

**CSMA SFR HOLDINGS II-LSE, LLC, CSMA SFR TRS HOLDINGS III, LLC, FKH TRS K, LLC, FKH TRS L, LLC, FKH TRS N, LLC, CSMA BLT, LLC, CSMA FT, LLC, FKH SFR PROPCO A, L.P., FKH SFR PROPCO B-HLD, LP, FKH SFR C1, L.P., FKH SFR C2, L.P., FKH SFR PROPCO D, L.P., FKH SFR PROPCO G, L.P., FKH SFR PROPCO H, L.P., FKH SFR PROPCO I, L.P., FKH SFR PROPCO J, L.P., FKH SFR PROPCO K, L.P., FKH SFR L, L.P., FKH SFR M, L.P., FKH SFR N, L.P., FKH SFR P, L.P., RM1 SFR PROPCO A, L.P., RM1 SFR PROPCO B, L.P.CONTRACT ADDENDUM**

This Addendum is made part of the Contract described below under which the undersigned Seller has agreed to sell the Property described therein. Notwithstanding anything stated in any other provision of the Contract to the contrary, the Seller and Buyer hereby acknowledge and agree that:

- 1.) **AS-IS, WHERE IS.** NOTWITHSTANDING ANYTHING SET FORTH HEREIN TO THE CONTRARY, IT IS UNDERSTOOD AND AGREED THAT SELLER IS SELLING THE PROPERTY **AS IS WHERE IS** AND SELLER DISCLAIMS ALL WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESS OR IMPLIED, WITH RESPECT TO THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, WARRANTIES OR REPRESENTATIONS AS TO MATTERS OF TITLE (OTHER THAN SELLER'S WARRANTY OF TITLE SET FORTH IN THE LIMITED WARRANTY DEED TO BE DELIVERED AT CLOSING), ZONING, TAX CONSEQUENCES, PHYSICAL OR ENVIRONMENTAL CONDITIONS, AVAILABILITY OR ACCESS, INGRESS OR EGRESS, PROPERTY VALUE, OPERATING HISTORY, GOVERNMENTAL APPROVALS, GOVERNMENTAL REGULATIONS OR ANY OTHER MATTER OR THING RELATING TO OR AFFECTING THE PROPERTY.
- 2.) Closing Date shall be a minimum of twenty-one (21) days following the Contract Acceptance Date.
- 3.) The Seller shall convey the Property by Special or Limited Warranty Deed.
- 4.) The Seller shall select the title and escrow company of its choice, unless prohibited by law, and shall order title.

**For North Carolina and South Carolina properties only:** The Parties agree to allow Hankin & Pack to hold the due diligence funds. In the event the contract is terminated, Hankin & Pack is directed to release the due diligence funds directly to the Seller.

- 5.) In the event the Buyer obtains financing through the Federal Housing Administration ("FHA") and the FHA claims the transaction violates the FHA's 90 Day Resale Rule, the closing date shall be extended accordingly, and the Seller shall have no liability to the Buyer for any additional costs incurred as a result of an extension of the closing date.
- 6.) Notwithstanding the fact that the Property is being sold As-Is, Where Is, if the Contract contains a contingency for any repairs as required by the Buyer's lender, or, as agreed to by the Buyer and Seller, then the Buyer's earnest money deposit shall be disbursed to the Seller should the Buyer terminate the Contract after the repair work has commenced.

- 7.) Seller requires all Closing Documents that require execution by the Seller to be delivered to the Seller for review four (4) business days prior to closing, exclusive of the closing date. Should a delay occur, an extension is to be granted to allow for the 4-business day review. Any Closing Documents received after 12:00 pm EST will be deemed to have been delivered the next business day.
- 8.) If the Property is subject to a required Village Inspection, the Seller may unilaterally extend the Closing Date to obtain the Village Inspection Report (“The Report”). Seller will act in good faith and use all commercially reasonable efforts to promptly obtain The Report.
- 9.) If the Closing Date is extended by either Buyer or Seller, in accordance with the Notice provisions of the Contract, Seller requires a minimum of ten (10) business days to satisfy the Seller’s debt servicer(s) minimum required timelines for finalized payoffs. The Seller’s liability to the Buyer for any additional costs incurred as a result of an extension of the closing date shall not exceed one percent (1%) of the Purchase Price.
- 10.) In the event the Seller is unable to deliver possession of the Property due to an unauthorized occupant, the Seller’s liability shall not exceed the amount of the earnest money deposit.
- 11.) Seller may convey the Property and assign the Contract, in its sole and absolute discretion, to an affiliate of the Seller.
- 12.) Seller shall have no obligation to close or consummate the transactions contemplated by the Contract unless all of the following conditions are satisfied as determined by Seller in its reasonable discretion prior to 2:00 pm EST on the scheduled Closing Date:
  - a. The title company, escrow agent, closing attorney, or similar party (the “Wiring Party”) has received (by wire transfer or other method of payment acceptable to Seller in its discretion) all funds required to be paid by or on behalf of Buyer in connection with the Closing;
  - b. The Wiring Party has received all authorizations required to consummate the Closing, including any authorizations required from Buyer and, if applicable, Buyer’s lender;
  - c. The Wiring Party confirms to Seller in writing (which may be by electronic mail) that the foregoing conditions (1) and (2) have been satisfied and that the Wiring Party is prepared to consummate the Closing; and
  - d. All other conditions to Closing under the Contract have been satisfied.

If any of the foregoing conditions are not satisfied prior to such time, then the parties shall promptly reschedule the Closing to a date on which they mutually agree. The Seller’s liability to the Buyer for any reasonable costs incurred as a result of an extension of the closing date shall not exceed one percent (1%) of the Purchase Price.

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Buyer