

SELLER ADDENDUM

This Seller Standard Addendum is attached to and is made a part of the Offer, Counter Offer, Purchase Contract, or other documents executed in connection with the purchase of the Premises.

Date: _____ This Seller Standard Addendum is by and between the following Parties:

Seller/Landlord: Offerpad, LLC, an **Arizona limited liability Company, and / or an Offerpad affiliated entity**

Buyer/Tenant: _____

Premises: 518 Starksboro Ct, Houston, TX 77073

Disclosure: Buyer acknowledges Seller obtained the Premises through direct purchase from a homeowner, foreclosure process, or bank or servicer and/or similar process and therefore will not provide a warranty of any kind, including but not limited to a builder warranty or Seller warranties. All existing personal property that conveys at closing will convey in "as is" condition including but not limited to above ground spas, appliances, pool & spa heaters, refrigerators, and washer & dryers. Seller has never occupied the Premises. HOA assessments/transfer fees are disclosed to buyer based on information the seller obtained at purchase. Buyer to verify any updates/increases.

Buyer Independent Investigation: Buyer has received NO promises as to the condition of the Premises and has been afforded an opportunity to obtain an inspection by an inspector(s) of Buyer's choosing. Inspection reports, if provided, are for disclosure purposes. Buyer is NOT relying on Seller, Listing Agent, or MLS as to the condition of the Premises, exact square footage, exact bedrooms and/or bathrooms of the premises, condition of the water and sewage disposal systems, neighborhood characteristics, or any improvements thereon, including, but not limited to roof, foundation, soils, electrical, plumbing, heating, mechanical systems, water or septic systems, geology, foundation, lot size, termites/pests, radon or hazardous substances, whether the Premises is in a flood zone, or is near an airport or airbase, or whether the Premises conforms to local ordinances or regulations, including zoning or sustainability of the Premises or compliance with City, County, State, and Federal statutes, codes, and ordinances. On the condition the Buyer requests repairs, Seller may not provide receipts for completed work as they employ on staff service technicians. Buyer is solely responsible to confirm the property qualifies for the agreed upon financing. Section 13 of the Residential Contract to Purchase shall read Taxes for the current year, interest, maintenance fees, assessments, dues and rents will be prorated through the Closing Date. All prorations to be final and are not subject to change.

Repair Request/ Seller Response: Seller and Buyer agree that Seller will have up to 5 Business Days from the time a repair request is made to respond to such request. Buyer will have 3 days from Sellers response to approve or disapprove response. If Buyer disapproves of Seller response, Buyer may cancel contract with earnest monies being returned to Buyer. Paragraph 7 (F) of the Residential Contract to Purchase is amended to provide that if Seller has not completed any agreed repairs or treatments prior to the closing date, the closing date shall be extended up to 14 days if necessary for Seller to complete the repairs or treatments.

Early Closing & Closing Extension: On the condition the all parties, including Buyer, Seller, Title and/or Lender can close escrow before the closing date initially agreed upon in the Purchase Contract, not to include the original close of escrow date, the Seller shall credit Buyer \$50 per day in addition to any previous agreed upon closing credits. The additional \$50 per day credit will be applied as an early closing fee and need to be approved by lender if the Buyer is obtaining financing to purchase the home. A signed, satisfactorily, Final Walk-Through will be required. On the condition the Buyer is unable to close escrow for any reason on the closing date initially agreed upon in the Purchase Contract, the Buyer shall pay a \$50 per day extension fee to Seller for each day the closing is delayed. Seller to allow 3-day grace period from the agreed upon closing date before the extension fee shall effect on 4th day.

Final Walk-Through: Seller encourages buyer to conduct final inspection/walk-through. Buyer agrees to deliver an accepted, signed OP Final Walk-Through document to Seller prior to closing

Solar: In the event home has a leased solar agreement, buyer shall assume solar lease at close of escrow. Seller shall provide lease and payment information 3 days from contract acceptance.

Listing Agent and Principals: One or more shareholders/members of Offerpad, Inc. and Offerpad, LLC and other Offerpad related entities are licensed real estate agents in Arizona, Nevada, Florida, Utah, Georgia, North Carolina, South Carolina, California, and Texas. One or more shareholders/members of Offerpad, LLC have an interest in Elevation Solar, LLC and Elevation Solar Leasing, LLC. Listing Broker and Agent is employed by Seller and has a financial interest in the transaction separate from the commission, if any, for providing real estate services.

