

STANDARDS FOR REAL ESTATE TRANSACTIONS ("STANDARDS") CONTINUED

553 parties, to be subsequently disbursed in accordance with the Withholding Certificate issued by the IRS or remitted
554 directly to the IRS if the Seller's application is rejected or upon terms set forth in the escrow agreement.
555 (iv) In the event the net proceeds due Seller are not sufficient to meet the withholding requirement(s) in this
556 transaction, Seller shall deliver to Buyer, at Closing, the additional COLLECTED funds necessary to satisfy the
557 applicable requirement and thereafter Buyer shall timely remit said funds to the IRS or escrow the funds for
558 disbursement in accordance with the final determination of the IRS, as applicable.
559 (v) Upon remitting funds to the IRS pursuant to this STANDARD, Buyer shall provide Seller copies of IRS Forms
560 8288 and 8288-A, as filed.

561 W. RESERVED

562 X. BUYER WAIVER OF CLAIMS: To the extent permitted by law, Buyer waives any claims against Seller
563 and against any real estate licensee involved in the negotiation of this Contract for any damage or defects
564 pertaining to the physical condition of the Property that may exist at Closing of this Contract and be
565 subsequently discovered by the Buyer or anyone claiming by, through, under or against the Buyer. This
566 provision does not relieve Seller's obligation to comply with Paragraph 10(j). This Standard X shall survive
567 Closing.

568 ADDENDA AND ADDITIONAL TERMS

569* 19. ADDENDA: The following additional terms are included in the attached addenda or riders and incorporated into this
570 Contract (Check if applicable):

- 571* A. Condominium Rider K. RESERVED T. Pre-Closing Occupancy
572 B. Homeowners' Assn. L. RESERVED U. Post-Closing Occupancy
573 C. Seller Financing M. Defective Drywall V. Sale of Buyer's Property
574 D. Mortgage Assumption N. Coastal Construction Control W. Back-up Contract
575 E. FHA/VA Financing Line X. Kick-out Clause
576 F. Appraisal Contingency O. Insulation Disclosure Y. Seller's Attorney Approval
577 G. Short Sale P. Lead Paint Disclosure (Pre-1978) Z. Buyer's Attorney Approval
578 H. Homeowners/Flood Ins. Q. Housing for Older Persons AA. Licensee Property Interest
579 I. RESERVED R. Rezoning BB. Binding Arbitration
580 J. Interest-Bearing Acct. S. Lease Purchase/ Lease Option Other: _____
581 _____
582 _____

583 20. ADDITIONAL TERMS:

584 1. If citations, open permits and/or violations are discovered after the "Inspection Period" and at/or prior to
585 closing, then the Seller may elect to satisfy, close, or release such citations, open permits or violations prior to
586 closing. If the Seller elects not to do so, then the Buyer may either accept the property in its "AS IS" condition
587 or cancel the contract and be refunded the earnest money deposit and the contract will be terminated.

588 COUNTER-OFFER/REJECTION

- 589* Seller counters Buyer's offer (to accept the counter-offer, Buyer must sign or initial the counter-offered terms and
590 deliver a copy of the acceptance to Seller).
591* Seller rejects Buyer's offer.