...
Signature

1/29/2026
Date

Disclaimer: This notice was prepared by New Western’s legal counsel.

★Alabama ★Arizona ★California ★Colorado ★Florida ★Georgia ★Illinois ★Indiana ★Kansas ★
★Maryland ★ Massachusetts ★Missouri ★Nevada ★North Carolina ★Ohio ★Oklahoma ★Pennsylvania ★
★ South Carolina ★Tennessee ★Texas ★ Utah ★ Virginia ★Washington ★ Washington, D.C. ★

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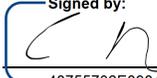


INVESTOR DISCLOSURE

By signing at the bottom of this Investor Disclosure, the undersigned real estate investor (“Investor”) agrees with, acknowledges, and understands the disclosures below.

- I. Investor acknowledges and understands that RISK OF LOSS in real estate investing can be substantial, and that real estate investment by its nature is SPECULATIVE. Investor should therefore carefully consider whether such investing is suitable to Investor in light of its financial condition. Investor should not rely on any information provided by New Western as a substitute for the exercise of Investor’s own skill and judgment in making a decision on the appropriateness of any real estate investment.
- II. Investor acknowledges New Western is involved with investment real estate. It is the sole responsibility of Investor to do all DUE DILIGENCE concerning any potential purchase of real property. Any information provided by an associate of New Western is a guide and should not be the sole basis of a purchase and/or sale decision.
- III. Investor further understands that NO associates at New Western REPRESENT Investor in any capacity. Even though Investor may receive information and opportunities from New Western or its affiliates, it is the sole responsibility of Investor to conduct its own due diligence in any business dealings.
- IV. Investor understands and acknowledges that New Western has expended and continues to expend significant time and expense on its personnel and that the loss of personnel would cause significant and irreparable harm to New Western. Investor agrees and covenants NOT TO directly or indirectly SOLICIT, hire, recruit, or attempt to solicit, hire, or recruit, any of New Western’s personnel. This provision explicitly covers all forms of communication.

Name (Print) Chad Rogers

Signature  48755702E8984E2...

Date 1/29/2026

Disclaimer: This notice was prepared by New Western’s legal counsel.

★Alabama ★Arizona ★California ★Colorado ★Florida ★Georgia ★Illinois ★Indiana ★Kansas ★
★Maryland ★ Massachusetts ★ Missouri ★ Nevada ★ North Carolina ★ Ohio ★ Oklahoma ★ Pennsylvania ★
★ South Carolina ★ Tennessee ★ Texas ★ Utah ★ Virginia ★ Washington ★ Washington, D.C. ★

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REMOTE VIEWING AND SIGHT UNSEEN ADDENDUM

This Remote Viewing and Sight Unseen Addendum is incorporated and made part of, for all purposes, that certain Purchase and Sale Contract ("Contract") dated January 29, 2026 between CFR Investments LLC ("Buyer") and Pinellas Equities, LLC ("Seller") for the property with an address of: 7206 Whalens Hideaway St, Plant City, FL 33565 and further described as: E 200 FT OF N 335 FT OF W 1/2 OF SE 1/4 OF SW 1/4 LESS N 35 FT THEREOF (the "Property").

"Remote Property Viewing" occurs when Buyer chooses to forego an in-person viewing or inspection of the inside and/or outside of the Property before executing a contract to purchase real estate, and instead views the Property remotely by video or photo provided by the Seller/Owner, Brokerage, or other source or through some other virtual method of viewing or imaging the Property without the Buyer having physically visited the Property and toured the inside and/or outside of the Property.

"Sight Unseen" occurs when Buyer chooses to waive or forego viewing the inside and/or outside of the Property in any manner, either in-person or through Remote Property Viewing before executing a contract to purchase real estate.

Buyer acknowledges the risks inherent in purchasing the Property by Remote Property Viewing or Sight Unseen.