Locks, Keys & Remotes: Smart lock, if present, on front entry door shall convey with sale. Seller has never occupied the property and may not have mailbox keys, mailbox number, gate keys, and/or garage door openers. Any keys and/or garage door openers the Seller has shall be in the kitchen drawers closest to the refrigerator.

Rekey Premises: Buyer must rekey the Premises immediately upon the Close of Escrow. Seller shall not be responsible for any damages or liability incurred due to Buyer's failure to rekey the premises.

Property Loss: If any part of the premises is damaged or destroyed prior to closing Seller will have the option to restore the property to its previous condition as soon as reasonably possible or terminate this agreement. In the event Seller elects to restore premises, Seller and Buyer will mutually agree to extend closing date for a reasonable amount of time to allow Seller to make the repairs. The delay of closing extension fee shall not apply in the event that such delay is due to Seller completing requested Seller repairs or restoring the property due to damage. In the event Seller elects not to restore the premises, then the purchase contract will terminate and Buyer will receive a full refund from Escrow of all deposits paid.

Prior Sale: Buyer acknowledges that Seller has multiple agents capable of accepting an offer at any given time. In the event that Seller becomes aware of two executed contracts for the same Premises, the Contract which was executed first in time shall be the Official Purchase Contract, all other Contracts shall be deemed a Back-Up Offer. Seller shall promptly notify the Buyer if the Buyer's contract is a Back-Up Offer. Upon notification, Buyer shall have 5 days to either 1) terminate the Back-Up Offer in writing and receive a full refund of all depot monies or 2) Remain a Back-Up Offer and agree to proceed with closing under the terms of it's Back-Up Offer in the event the Official Purchase Contract terminates.

Mold: Buyer is advised that mold or other microscopic organisms, herein referred to as "Mold", may or may not exist at the Premises. Mold may cause physical injuries, including but not limited to, allergic or respiratory reactions, particularly in persons with immune system problems, young children, and elderly persons. The only way to provide any reasonable assurance that a property does not have mold or other health hazards is to retain the services of an environmental expert to conduct specific tests. Additional information is available [atwww.epa.gov/mold/](http://www.epa.gov/mold/), www.epa.gov/mold/, and www.cdc.gov/mold/default.htm

Buyer's Signature:

Date:

Buyer's Signature:

Date:

Seller's Signature (on behalf of Offerpad, LLC): **Date:**

Vaughn Bair 08 / 31 / 2026

AMENDMENT TO AMENDED AND RESTATED
DISTRICT INFORMATION FORM

STATE OF TEXAS §
COUNTY OF HARRIS §
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 154 §

The District Information Form for Harris County Municipal Utility District No. 154 is hereby amended by amending Section 3 and Section 9 as follows:

3. The most recent rate of taxes on property located in the District is \$0.54 per \$100 of assessed valuation;

9. The form of Notice to Purchasers required by Section 49.4521 of the Texas Water Code as furnished by a seller to a purchaser of real property in the District, is amended to read as follows:

NOTICE TO PURCHASER OF SPECIAL TAXING OR ASSESSMENT DISTRICT

The real property which you are about to purchase is located in Harris County Municipal Utility District No. 154 and may be subject to district taxes. The district may, subject to voter approval, impose taxes and issue bonds. The district may impose an unlimited rate of tax in payment of such bonds. The current rate of the district property tax is \$0.54 on each \$100 of assessed valuation.

The total amount of bonds payable wholly or partly from property taxes, excluding refunding bonds that are separately approved by voters, approved by the voters are:

- (i) \$92,700,000 for water, sewer, and drainage facilities;
- (ii) \$0 for road facilities; and
- (iii) \$0 for parks and recreational facilities.

The aggregate initial principal amounts of all such bonds issued are:

- (i) \$33,775,000 for water, sewer, and drainage facilities.

The district is located wholly or partly in the extraterritorial jurisdiction of the City of Houston, Texas. Texas law governs the ability of a municipality to annex property in the municipality's extraterritorial jurisdiction and whether a district that is annexed by the municipality is dissolved. The district has entered into a strategic partnership agreement with the City of Houston, Texas. This agreement may address the timeframe, process, and procedures for the municipal annexation of the area of the district located in the municipality's extraterritorial jurisdiction.

