



ADDENDUM TO PURCHASE AGREEMENT
ADDENDUM 2

ADDENDUM TO PURCHASE AGREEMENT DATED: _____

RE: PROPERTY ADDRESS: 2245 BARONNE ST, NEW ORLEANS, LA 70113

THE SUBJECT PROPERTY IS SOLD “AS IS” WITH WAIVER OF REDHIBITION AS PER THE ATTACHED “AS IS” CLAUSE ADDENDUM. CLOSING NOTARY IS HEREIN AND HEREWITH AUTHORIZED, DIRECTED, AND INSTRUCTED, IN CONJUNCTION WITH CLOSING NOTARY’S STANDARD “AS IS” CLAUSE, TO INCORPORATE INTO THE ACT OF SALE DOCUMENT LANGUAGE, THE EXACT LANGUAGE OF THE ATTACHED “AS IS” CLAUSE ADDENDUM.

SELLER SHALL PAY AT CLOSING A REAL ESTATE COMMISSION ON THE GROSS SALE PRICE OF THE SUBJECT PROPERTY AS OUTLINED IN THE LISTING AGREEMENT DATED: _____. CLOSING NOTARY IS HEREIN AND HEREWITH AUTHORIZED, DIRECTED, AND INSTRUCTED TO DEDUCT SAID REAL ESTATE COMMISSION FROM THE SALE PROCEEDS AND TO DISBURSE.

PURCHASER SHALL SIGN AND PROVIDE TO THE OFFICE OF PAUL GILMORE & ASSOCIATES, INC. WITHIN THREE (3) DAYS OF FULLY EXECUTED AND ACCEPTED PURCHASE AGREEMENT THE FOLLOWING FORMS:

- 1.) “AS IS” CLAUSE ADDENDUM.
- 2.) PROPERTY DISCLOSURE DOCUMENT FOR RESIDENTIAL REAL ESTATE—
13 PAGES
- 3.) DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT & LEAD-BASED
PAINT HAZARDS.
- 4.) DISCLOSURE OF INFORMATION ON MOLD/MILDEW.
- 5.) MOLD DISCLOSURE AND WAIVER FORM.
- 6.) STATEMENT REGARDING KEYS FORM.
- 7.) RECEIPT OF PROPERTY DISCLOSURE DOCUMENT FOR RESIDENTIAL REAL
ESTATE FORM.

_____ PURCHASER	_____ DATE	DocuSigned by: CORNELIUS PAYNE 386F14E27898487... _____ SELLER	9/18/2026 _____ DATE
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_____ PURCHASER	_____ DATE	_____ SELLER	_____ DATE
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DEPOSIT ADDENDUM

TO LOUISIANA RESIDENTIAL AGREEMENT TO BUY OR SELL

DEPOSIT HELD BY BROKER¹

When a dispute exists in a real estate transaction regarding the ownership or entitlement to funds held in a sales escrow checking account, the broker holding the funds is required to send written notice to all parties and licensees involved in the transaction. Within 60 days of the scheduled closing date or knowledge that a dispute exists, whichever occurs first, the broker shall do one of the following:

1. disburse the funds upon the written and mutual consent of all of the parties involved;
2. disburse the funds upon a reasonable interpretation of the contract that authorizes the broker to hold the funds. Disbursement may not occur until 10 days after the broker has sent written notice to all parties and licensees;
3. place the funds into the registry of any court of competent jurisdiction and proper venue through a concursus proceeding;
4. disburse the funds upon the order of a court of competent jurisdiction;
5. disburse the funds in accordance with the Uniform Unclaimed Property Act of 1997 as set forth in R.S. 9:151 et seq.

DEPOSIT HELD BY THIRD PARTY

These requirements do not apply when a dispute arises regarding the ownership or entitlement to a Deposit held by a third party. The Louisiana Real Estate Commission may not have jurisdiction over those third parties holding the funds.

Deposit held by:

CLOSING TITLE COMPANY

Buyer's Signature

Print Name

DateTime AM PM

DocuSigned by:
CORNELIUS PAYNE

Seller's Signature

Print Name

DateTime AM PM

Buyer's Signature

Print Name

DateTime AM PM

Seller's Signature

Print Name

DateTime AM PM

¹ Louisiana Administrative Code Title 46, Chapter LVXII, Section 2901.



WAIVER OF WARRANTY & REDHIBITION RIGHTS ADDENDUM
ADDENDUM A

IN REFERENCE to the Agreement to Buy or Sell the real property commonly referred to as 2245 BARONNE ST. NEW ORLEANS, LA 70113 dated _____ between _____ (“SELLER”) and _____ (“PURCHASER”), the undersigned parties hereby agree as follows: Purchaser hereby agrees that THE FOLLOWING STATEMENT WILL BE MADE A PART OF THE ACT OF SALE AND SHALL NOT GO INTO EFFECT UNTIL THE ACT OF SALE.

