

Comprehensive Rider to the Residential Contract for Sale and Purchase

Approved by the Florida Bar

If signed by all parties, the following provisions 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 _____

I. MOLD INSPECTION

At Buyer's expense, the Buyer may arrange inspection(s) of the Property for mold by a licensed and qualified inspector, contractor, or other professional, in accordance with Section 468.8419, F.S. ("Mold Inspection"). Such inspection must take place within _____ days after the Effective Date (default is 20 if left blank), known as the "Mold Inspection Period." If any mold or related damage is found, the Buyer must provide the Seller with a copy of the inspection report during this period. If the Contract does not close, the Buyer is responsible for repairing any damage caused by the inspection and restoring the Property to its original condition. This duty will remain even if the Contract is terminated.

If the Mold Inspection shows the presence of mold requiring remediation or repair at a cost greater than \$_____ (default \$500 if left blank), the Buyer may cancel this Contract by giving written notice to the Seller within the Mold Inspection Period. In this case, the Buyer's deposit will be refunded, and both parties will be released from further obligations under the Contract. If the Buyer does not complete the Mold Inspection on time, or does not provide timely written notice of cancellation, this contingency will be considered waived, and the Buyer must proceed under the Contract.