The purpose of this district is to provide water, sewer, drainage, or flood control facilities and services. The cost of district facilities is not included in the purchase price of your property.

08 / 31 / 2026

Date

Vaughn Bair

Signature of Seller

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ANNUALLY ESTABLISHES TAX RATES. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or before the execution of a binding contract for the purchase of the real property or at closing of purchase of the real property.

Date

Signature of Purchaser

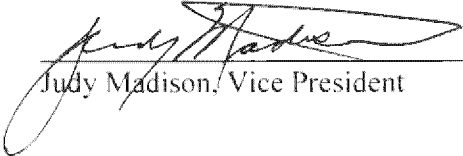
RP-2025-439309

This Amendment is executed and delivered this October 30, 2025.

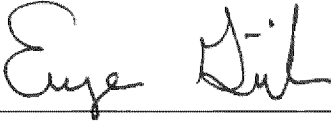
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 154



John N. Lavallais, President



Judy Madison, Vice President



Eugene Gutierrez, Secretary



Wanda Joshlin, Assistant Secretary



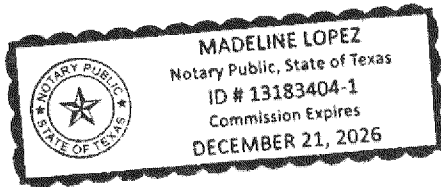
David Ortiz, Assistant Secretary

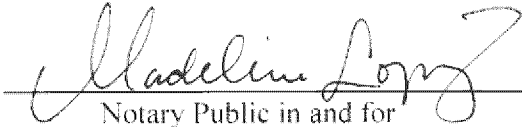
THE STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority on this day personally appeared JOHN N. LAVALLAIS, JUDY MADISON, EUGENE GUTIERREZ, DAVID ORTIZ, AND WANDA JOHSLIN, persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 30th day of October, 2025.




Notary Public in and for
the State of T E X A S.

PLEASE RETURN TO:

Madeline Lopez
Norton Rose Fulbright US LLP
1550 Lamar, Suite 2000
Houston, Texas 77010

RP-2025-439309
Pages 6
11/05/2025 12:02 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$41.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or
use of the described real property because of color or
race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

