

REAL ESTATE INFORMATION NETWORK, INC.
PROPERTY INSPECTION CONTINGENCY
REMOVAL ADDENDUM



This document forms an integral part of the Purchase Agreement ("Agreement") dated October 18, 2012, between Kevin S. Decillis ("Buyer") and James C. Archbell, IV ("Seller") Coldwell Banker Professional Realtor ("Selling Firm") and Rose and Womble Realtys ("Listing Firm") for the sale of certain property commonly known as (Address): 5544 Chandler Scott Court, Virginia Beach, VA 23464

Subject to A or B below, the following property inspection contingencies are hereby removed and a complete copy of the applicable Inspection(s) is attached:

(Check As Applicable)

Property Inspection EIFS Lead-Based Paint Assessment Other

Mark as appropriate: A or B

(A) No repairs are necessary; OR

(B) Requested Repair Items: Seller agrees to make all repairs listed below at Seller's expense. The total cost of Requested Repair Items agreed to be repaired by Seller shall not be included in the Cap referenced in Paragraph 13 of the Agreement, unless otherwise agreed to in writing. In the performance of an EIFS repair, Seller is to use a qualified professional with experience in this field. All repairs to be completed in a workmanlike manner prior to walk through and evidence of payment for such work shall be provided to Buyer at settlement. Seller remains obligated to repair any items agreed to be repaired under Paragraph 12 of the Agreement. Furthermore, subject to the Cap, Seller remains obligated to repair any Waived Items that fall under Paragraph 13A (Appraisal and Required Repairs), B (Wood Destroying Insect Infestation / Moisture Inspection / Repairs) or C (Well and Septic) of the Agreement.

- 1 WRAP DUCT WHERE OPEN Silver tape
2 AC LINE WRAP INSULATION (BLACK TAPE)
3 FIX WINDOW IN FROG will not stay open
4 RAISE + RE SEAL KITCHEN SINK

Received by:

Date:

Coldwell Banker Professional Realtor (Selling Firm)

Kevin S. Decillis (Buyer)

19 OCT 12 (Date)

By: Thomas P. (Date)

(Buyer) (Date)

Rose and Womble Realtys (Listing Firm)

James C. Archbell, IV (Seller)

10/19/2012 (Date)

By: Rhonda B. Shelton 10/19/2012 (Date)

(Seller) (Date)

(FOR AGENT USE ONLY)

FOR COMPLETION BY AGENT VERIFYING REMOVAL ACCEPTANCE DATE: This Property Inspection Contingency Removal Addendum has been accepted by all parties as of 10/19/2012 ("Removal Acceptance Date").

SIGNATURE: Rhonda Shelton

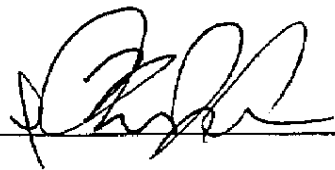
LISTING AGENT SELLING AGENT

NAVY FEDERAL CREDIT UNION

VA ADDENDUM TO CONTRACT

Date: 10 19 12
Mo. Day Yr.

In the event that the Purchaser is placing a VA guaranteed loan, the Veteran Purchaser's deposit shall be placed in an escrow account as required by Title 38, US Code, Section 3706. It is expressly agreed that, notwithstanding any other provisions of this contract, the Purchaser shall not incur any penalty by forfeiture of earnest money or otherwise or be obligated to complete the purchase of the property described herein, if the contract purchase price or cost exceeds the reasonable value of the property established by the Department of Veterans Affairs and the lending institution. In the event the Certificate of Reasonable Value is less than the amount of the contract price, the Purchaser shall have the privilege and option for five days after receipt of VA appraisal to proceed with the consummation of this contract without regard to the amount or reasonable value established by the Department of Veterans Affairs. In the event he shall not so elect, then the Seller shall have the privilege and option of lowering the contract price to the VA appraised value during the same period of five days. This contract is contingent on the approval of the house and the Purchaser by the Department of Veterans Affairs and the lending institution. If the aforesaid approval is not obtained, it is expressly agreed that the Purchaser shall be refunded his deposit, and the contract shall be null and void.

Seller _____ 10/19/2012 Buyer  _____

Seller _____ Buyer _____