Addendum to Residential Sale and Purchase Agreement

If signed by all parties, the terms below will become part of the Residential Sale and Purchase Agreement.

This Addendum is made between ___________________________________ ("Seller") and ___________________________________ ("Buyer")

regarding the property located at ____

(_____) (_____) - (_____) (_____) N. Insurance:

1. **Insurance Coverage (Select if applicable):**
   (a) ☐ **Homeowner's Insurance:** If Buyer cannot obtain comprehensive homeowner's insurance (including windstorm and sinkhole) from a standard carrier or through Citizens Property Insurance Corporation at a first-year annual premium not exceeding $ __________ or _____ % of the purchase price by __________ (the earlier of 30 days after the Effective Date or 10 days prior to Closing, if left blank), Buyer may terminate this Agreement by giving written notice to Seller, and Buyer's deposit(s) will be refunded.

   (b) ☐ **Flood Insurance:** If Buyer cannot obtain flood insurance under the National Flood Insurance Program at a first-year premium not exceeding $ __________ or _____ % of the purchase price by __________ (the earlier of 30 days after the Effective Date or 10 days prior to Closing, if left blank), Buyer may terminate this Agreement by giving written notice to Seller, and Buyer's deposit(s) will be refunded.

2. **Flood Insurance Notice (Select if applicable):**
   (a) ☐ Buyer is informed that the property lies in a designated flood zone where flood insurance is mandatory.
   (b) ☐ Buyer is informed that the property is in an area declared a flood disaster zone after September 23, 1994, and that federal disaster relief assistance was granted on the condition that flood insurance be obtained under applicable federal law. If the property is uninsured at transfer, Buyer must secure and maintain flood insurance as required by federal law.

3. **Other Insurance Disclosures:**
   (a) **Flood Damage:** Buyer understands that Seller or Broker has made no representations or warranties about the use or habitability of any portion of the building below the required minimum flood elevation. Buyer acknowledges that flood damage to such portions may make it difficult to obtain insurance and could lead to enforcement actions by local authorities.

   (b) **Wind-Borne Debris Zone:** As outlined in Section 627.351, Florida Statutes, a personal residential property located within the wind-borne debris region (as defined in Section 1609.2 of the International Building Code) and insured for $750,000 or more is ineligible for Citizens Property Insurance coverage unless the structure has shutters or approved opening protections on all openings that complied with the Florida Building Code at the time of installation.