The Parties acknowledge that Seller, individually, or by and through New Western, has made certain disclosures which are required by law and that such disclosures are not a substitute for Buyer conducting their own due diligence and do not relieve Buyer of their duty to exercise reasonable care to protect themselves. Videos and photographs are not a substitute for an in-person viewing or inspection and may not accurately convey details of the Property that may be important to Buyer, including, but not limited to, details regarding the physical condition of the Property both inside and out, the actual number of rooms, bedrooms, or bathrooms present, the size and scale of rooms, square footage, the location or presence of walls, doors, or windows, and the context of the neighborhood and surrounding areas, that could be detected in person. Seller never occupied the Property and does not have any undisclosed personal knowledge of its condition. For convenience, Seller may provide Buyer with certain publicly available information about the Property that Seller obtained from the tax assessor's website. Such information is for reference purposes only and may or may not be an accurate representation of the actual Property details. Seller, New Western, and/or New Western's brokers and agents make no representations that any video, photo, information obtained through the tax assessor's website, or other representations of the Property provide a complete or accurate representation of the Property in its entirety.

Buyer understands and agrees the Contract is not contingent on any inspection or assessment of the condition of the Property. If Buyer chooses to purchase based on Remote Property Viewing or Sight Unseen, Buyer accepts and understands that they are contracting and buying the Property prior to viewing the property in-person. If Buyer obtains access to, conducts a walk-through, or otherwise views the Property after executing the Contract but before Closing, Buyer understands and agrees Buyer has no ability or option to terminate, cancel, or void the Contract based on any information discovered about the Property as the result of such access, walk-through, or viewing. **Buyer agrees to hold harmless Seller, New Western, and/or New Western's brokers and agents against any claim, cause of action, or complaint for damages or any other relief based on Buyer's decision to purchase the Property based on Remote Property Viewing or Sight Unseen, including, but not limited to a claim that Buyer would not have bought the Property had they viewed the Property in person.** Buyer is aware that they are purchasing the Property in as-is condition, and the Parties agree Seller will not be required to make any repairs or make any concessions to Buyer. Buyer also accepts that Seller, New Western, and/or New Western's brokers and agents make no representations, warranties, or implications to the condition or the value of the Property. Buyer fully understands that the purchase of the Property has been solely based on their own assumptions and due diligence.

If Entity Buyer: CFR Investments LLC

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

Signed by:  Signature: _____
48755702E8984E2...

Name: Chad Rogers Title: _____

Date: 1/29/2026

Wiring Instructions

Bank Name: Bank of America, N.A

Bank Address: 110 E John Carpenter Freeway
Irving, TX 75062

ABA/Routing No: 026009593

Account Number: 488038461505

Account Name: Pinellas Equities, LLC

Reference/Memo: 7206 Whalens Hideaway St, Plant City, FL 33565

NOTE:

** To avoid delays, please reference the property address when sending wires.

** **DO NOT SEND ACH PAYMENTS.** ACH will be rejected.

WIRE FRAUD IS A SIGNIFICANT RISK IN REAL ESTATE TRANSACTIONS

BEFORE SENDING ANY WIRE, YOU SHOULD CALL THE AGENT AT A KNOWN CONTACT NUMBER THAT YOU'VE INDEPENDENTLY OBTAINED TO VERIFY THE WIRING INSTRUCTIONS BEFORE SENDING FUNDS.

WHETHER YOU ARE A BUYER OR A SELLER, YOU NEED TO ENSURE THAT YOUR CONTACT IS LEGITIMATE, YOU SHOULD NOT RELY ON A PHONE NUMBER IN AN EMAIL FROM THE TITLE COMPANY, YOUR REAL ESTATE AGENT OR ANYONE ELSE.

CHANGES TO BANK INFORMATION ARE NOT COMMON. IF YOU RECEIVE WIRING INSTRUCTIONS FOR A DIFFERENT BANK, BRANCH LOCATION, ACCOUNT NAME OR ACCOUNT NUMBER, THEY SHOULD BE PRESUMED FRAUDULENT. **DO NOT SEND ANY FUNDS AND CONTACT YOUR AGENT IMMEDIATELY.**