RELOCATION RIDER TO CONTRACT OF SALE

This Rider is attached and made part of the Contract of Sale for the property commonly known as: 10328 North Antcliff Road, Fowlerville, MI 48836

Offer and Pre-approval Contract of Sale cannot be executed by the Seller unless accompanied by a pre-approval lender letter confirming the Consumer/Buyer's ability to obtain financing sufficient to close the sale. No Contract of Sale will be deemed effective unless executed in writing by the Seller. Any offer or counter offer communicated or executed by a real estate broker or agent on behalf of Seller shall not be binding on Seller until confirmed in writing by authorized representative of Seller.

Earnest Money It is agreed and understood that the Consumer/Buyer's earnest money deposit shall be made payable to the listing agency or other entity as mutually agreed upon by both Consumer/Buyer and Seller. In case of default of the Contract of Sale by Consumer/Buyer, it is expressly agreed that the earnest money deposit herein shall be paid to Seller as liquidated damages and the Contract of Sale shall be considered terminated. In the event of Seller's default, Consumer/Buyer's sole remedy shall be the right to the return of Consumer/Buyer's earnest money deposit and the Contract of Sale shall be considered terminated.

Time of the Essence Consumer/Buyer and Seller agree that the date of closing may be delayed up to five business days by written mutual consent of the parties and without penalty. If the date of closing is to be more than five business days after the date agreed in the contract of sale, Consumer/Buyer shall be liable to Seller for the additional carrying costs in an amount equal to .05% of the contract sale price (sale price x .0005) per day after day five.

Inspections The Consumer/Buyer acknowledges that the decision to purchase is based solely upon the Consumer/Buyer's analysis of the property. Select one of the following by initialing the appropriate choice:

_____ Consumer/Buyer waives the right to obtain any additional inspection at Consumer/Buyer's expense and agrees to hold Seller, its employees and agents harmless from any subsequent consequences, which may result from Consumer/Buyer's election not to secure such additional inspections. Consumer/Buyer is advised that investigating the condition of the subject matter in a real estate purchase is always recommended.

_____ Consumer/Buyer and Seller agree that the Contract of Sale is contingent upon the following inspections to be completed at Consumer/Buyer's expense within five (5) business days of acceptance:

(Enter Consumer/Buyer Inspections here)[Enter Data]

Within the inspection timeframe noted above, Consumer/Buyer shall, in writing, notify Seller of acceptance of the property's condition, or, accompanied by a copy of the inspection report(s), notify Seller of required repairs. Seller shall respond to Consumer/Buyer's proposal within three

(3) business days of receipt. Seller reserves the right to accept, reject or counter the Consumer/Buyer's request. Extending the inspections and repair contingency period shall be upon mutual written consent of both parties. Any additional inspections are solely at Consumer/Buyer or lender direction to satisfy their concerns as to the condition of the property.

Hold Harmless Agreements and Credits In the event Seller agrees to provide Consumer/Buyer with any closing credit, in lieu of any repair or condition issues raised by the Consumer/Buyer, Consumer/Buyer agrees that he or she shall sign a Hold Harmless Agreement releasing the Seller, prior owners of record, and Seller's agents and representatives from any liability related to the condition of the property. Consumer/Buyer further acknowledges that any closing credit must appear on the HUD-1 Settlement Statement/Closing Disclosure in order to be provided to the Consumer/Buyer, and it is Consumer/Buyer's responsibility to obtain any authorization as may be required by Consumer/Buyer's lender to allow for any credit to appear. Seller will take no action that is not in compliance with RESPA rules and regulations.

Disclosures

Seller is a third party relocation firm assisting the former owner in the sale of this property. The former owner may have executed certain state or local required disclosure statements and Consumer/Buyer understands that neither Seller, nor any of its officers, employees or agents, has ever been in actual possession of the property. These disclosure statements do not constitute a representation of the seller or seller's agent(s) of the structural or physical condition of the property, and they are only provided for informational purposes. Consumer/Buyers must satisfy themselves with the property condition in accordance with the terms of the Contract of Sale.

