

LOWEST PRICE GUARANTEE POLICY – LAND SALES

This Lowest Price Guarantee Policy (the “Policy”) is issued by **Agro Real Estate Investments LLC**, with mailing address 2400 Maitland Center Pkwy, Maitland, FL 32751, (the “Company”), for the benefit of its clients (each, a “Purchaser”).

The purpose of this Policy is to ensure Purchasers that the Company offers land at the most competitive prices available in the market, subject to the terms and conditions set forth herein.

1. General Conditions

To qualify for this guarantee, the Purchaser must demonstrate that another comparable property (the “Comparable Property”) is being offered for sale at a lower price, and that such property meets all of the following conditions:

a) Cash Sale Only

The Comparable Property must be offered strictly for an all-cash purchase. Properties subject to seller financing, lease-to-own, installment payments, or similar structures shall not be considered.

b) Location

The Comparable Property must be located within the same subdivision, neighborhood, or, in rural areas, within the same sector or geographic area with substantially similar characteristics (e.g., road access, public services, permitted land use).

c) Comparability of Characteristics

The Comparable Property must be substantially identical in:

- Lot size ($\pm 10\%$ margin).

- Topography and buildability (not swamp, flood-prone, or otherwise unsuitable for construction).
- Permitted land use (residential, agricultural, commercial, etc.).
- Accessibility (year-round road access).
- Availability or proximity of utilities (electricity, water, sewer, when applicable).
- Legal status (clean title, no liens, encumbrances, disputes, or unresolved probate issues).

d) **Source of Price Information**

The offered price must be verifiable from a legitimate source, such as:

- Licensed real estate brokers or agencies.
- Recognized online real estate platforms (e.g., Realtor.com, Zillow).

e) **Ownership Requirement**

This Policy applies exclusively to properties that are owned directly by the Company or by Jansel Agamez LLC.

- Properties not titled in the name of the Company or Jansel Agamez LLC are expressly excluded from this Guarantee.
- Eligible properties must depend solely and directly on the Company or Jansel Agamez LLC as the property owner.

The Purchaser must provide complete evidence of the Comparable Property's listing, including publication date, full property description, sale price, and seller or broker contact information.

2. Exclusions

This Policy shall not apply to:

- Properties not owned or controlled exclusively by the Company or Jansel Agamez LLC.
- Properties located in flood zones, environmentally protected areas, or otherwise restricted zones.
- Properties with no legal access (landlocked).
- Listings lacking verifiable price information.
- Properties sold at foreclosure, auction, liquidation, or judicial sales.
- Listings with typographical errors, fraudulent postings, or manifestly unrealistic prices.

3. Claim Procedure

- The Purchaser must submit evidence of the Comparable Property prior to finalizing the purchase with the Company or, alternatively, within **thirty (30) calendar days after the date of purchase**.

- The Company shall review the claim within **seventy-two (72) business hours**.
- If the Comparable Property meets all criteria, the Company will match or improve the lower price.
- If the Comparable Property fails to meet one or more conditions, the Company shall provide the Purchaser with a written explanation.

4. Limitations

- This Policy applies **once per Purchaser per property**.
- Claims submitted **after thirty (30) days from the purchase date** will not be accepted.
- Only properties owned by the Company or Jansel Agamez LLC qualify for this Policy.
- The Company reserves the right to reject claims that do not strictly comply with the requirements herein.
- The Company may modify or discontinue this Policy at any time; however, any claim submitted prior to such modification will be honored under the terms in effect at the time of submission.

5. Contact Information

To invoke this Policy, the Purchaser shall submit all required documentation to:

Email: sales@agrorealestateinvestments.com

Address: 2400 Maitland Center Pkwy, Maitland, FL 32751

6. Governing Law

This Policy shall be governed by, and construed in accordance with, the laws of the State of Florida. Any disputes arising from its interpretation or enforcement shall be subject to the exclusive jurisdiction of the courts located in Florida.

By offering this Policy, the Company affirms its commitment to transparency, fairness, and customer satisfaction, ensuring that each Purchaser receives the best available market value for their investment.

