



Carolina Farms & Estates, LLC

**CLAUSES FOR ADDENDUM/AMENDMENT TO**Address Lot 1, 2, 3 WOOTEN Rd.Tax Map # _____ Portion of Tax Map # 095-00-00-035-000City CHESTER Zip 29706 County Chester

Lot _____ Other _____

The Undersigned Parties agree the following checked provisions are part of and control any conflicts in their contract:

☒ **DEED RESTRICTIONS:** Buyer and Seller agree to allow the Closing Attorney to add the following Deed Restrictions to the Deed at time of Closing and to allow the Closing Attorney to word these restrictions as he/she deems appropriate:

☒ Minimum heated SQFT Total 1050 1st story _____ 2nd story _____

☒ No Mobile, No Modular. Stick-Built home only

☒ No Sub-division of Lot/Land

☒ Condominium plans must be approved by Seller or Seller's Listing Agent Company.

☒ **SURVEY:** ☒ Buyer to pay survey ☐ Seller to pay survey ☐ Buyer and Seller to split cost 50/50

☒ Land is priced per acre. The Purchase Price shall be adjusted in accordance with the survey's Total Acreage. Prorated per acre according to the contracts agreed upon Purchase Price.

☐ Land sells at the Purchase Price regardless of the final surveyed Total Acreage.

☒ Proposed sketch has approximate acreage and lot lines. Final Total Acreage and lot lines are subject to survey.

☒ **CONTINGENCIES:** If the following contingencies cannot be met, the seller agrees to have the Earnest Money returned to the Buyer.

☒ County approval of plat ☐ _____

☒ **Sells "AS-IS":** Property conveys "as-is" condition with any/all buildings, trash and debris, drainage, equipment or other man-made items to remain on the property. Additional agreed-to and/or exception items below.

☒ Buyer to pay Perc fees, culvert fee, and rollback taxes if applicable

Buyer _____

Date _____

Buyer _____

Date _____

Seller _____

Date _____

Seller _____

Date _____