Seller may have ordered certain property inspections listed below and those available are provided for Consumer/Buyer's review. Consumer/Buyer's signature below confirms receipt and acceptance of Seller's full disclosure. Caution: Consumer/Buyer acknowledges that certain inspection reports may be in process and are indicated below as PENDING. Said pending inspection reports will be delivered to Consumer/Buyer as soon as they are made available. By signing below, Consumer/Buyer agrees that additional inspection reports provided to Consumer/Buyer after Consumer/Buyer's acknowledgement will not be a condition of closing. **Such acknowledgement does not waive the Consumer/Buyer's right to have his own property condition inspections performed**.

(Enter Disclosures and Inspections Below)

Relocation Property Disclosure Statement/Seller's Condition Report

Warranties The property is purchased in "AS IS" condition, as of the day of closing. The Consumer/Buyer acknowledges that neither Seller, nor any of its employees or agents has ever occupied the property. Seller makes no warranties, either implied or direct, as to

the condition of the property or any material defects therein. Seller does not have knowledge of any existing conditions or inspections which pertain specifically to the property other than those revealed on the Homeowner Disclosure Statement and certain inspection report(s) obtained by Seller or Seller's representative. Said inspection report(s) are being provided to the Consumer/Buyer for Consumer/Buyer's information only and become a part of the Contract of Sale to which this rider is attached. Seller has not tested and makes no warranties, implied or direct, as to the Indoor Air Quality of the property, except as noted above.

Personal Property Seller makes no warranty regarding any personal property not commonly considered part of the Real Property including, but not limited to: free-standing hot tubs, above-ground swimming pools, appliances or other equipment. These are sold in "as is" condition as of the date of sale.

Prorations Tax pro-rations and assessments, if any, shall be based upon most recent tax bill of record. Consumer/Buyer and Seller agree that no further adjustments will be made after the date of closing. Consumer/Buyer agrees and is hereby on notice that any statements of taxes due and payable after the day of closing are the responsibility of the Consumer/Buyer. Consumer/Buyer agrees to credit Seller for any fuel oil remaining, if any, based on a fuel oil reading by a fuel oil company. Any confirmed and levied special assessments, whether governmental or association based, or special service area fees, shall be prorated and paid current through the time of closing only. There will be no prorations provided for future unconfirmed or impending special assessments or special service area fees, as of the date of closing. Settlement shall be final and this provision shall survive delivery of the deed.

RELO Direct, Inc. AHS Home Warranty Plan

☒ The RELO Direct, Inc. AHS Home Warranty Plan is not being provided on this property. Terms of the underlying Contract of Sale will prevail regarding a home warranty policy, if applicable.

☐ Terms of the sale include an offer of a Home Warranty Plan, at Seller's expense, through American Home Shield (RELO Direct, Inc. AHS Home Warranty Plan). The RELO Direct, Inc. AHS Home Warranty Plan is effective for one year from the day of closing. The RELO Direct, Inc. AHS Home Warranty Plan is valid ONLY if ordered by RELO Direct, Inc.

Title and Closing RELO Direct, Inc. will not provide a policy of title insurance to Consumer/Buyer at Seller's expense unless the subject property is in a jurisdiction where it is customary for a Seller of residential property to do so and, in that event, RELO Direct, Inc. reserves the right to select the title insurer/agent. Notwithstanding the foregoing, Consumer/Buyer acknowledges that Consumer/Buyer is not required to purchase settlement services, including title insurance, from any particular company as a condition of sale. RELO Direct, Inc. has already completed preliminary title work on the subject property through Seller's representative.

Closing Office: Bell Title Company
Closing
1650 Kendale Blvd
Suite 120
East Lansing, MI 48823
(517) 381-5353

Final Walk Through Prior to Closing Consumer/Buyer is advised to do a preliminary walk through of the property 7-10 days prior to closing. A final walk through immediately prior to closing may be done to confirm that any walk through issues raised as a result of preliminary walk through have been addressed. Consumer/Buyer is aware that walk through issues will NOT be addressed at the time of closing. This policy is to insure compliance with all Consumer Disclosure requirements (effective or not) in Seller's efforts to avoid any closing delays.

General Provisions

- If any provisions of the Rider conflict in whole or in part with the terms of the Contract of Sale, the provisions of the Rider shall control.
- The Contract of Sale is contingent upon Seller becoming contractual owner of the subject property prior to closing.
- Any Contract of Sale provisions related to mediation, arbitration, specific performance or other remedies in law or in equity shall be deemed stricken.
- Seller does not participate in 1031 exchange transactions.

