

Comprehensive Rider to the Residential Contract for Sale and Purchase

Approved by the Florida Bar

If signed by both parties, the following terms will become part of the Florida Bar Residential Contract for Sale and Purchase between _____ (SELLER) and _____ (BUYER), regarding the property described as _____.

____ Buyer's Initials ____ ____ Seller's Initials ____ ____

DD. SEASONAL AND VACATION RENTALS AFTER CLOSING

The Property may be, or may become, subject to seasonal or short-term vacation rental agreements for occupancy.

A. Seller (CHECK ONE): ☐ may ☐ may not, after the Effective Date and before Closing, enter into new or renewed seasonal or vacation rental/occupancy agreements at market rates and terms for use of the Property by third parties after Closing.

If "may" is selected, Seller may do so (CHECK ONE):

- ☐ Only with Buyer's prior written approval of the rental terms and conditions; or
- ☐ Without requiring Buyer's prior approval of the rental terms and conditions.

Seller must provide Buyer, at or before Closing, with a copy of any new or renewed occupancy agreements for the Property after Closing that Seller entered into following the Effective Date.

B. If the Property already has seasonal occupancy agreements that were entered into under a Property Management Agreement, Seller must provide Buyer with a copy of all such Property Management Agreement(s) within 5 days of the Effective Date. If Buyer finds the terms of any such Agreement(s) unacceptable, Buyer will have 5 days from receipt to cancel this Contract, in accordance with Paragraph 6(b). If the Contract is not terminated, Buyer will be bound by the terms of the Property Management Agreement(s) for the duration of the existing occupancy agreement(s) that remain in place at the time of Closing. This obligation will continue after Closing.