

Comprehensive Rider to the Residential Contract For Sale And Purchase

THIS FORM HAS BEEN APPROVED BY THE FLORIDA REALTORS AND THE FLORIDA BAR



If initiated by all parties, the clauses below will be incorporated into the Florida Realtors®/Florida Bar Residential Contract For Sale And Purchase between _____ (SELLER)
and _____ (BUYER)
concerning the Property described as _____

Buyer's Initials _____

Seller's Initials _____

A. CONDOMINIUM ASSOCIATION DISCLOSURE

1. CONDOMINIUM ASSOCIATION APPROVAL:

The Association's approval of Buyer (CHECK ONE) ☐ is ☐ is not required. If approval is required, this Contract is contingent upon Buyer being approved by the Association no later than _____ days prior to Closing. Within _____ days after Effective Date Seller shall initiate the approval process with the Association and Buyer shall apply for such approval. Buyer and Seller shall sign and deliver any documents required by the Association in order to complete the transfer of the Property and each shall use diligent effort to obtain such approval, including making personal appearances if required. If Buyer is not approved within the stated time period, this Contract will terminate and Buyer shall be refunded the Deposit, thereby releasing Buyer and Seller from all further obligations under this Contract.

2. RIGHT OF FIRST REFUSAL:

- (a) The Association (CHECK ONE) ☐ has ☐ does not have a right of first refusal ("Right"). If the Association has a Right, this Contract is contingent upon the Association, within the time permitted for the exercise of such Right, either providing written confirmation to Buyer that the Association is not exercising that Right, or failing to timely exercise such Right pursuant to the terms of the Declaration of Condominium ("Declaration", which reference includes all amendments thereto).
- (b) The members of the Association (CHECK ONE) ☐ have ☐ do not have a Right. If the members do have a Right, this Contract is contingent upon the members, within the time permitted for the exercise of such Right, either providing written confirmation to Buyer that the members are not exercising that Right, or failing to timely exercise such Right pursuant to the terms of the Declaration.
- (c) Buyer and Seller shall, within _____ days after Effective Date, sign and deliver any documents required as a condition precedent to the exercise of the Right, and shall use diligent effort to submit and process the matter with the Association and members, including personal appearances, if required.
- (d) If, within the stated time period, the Association, the members of the Association, or both, fail to provide the written confirmation or the Right has not otherwise expired, then this Contract will terminate and the Deposit will be refunded to the Buyer, thereby releasing Buyer and Seller from all further obligations under this Contract.
- (e) If the Association or a member timely exercises its or their Right, this Contract will terminate and the Deposit will be refunded to Buyer (unless this Contract provides otherwise), thereby releasing Buyer and Seller from all further obligations under this Contract, and Seller will pay to Broker the full commission at Closing in recognition that Broker procured the sale.

3. FEES; ASSESSMENTS; PRORATIONS; LITIGATION:

- (a) Assessments and Rents: Seller represents that the current annual assessment installments are \$ _____ per month and the current rent on recreation areas is \$ _____ per month. All annual assessments levied by the Association and rent on recreational areas, if any, shall be made current by Seller at Closing, and Buyer shall reimburse Seller for prepayments.
- (b) Fees: Seller will pay all fines imposed against the Unit as of Closing Date and any fees the Association charges to provide information about its fees on the Property, and will bring annual assessment installments and similar periodic fees and rents on any recreational areas current as of Closing Date.

(SEE CONTINUATION)

Comprehensive Rider To The Residential Contract For Sale

**David S Coleman, George Gaines, Linda
L. Crawford, David S. Coleman**

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The Laughing Landlord William E.J. McKinney,2013-12-03 Many people are baffled by the concept of investing in rental real estate properties They are uncertain about what it takes to be a landlord The Laughing Landlord will help you to understand all aspects of the business It will help you to determine if you have the skills and the attitude to be a landlord More important it will tell you how to run a successful rental real estate business Rental real estate is indeed a business like any other It requires a manager it has product homes and clients tenants There are potential financial rewards in property appreciation property depreciation rental profit and tax write offs If you ever wondered about how to get started or what is involved in this business then this is the book to answer your questions Rental is currently a growing and enduring business

The Art of Wholesaling Properties Alex Virelles,Aram Shah,2015-11-24 The Art of Wholesaling Properties How to Buy and Sell Real Estate without Cash or Credit distills the experiences of two of the nations largest real estate wholesalers who all told have flipped over one thousand homes Aram Shah and Alex Virelles present a step by step guide that explains how others may replicate their proven methods in their own wholesaling ventures Reading this book will give investors the A to Z insights they need for cashing in on the fastest and most profitable ways to flip paper in the real estate market Moving along a strategic step at a time The Art of Wholesaling Properties explains how to make offers that actually get accepted find hidden motivated sellers use a real estate agent to find gold mines through the MLS build a strong list of cash buyers negotiate with sellers using proven and tested scripts assign or double close on properties master the A B B C transaction deploy a team and put the business on autopilot and achieve financial freedom without using cash or credit If you find the prospects of making money exciting if you get the feeling there is wealth hidden in the real estate market in your community and if you desire to learn demonstrably successful techniques to apply in your own ventures then The Art of Wholesaling Properties How to Buy and Sell Real Estate without Cash or Credit will give you the guidance and education you need to begin wholesaling homes and generating profits without using your own cash or credit

Florida Post-Licensing Education for Real Estate Salespersons David Coleman,George Gaines,George Gaines, Jr.,Edward J. O'Donnell,2003-08 **Florida Real Estate Principles, Practices, and Law** David S Coleman,George Gaines,Linda L. Crawford,David S.

Coleman,2003-11-30 This Florida real estate principles text provides up to date state specific information Updated annually with the latest developments in Florida real estate law this text should be a prelicensing staple for real estate students that effectively combines legal and practical aspects of Florida real estate laws and practices for prospective salespersons

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From abandonment to zoning and over 2 800 terms in between The Language of Real Estate has every term that real estate professionals need this industry best seller is a must have for all students practitioners and educators Highlights include Appendix boasts over 350 commonly used abbreviations Subject classification index lists terms by topic Spanish key terms help both ESL students and those who will be working with ESL customers **Fire and Casualty Cases, Other Than Automobile** ,1962 Title Insurance James L. Gosdin,2007 Secure the best title insurance coverage with the assistance of this revised and completely updated deskbook Comprehensive yet practical this book provides the expert tools and essential information for transactional real estate attorneys who need to understand the complexities of title insurance coverage Of critical importance is the detailed legal analysis of the new 2006 ALTA Forms including the 2006 ALTA Owner s Policy and 2006 ALTA Loan Policy This edition now includes an invaluable CD ROM containing the complete appendices

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