Consumer/Buyer(s):

_____

_____

Dated: _____

Seller: RELO Direct, Inc.

_____

Dated: _____

Selling agent:

_____

Dated: _____

Listing Agent:

_____

Dated: _____

Relocation Property Disclosure Statement / Seller's Condition Report

Property Address: 10328 North Antcliff Road, Fowlerville, MI 48836

Owner of Record: Carl Hudson

Approximate Age of Property: 34yrs

Date Purchased: 2017-12-21

Approximate Lot Size: 1 acre

Personal Property Inclusions & Exclusions:

Check **N/A** if not present on property, **Yes** if included with property, and **No** if excluded from the sale. (Be sure items included are consistent with listing agreement.)

Property	Selection	Condition / Age
OVEN AND RANGE	YES	Good condition, age unknown
VENT FANS	YES	Good condition, age 6yrs
REFRIGERATOR	YES	Good condition, 2yrs
MICROWAVE	YES	Good condition, 8yrs
DISHWASHER	YES	Good condition, age 3yrs
WASHING MACHINE	YES	Good condition, 8yrs
CLOTHES DRYER	YES	Fair condition, 8yrs
DISPOSAL	YES	Good condition, age 4yrs
TRASH COMPACTOR	N/A	
CEILING FAN(S)	YES	Good condition, age unknown
FIREPLACE EQUIPMENT	N/A	
FIREPLACE INSERT	N/A	
WOOD BURNING STOVE	N/A	
INCINERATOR	N/A	
SOLAR EQUIPMENT	N/A	

Property	Selection	Condition / Age
WATER SOFTENER	YES	Good condition, 7yrs
WATER HEATER	YES	Good condition, 6yrs
GARAGE DOOR OPENER	N/A	
WINDOW AC UNITS	N/A	
POOL	N/A	
POOL EQUIPMENT	N/A	
HUMIDIFIER	N/A	
SMOKE ALARMS	YES	Good condition, age unknown
SUMP PUMP(S)	YES	Good condition, age 5yrs
ATTACHED ANTENNA	N/A	
STORM WINDOWS	N/A	
SCREENS	YES	fair condition age 34yrs
WINDOW TREATMENT(S)	N/A	
OTHER	YES	central A/C good condition 7yrs

House Systems: Are you aware of any problems affecting the following?

Electrical:	NO	Siding/Gutters:	NO
Air conditioning/cooling system:	NO	Windows:	YES
Plumbing:	NO	Sewer:	NO
Heating:	NO	Pool/Hot Tubs/Spa:	NO
Sump pump:	NO	Chimney/Fireplace:	NO
Appliances:	NO	Water Heater:	NO
Floors:	YES	Roof:	NO
Water System/Well:	NO	Other: _____	
Sprinkler System:	NO	Other: _____	

If you answered "Yes" to any of the above, please provide additional detail:

Needs new carpeting and a couple windows are hard to open and close.

Roof/Siding:

Approximate age of Roof: 9 Years

What type of siding do you have? Vinyl

If other, please specify

Has the roof ever leaked during your ownership? NO

Has the roof been replaced or repaired during your ownership? NO

If you answered "Yes" to any of the above, please provide additional detail:

N/A

Land/Foundation: Are you aware of any of the following?

Property located on filled or expansive soil?	NO
Sliding, settling, earth movement, upheaval or earth stability problems occurred on your property or in the immediate neighborhood?	NO
Defects or problems relating to the foundation/basement?	NO
Water or dampness condition ever existed in your basement/crawlspace?	NO
Is this property located in a flood plain zone?	NO
Has the property ever had drainage or flooding problem?	YES
Have any properties in the immediate neighborhood ever had drainage or flooding problem?	YES

If you answered "Yes" to any of the above, please provide additional detail:

My yard and several neighbors experience temporary ponding after extremely heavy rain.