It is expressly agreed that the immovable property herein conveyed and all improvements and components parts, plumbing, electrical systems, mechanical equipment, heating and air conditioning systems, built-in appliances, and all other items located hereon are conveyed by Seller and accepted by Purchaser “AS IS WHERE IS,” without any warranties of any kind whatsoever, even as to the metes and bounds, zoning, operation, or suitability of the property for the use intended by the Purchaser, without regard to the presence of apparent or hidden defects and with the Purchaser’s full and complete waiver of any and all rights for the return of all or any part of the purchase price by reason of any such defects.

Purchaser acknowledges and declares that neither the Seller, all Real Estate Agents, all Real Estate Brokers, nor any party, whomsoever, acting or purporting to act in any capacity whatsoever on behalf of the Seller has made any direct, indirect, explicit or implicit statement, representation or declaration, whether by written or oral statement or otherwise, upon which the Purchaser has relied, concerning the existence or non-existence of any quality, characteristic or condition of the property herein conveyed. Purchaser has had full, complete and unlimited access to the property herein conveyed for all tests and inspections which Purchaser, in Purchaser’s sole discretion, deems sufficiently diligent for the protection of Purchaser’s interest.

Purchaser expressly waives the warranty of fitness and the warranty against redhibitory vices and defects, whether apparent or latent, imposed by Louisiana Civil Code Articles 2520 through 2548, inclusive, and any other applicable state or federal law and the jurisprudence there under.

Purchaser also waives any rights Purchaser may have in redhibition to a return of the purchase price or to a reduction of the purchase price paid pursuant to Louisiana Civil Code Articles 2520 to 2548, inclusive, in connection with the property hereby conveyed to Purchaser by Seller. By Purchaser’s signature, Purchaser expressly acknowledges all such waivers and Purchaser’s exercise of Purchaser’s right to waive warranty pursuant to Louisiana Civil Code Article 2520 to 2548, inclusive.

“Buyer(s) or (his/her) representatives have fully examined and inspected the entire land and/or building(s) which comprise the premises prior to the execution of this agreement, and that Buyer(s) know and is/are satisfied with the physical condition of the premises in all respects, including but not limited to, any visible or hidden termite infestation and resultant damage there from, and that same is acceptable to Buyer(s) “AS IS” and that Buyer(s) are not relying upon any representation, statements or warranties that have at any time been made by Seller(s), or its agents, or Seller’s and/or Buyer’s Real Estate Agents and/or Brokers as to the physical condition or state of repair of the premises in any respect, and that the purchase price takes into consideration the condition of the premises”.

“Seller(s), Purchaser(s) hereby acknowledge and recognize that this sale is in an “AS IS” condition and accordingly, Purchaser(s) do hereby relieve and release Seller(s) and all real estate agents, real estate brokers, real estate agencies, and/or real estate companies, and all previous owners thereof from any and all claims for any vices or defects in said property, whether obvious or latent, known or unknown, easily discoverable or hidden, and particularly for any claim or cause of action for redhibition pursuant to Louisiana Civil Code Articles 2520, et seq., or from diminution of purchase price pursuant to Louisiana Civil Code Articles 2541, et seq., or for fitness for Purchaser’s ordinary use pursuant to Civil Code article 2524, et seq...” Purchaser further waives any and all rights or cause of action pertaining to any environmental condition, hazardous substance or material, or physical contamination of the herein conveyed property.

Purchaser(s) acknowledge that the foregoing waivers have been called to their attention, read, and explained to them and that they are a material and integral consideration for this Act of Sale.

DocuSigned by: <u>CORNELIUS PAULNE</u> 9/18/2026 3B6F14E27898487...	
Purchaser _____	Seller _____
Date _____	Date _____
Purchaser _____	Seller _____
Date _____	Date _____

PAUL GILMORE & ASSOCIATES, INC.
2920 KINGMAN ST., SUITE 210
METAIRIE, LA 70006

PROPERTY DIMENSIONS ADDENDUM

SUBJECT PROPERTY: 2245 BARONNE ST, NEW ORLEANS, LA 70113

AGREEMENT TO PURCHASE OR SELL SUBJECT PROPERTY DATED: _____

It is agreed by the undersigned that the following terms and conditions are hereby made part of the above referenced agreement to purchase or sell (hereinafter referred to as this/the Purchase Agreement).

