

Wire Transfer Activity Detail

Debit Currency: USD

Debit Bank Name: WELLS FARGO BANK, NA

Debit Account Name: 001-WRC INCOMING WIRE ACCT

Account Number:

Debit Amount: 1,000.00 USD

Value Date: 08/01/2014

Execution Date: 08/01/2014

Template Name:
INCOMING WIRE TO
ORLANDO INTEREST
Type: Book Transfer

CEO® Tracking Number: 003783

Fed/SWIFT Confirmation Number:
N/A

Transaction Reference Number: 140801146646
Status: Confirmed

Wire Billing Information:
Charges To:

Beneficiary Account Information:

Account Number:xxxxx7877

Account Name: 206-WRC ORL INT ESCROW

Beneficiary Bank Information:

Bank ID:

Bank Name: WELLS FARGO BANK, NA

Bank Address:SAN FRANCISCO, CA
WELLS FARGO NA

Form of Notification:None

Originator to Beneficiary Information:

Trs Incoming Wire to Orlando Escrow

Rojas, Frank & Rosa 2559 Riva Court

WRC #44 Bruce Blatman EMD

08011gmqfmp01006971

Internal Reference:2559 Riva Court

Originator Information:

Name: WATSON REALTY CORP

Address:7821 DEERCREEK CLUB RD

STE 200

JACKSONVILLE, FL 32256

ID / Account Number:



ADDENDUM TO CONTRACT



Addendum # 1

BUYER and SELLER make the terms and conditions listed below part of the Contract dated July 31, 2014 between Domen Nelson and Janice Nelson (SELLER) and Frank Rojas and Rosa E. Rojas (BUYER) concerning the property known as: 2559 Riva Court Orlando FL 32817

TERMS AND CONDITIONS:

Price adjustment from \$74,900 to \$69,500 (Due to Low Appraisal, Appraisal came in at \$69,500) Closing to occur on or before August 28, 2014.

Seller shall provide to Buyer AHS American Home Shield Warranty, Core Coverage A Single Family Home (SFH)/Seller & Buyer at a cost of \$465.00.

Seller and Buyer shall Designate Watson Title as Closing Agent.

Seller and Buyer agree to Transfer the Title Insurance Owner's Policy Charge from the Seller to the Buyer side of the HUD-1.

Buyer is not asking the Seller for any General Repairs Dollars, WDO Treatment or Repairs, or any monies for open permits or any permits not closed. All Inspections have been completed.

BUYER: <u>[Signature]</u>	Date: <u>8/12/14</u>
BUYER: <u>Rosa E. Rojas</u>	Date: <u>8/12/14</u>
SELLER: <u>[Signature]</u>	Date: <u>8/12/14</u>
SELLER: <u>Janice Nelson</u>	Date: <u>Aug 12, 14</u>

WRC-ATC

REV 2-12-13

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16. OTHER EQUIPMENT:

Indicate existing equipment

Security System: NO ☒ YES ☐ Leased ☐ Owned ☐ Connected to Central Monitor ☐ Monthly Fee \$ _____Smoke Detectors: NO ☐ YES ☒ , Number of smoke detectors? _____Lawn Sprinkler System: NO ☒ YES ☐ Sprinkler water source: _____ If well is source, is there an iron filter? NO ☒ YES ☐ Is there a timer? NO ☐ YES ☐ Is the timer automatic? NO ☒ YES ☐Garage door openers? NO ☒ YES ☐ , Number of transmitters? _____, Humidistat? NO ☒ YES ☐ Humidifier?NO ☒ YES ☐ Electric air filters? NO ☒ YES ☐ Vent fans? NO ☐ YES ☐Paddle fans? NO ☐ YES ☒ , Number of paddle fans? _____**17. OTHER MATTERS:**Is there anything else that materially affects the value of the property? NO ☒ YES ☐If yes, explain: _____

_____**ACKNOWLEDGEMENT OF SELLER**

The undersigned Seller represents that the information set forth in the above disclosure statement is accurate and complete to the best of the Seller's knowledge on the date signed below. Seller does not intend for this disclosure statement to be a warranty or guaranty of any kind. Seller hereby authorizes disclosure of the information contained in this disclosure statement to prospective Buyers of the property. Seller understands and agrees that Seller will notify the Buyer in writing within five business days after Seller becomes aware that any information set forth in this disclosure statement has become inaccurate or incorrect in any way during the term of the pending purchase by the Buyer.

Seller: *[Signature]* , Damon A. Nelson Date: July 3, 2014
(signature) (print)
Seller: *[Signature]* , Louise A. Nelson Date: July 3, 2014
(signature) (print)

RECEIPT AND ACKNOWLEDGMENT OF BUYER

Seller is using this form to disclose Seller's knowledge of the condition of the real property and improvements located on the property as of the date signed by Seller. This disclosure form is not a warranty of any kind. The information contained in the disclosure is limited to information to which the seller has knowledge. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent professional inspection is encouraged and may be helpful to verify the condition of the property and to determine the cost of repairs, if any. Buyer understands these representations are not made by any real estate licensee.

Buyer hereby acknowledges having received a copy of this disclosure statement.

Buyer: *[Signature]* , FRANK ROJAS Date: July 26, 2014
(signature) (print)
Buyer: *[Signature]* , Rosa E. Rojas Date: 7/26/14
(signature) (print)

Buyer *[Signature]* and Seller *[Signature]* acknowledge receipt of a copy of this page, which is Page 5 of 5 Pages.