Water/Sewer:

What type of sewer system do you have?	Septic
If other sewer system, please specify	
Are you aware of any problems relating to the sewer system?	NO
What type of water system do you have?	Private well
If other water system, please specify	
Are you aware of any problems relating to the water system?	NO

If you answered "Yes" to any of the above, please provide additional detail:

N/A

Additions/Remodels:

Any structural additions, changes, or repairs made to the property by former owners without obtaining all necessary permits and municipal approvals?	NO
Have you made any structural additions, changes or repairs to the property without obtaining all necessary permits and municipal approvals?	NO

If you answered "Yes" to any of the above, please provide additional detail:

N/A

Homeowner Association Dues/Private Transfer Fees:

Is the property subject to rules and regulations of any homeowner's association?	NO
Are there any problems relating to any common area?	NO
Are there any conditions which may result in an increase in taxes or assessments?	NO
Are there any pending or threatened claims or lawsuits against the Homeowners Association?	NO
Are there any known development covenants requiring "private transfer fees" to be paid?	NO

If you answered "Yes" to any of the above, please provide additional detail:

N/A

Miscellaneous:

Does the property now contain or has it ever contained any toxic substances, asbestos or lead paint? If Yes, where?	NO
Does the property now contain or has it ever contained any underground tanks? If Yes, where?	NO
Are there any violations of local, state or federal government laws or regulations relating to this property? If Yes, what?	NO
Have any wood destroying organism pest reports on the property been prepared in the last five years?	NO
Are there any encroachments, boundary line disputes, or unrecorded easements relating to this property?	NO
Are there any existing or threatened legal actions affecting this property? If Yes, what?	NO
Are there any past or present problems with driveways, walkways, patio, seawalls, fences, retaining walls, party walls on the property or adjacent properties?	YES
Is the property located on an earthquake fault? (No explanation required)	NO
Are there any bonds or assessments affecting this property?	NO
Is the property equipped with an operable smoke detector? (No explanation required)	YES
Are any of the property's systems (alarm, water softener, solar panels, hot water tank) leased or rented? **If "Yes", are the lease/rental agreements transferrable*? Please explain below** ***Please provide lease/rental agreements for items that will be part of the sale.**	NO

Miscellaneous Continued	
Have there been any significant repairs made to the property or to any of its systems or components within the last five years? (If “Yes”, please describe below)	NO
Is the property located next to or in close proximity of a dump, junk yard or toxic disposal site?	NO
Has the property been tested for radon gas?	NO
Are you aware of a fire occurring in any location of the property? If “Yes”, please explain:	NO
Are you aware of the existence of MOLD in any location of the property? If “Yes”, where?	NO
Do you know of any other facts, conditions, circumstances which may affect the value, beneficial use or desirability of this property?	NO

If you answered “Yes” to any of the above, please provide additional detail:

The fence on the south side of the property is old and needs replaced. Neighbor owns the fence.

Reports:

Please attach copies of all existing reports and documents relating to this property including:

- Surveys
- Structural inspection report
- Building permits
- Sewer/Septic maintenance reports
- Soil report
- Termite/Pest Control and warranties or maintenance contracts
- Radon inspection Report
- Lease agreements for rented items

IN CONNECTION WITH MY/OUR RELOCATION, I/WE MAKE THE FOLLOWING DISCLOSURES TO THE BEST OF MY/OUR KNOWLEDGE REGARDING MY/OUR PROPERTY WITH THE KNOWLEDGE THAT EVEN THOUGH THIS IS NOT A WARRANTY, PROSPECTIVE BUYERS MAY RELY ON THIS INFORMATION IN DECIDING WHETHER OR ON WHAT TERMS TO PURCHASE THE PROPERTY. I/WE HAVE NO NOTICE OR KNOWLEDGE OF ANY ADDITIONAL DEFECT OR PROBLEM WITH THE PROPERTY THAT HAS NOT BEEN SET FORTH HEREIN. I/WE FURTHER UNDERSTAND THAT AN OFFER TO PURCHASE WILL NOT BE MADE UNTIL THIS DISCLOSURE IS COMPLETED.

Owner of Record Acknowledgment:

Carl Hudson

Carl Hudson

2026-09-24

Date

Velarie Hudson

Velarie Hudson

10 / 06 / 2026

Date

The undersigned Purchaser(s) of this property acknowledge that the Seller, and/or its nominee, is a third party company and has never occupied the property. Any knowledge of the property is based solely on any Disclosure Statements received and any inspection reports received and provided to Purchaser(s). Seller, and/or its nominee, makes no representations or warranties, express or implied, with regard to this property. Purchaser(s) are aware they may request home inspections, per the terms of Seller's, and/or its nominee, Relocation Addendum. Purchaser(s) acknowledge reading the above information.

Buyer

Date

Buyer

Date

RELO Direct, Inc.

Date