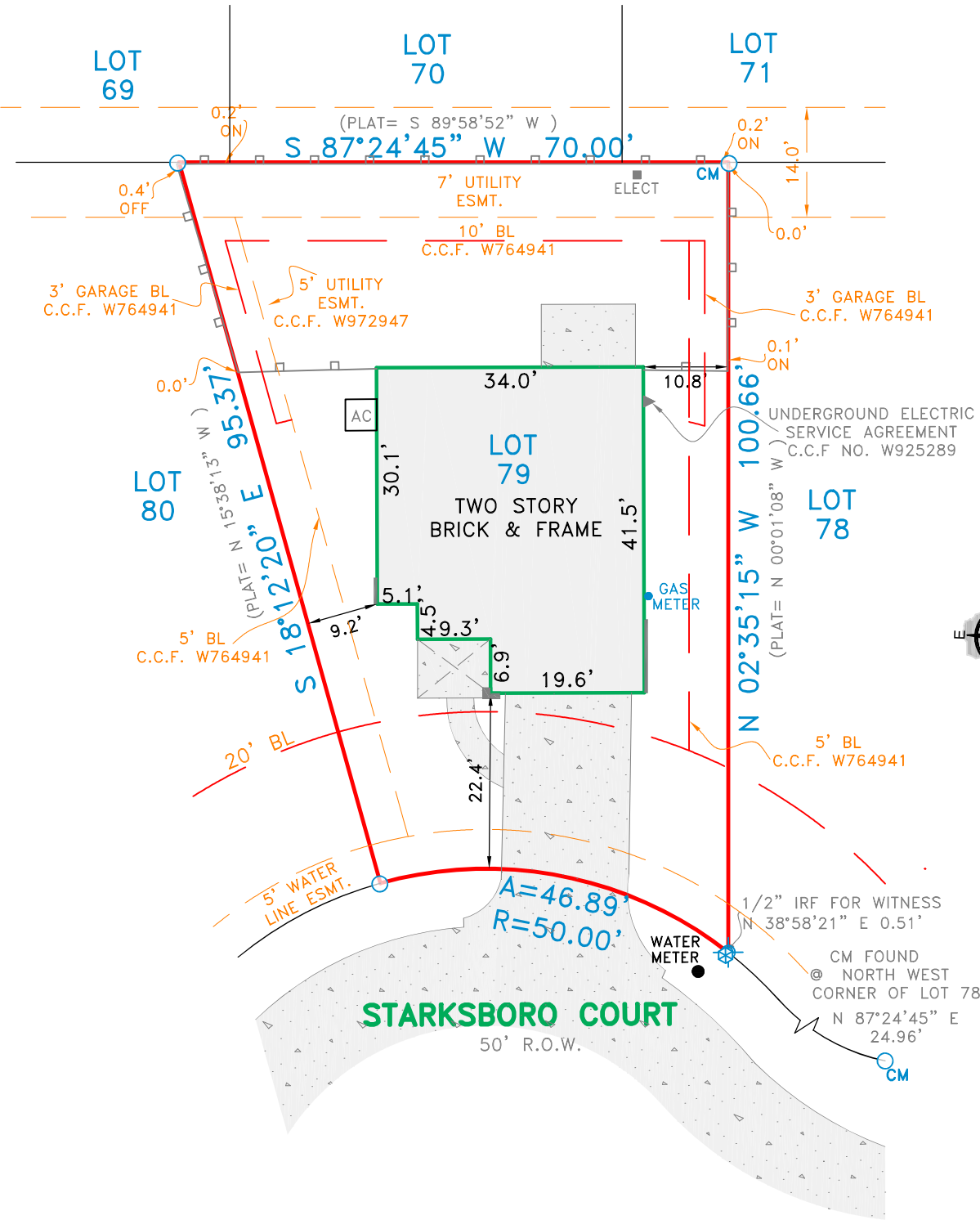
RP-2025-439309

518 Starksboro Court

Lot 79, in Block 2, of Imperial Ridge, Sec. 1, an addition in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 534241 of the Map Records of Harris County, Texas.



○ 1/2" ROD FOUND	□ FENCE POST FOR CORNER	TE TRANSFORMER PAD	LP LIGHT POLE	SSE SANITARY SEWER EASEMENT	—OHP— OVERHEAD ELECTRIC POWER	—///— PIPE FENCE	CONCRETE
⊗ 1/2" ROD SET	CM CONTROLLING MONUMENT	TELE TELEPHONE PEDESTAL	● POWER POLE	UE UTILITY EASEMENT	—OES— OVERHEAD ELECTRIC SERVICE	WOOD DECK	COVERED AREA
○ 1" PIPE FOUND	AC AIR CONDITIONER	▲ UNDERGROUND ELECTRIC	BL BUILDING LINE	—○— CHAIN LINK	WOOD FENCE 0.5' WIDE TYPICAL	EDGE OF ASPHALT	BRICK
⊗ "X" FOUND/SET	PE POOL EQUIPMENT	△ OVERHEAD ELECTRIC	AE AERIAL EASEMENT			EDGE OF GRAVEL	STONE
⊗ 1/2" ROD FOUND FOR WITNESS							
⊗ POINT FOR CORNER							
■ COLUMN							



EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN C.C.F No(s).
W764941, X673417, X673418, 20110548181, 20120070444, 20130600717, RP-2021-77229, RP-2021-500553, RP-2022-144780, RP-2022-235691, RP-2022-235692, RP-2022-235693, RP-2022-235694, RP-2024-93476, RP-2025-93783, W972947, W925289
Film Code No. 534241

NOTE: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS SOUTH CENTRAL ZONE

Accepted by: _____
Purchaser
Date: _____
Purchaser

NOTES:

NOTE: Bearings, easements and building lines are by recorded plat unless otherwise noted.
FLOOD NOTE: According to the F.I.R.M. No. 48201C0270M, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.
This survey is made in conjunction with the information provided by Stewart Title. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: R.C.
Scale: 1" = 20'
Date: 08/08/26
GF No.: OFPPUR261068306
Job No. 29370

CBG
SURVEYING TEXAS LLC
419 Century Plaza Dr., Ste. 210
Houston, TX 77073
P 214.349.9485
F 214.349.2216
Firm No. 10194280
www.cbgtxllc.com

