

DEPOSIT ADDENDUM TO LOUISIANA RESIDENTIAL AGREEMENT TO BUY OR SELL

DEPOSIT HELD BY BROKER¹

When a dispute exists in a real estate transaction regarding the ownership or entitlement to funds held in a sales escrow checking account, the broker holding the funds is required to send written notice to all parties and licensees involved in the transaction. Within 60 days of the scheduled closing date or knowledge that a dispute exists, whichever occurs first, the broker shall do one of the following:

1. disburse the funds upon the written and mutual consent of all of the parties involved;
2. disburse the funds upon a reasonable interpretation of the contract that authorizes the broker to hold the funds. Disbursement may not occur until 10 days after the broker has sent written notice to all parties and licensees;
3. place the funds into the registry of any court of competent jurisdiction and proper venue through a concursus proceeding;
4. disburse the funds upon the order of a court of competent jurisdiction;
5. disburse the funds in accordance with the Uniform Unclaimed Property Act of 1997 as set forth in R.S. 9:151 et seq.

DEPOSIT HELD BY THIRD PARTY

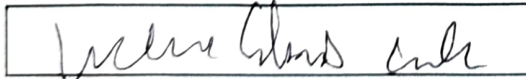
These requirements do not apply when a dispute arises regarding the ownership or entitlement to a Deposit held by a third party. The Louisiana Real Estate Commission may not have jurisdiction over those third parties holding the funds.

Deposit held by: Crescent Title

Buyer's Signature

Print Name

Date Time AM PM



Seller's Signature
Wilma Cabading-Carter

Print Name

Wilma Cabading-Carter
Date 9/1/2026 Time 3:17 AM PM

Buyer's Signature

Print Name

Date Time AM PM

Seller's Signature

Print Name

Date Time AM PM

¹ Louisiana Administrative Code Title 46, Chapter LVXII, Section 2901.

FORTUITOUS EVENT ADDENDUM
To Louisiana Residential Agreement to Buy or Sell

Subject Property: 2560 Vulcan St., Harvey, LA 70058

Louisiana Residential Agreement to Buy or Sell Dated: _____

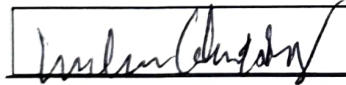
The undersigned agree that the following terms are hereby made a part of the above referenced Louisiana Residential Agreement to Buy or Sell.

Should a hurricane, tropical disturbance, state or national public health emergency, or any other fortuitous event prevent the timely closing of a sale or cause the Buyer to be unable to obtain or bind property insurance on the Property, all parties agree to and hereby extend the ACT of SALE to a date within 30 calendar days after property insurance can be obtained or bound on the Property, Buyer's lender is able to approve and fund Buyer's loan, and the closing title attorney/notary is able to hold an act of sale, provided that said date does not exceed 30 calendar days from the previously agreed upon Act of Sale Date and that the Property is in the same or better condition as is required under the terms of the above referenced Louisiana Residential Agreement To Buy or Sell.

If the date for Act of Sale is extended under the terms contained herein, then prior to Act of Sale the Buyer, Buyer's Lender and Buyer's Insurance Agent shall have the right to re-inspect the Property to determine that it is in the same or better condition as it was at the initial inspection(s), to ensure that all agreed upon repairs and/or improvements have been properly completed and to determine that the Property is insurable. Seller agrees to provide utilities for this re-inspection and immediate access to the Property.

Terms: n/a

All other terms and conditions of the above referenced Agreement shall remain in full force and effect.

 9/1/26
Seller Date

Buyer Date

Seller Date

Buyer Date



WAIVER of WARRANTY and REDHIBITION RIGHTS ADDENDUM

IN REFERENCE to the Agreement to Purchase and Sell the real property commonly

referred to as: 2560 Vulcan St., Harvey, LA 70058,

dated _____ between Wilma Cabading-Carter (SELLER") and

_____ ("PURCHASER"), the undersigned parties hereby

agree as follows:

Providing that Purchaser's inspections, as per the Property Condition/Inspection section on the agreement to purchase and sell referenced above, are satisfactory to Purchaser, Purchaser hereby agrees that THE FOLLOWING STATEMENT WILL BE MADE A PART OF THE ACT OF SALE AND SHALL NOT GO INTO EFFECT UNTIL THE ACT OF SALE.

It is expressly agreed that the immovable property herein conveyed and all improvements and component parts, plumbing, electrical systems, mechanical equipment, heating and air conditioning systems, built-in appliances, and all other items located hereon are conveyed by Seller and accepted by Purchaser "AS IS, WHERE IS," without any warranties of any kind whatsoever, even as to the metes and bounds, zoning, operation, or suitability of the property for the use intended by the Purchaser, without regard to the presence of apparent or hidden defects and with the Purchaser's full and complete waiver of any and all rights for the return of all or any part of the purchase price by reason of any such defects.

Purchaser acknowledges and declares that neither the Seller nor any party, whomsoever, acting or purporting to act in any capacity whatsoever on behalf of the Seller has made any direct, indirect, explicit or implicit statement, representation or declaration, whether by written or oral statement or otherwise, and upon which the Purchaser has relied, concerning the existence or non-existence of any quality, characteristic or condition of the property herein conveyed. Purchaser has had full, complete and unlimited access to the property herein conveyed for all tests and inspections which Purchaser, in Purchaser's sole discretion, deems sufficiently diligent for the protection of Purchaser's interests.

Purchaser expressly waives the warranty of fitness and the warranty against redhibitory vices and defects, whether apparent or latent, imposed by Louisiana Civil Code Articles 2520 through 2548, inclusive, and any other applicable state or federal law and the jurisprudence thereunder.

Purchaser also waives any rights Purchaser may have in redhibition to a return of the purchase price or to a reduction of the purchase price paid pursuant to Louisiana Civil Code Articles 2520 to 2548, inclusive, in connection with the property hereby conveyed to Purchaser by Seller. By Purchaser's signature, Purchaser expressly acknowledges all such waivers and Purchaser's exercise of Purchaser's right to waive warranty pursuant to Louisiana Civil Code Article 2520 and 2548, inclusive.

The herein agreement, upon its execution by both Purchaser and Seller, is herewith made an integral part of the aforementioned Agreement to Purchase and Sell.

PURCHASER DATE/TIME

PURCHASER DATE/TIME

W.C. 9/17/08 9:17 PM
SELLER DATE/TIME

SELLER DATE/TIME