Purchaser acknowledges that there may be variances between the quoted and the actual square footage(s), room sizes (if applicable) and lot sizes of the subject property (all hereinafter referred to collectively as "Property Dimensions") and therefore the Purchaser does not rely on any property dimensions information provided by the Real Estate Brokers and/or Real Estate Agents.

Purchaser has 14 calendar days after acceptance of this Purchase Agreement by all parties to determine from independent sources the property dimensions, and if any are not satisfactory to Purchaser, then Purchaser can cancel this agreement by providing Seller or Seller's designated Agent with written notice within the aforementioned time.

If Purchaser does not timely cancel this agreement in writing as stated, then it will be conclusively presumed that the property dimensions are satisfactory to Purchaser regardless of what may be subsequently discovered either prior to or after the act of sale.

Purchaser hereby releases Seller and all agents/brokers from any and all liability, responsibility and obligation associated with property dimensions to include, but not limited to, the quoting of inaccurate property dimensions, expense/loss incurred related to performing property inspection, expense/loss incurred in applying for or obtaining a loan, expense/loss for the determination of property dimensions, expense/loss for furniture/closing transportation or storage and any or all housing related expense or loss.

		DocuSigned by: CORNELIUS PAYNE 3B5E14E27898487...	
PURCHASER	DATE	SELLER	DATE
PURCHASER	DATE	SELLER	DATE



FORCE MAJEURE ADDENDUM

Property Address: 2245 BARONNE ST, NEW ORLEANS, LA 70113

Agreement to purchase dated: _____

This Force Majeure Addendum is an addendum to the Louisiana Residential Agreement to

To Buy or Sell dated _____ (the "Purchase Agreement") by and between

_____ ("Seller") and _____ ("Purchaser").

The undersigned parties to the Purchase Agreement understand, acknowledge, and agree that the following additional terms and conditions contained herein are incorporated into and made a part of the above referenced Purchase Agreement and all other terms and conditions shall remain in full force and effect.

Should any act of God, or man and including but not limited to, a tropical storm, hurricane, disaster, fortuitous event, force majeure or adverse weather impose restrictions on any Party to the Purchase Agreement and his/her ability to perform inspections, obtain loan financing for closing, attend an Act of Sale, or perform any additional duties or obligations under the Purchase Agreement, cause the failure or omission by a party in the performance of any obligation under the Purchase Agreement, all parties agree that that same shall not be considered a breach of the Purchase Agreement. If either party is delayed or prevented from the performance of the party's duty or obligation required by the purchase agreement, or should the Purchaser be unable to obtain property insurance, or Purchaser's lender is unable to approve and fund Purchaser's Loan, or the settlement agent or Notary Public is unable to close the Act of Sale, the performance of such acts will be extended for the period of the delay, such delay not to exceed 30 calendar days.

The parties can extend the Purchase Agreement further by mutual consent. All parties agree to take all necessary steps to resolve any condition forming the basis of the delay.

The Purchaser, Lender and Insurance Agent shall have the right to re-inspect the Property to determine that the property is in the same or better condition as it was at the initial inspections and to insure all agreed upon repairs have been completed. The Seller agrees to provide utilities and immediate access to the property.

_____		DocuSigned by: <u>CORNELIUS PAYNE</u> 9/18/2026	
BUYER/LESSEE SIGNATURE	DATE	SELLER/LESSOR SIGNATURE	DATE
_____		_____	
BUYER/LESSEE SIGNATURE	DATE	SELLER/LESSOR SIGNATURE	DATE

PAUL GILMORE & ASSOCIATES, INC. REALTORS
2920 Kingman St., Suite 210
Metairie, LA 70006
504-456-1234



PAUL GILMORE & ASSOCIATES, INC.
2920 KINGMAN ST., SUITE 210
METAIRIE, LA 70006
504-456-1234 FAX#: 504-456-1090

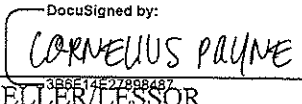
SIGNATURES BY FACSIMILE, E-MAIL, DOCUSIGN & ON COUNTERPARTS

SUBJECT PROPERTY: 2245 BARONNE ST. NEW ORLEANS, LA 70113

CONTRACT DATE: _____

It is agreed and understood between all parties, that the above referenced Agreement(s) and any Addendum(s) or Exhibit(s) thereto may be executed and any number of counterparts by the parties hereto in separate counterparts and/or by facsimile, DocuSign, email, and/or by any other electronic means, each of which when executed and delivered shall be deemed to be an original and all of which when taken together shall constitute but one and the same instrument and shall further be deemed by all parties as legal and binding agreement(s).

Further, the parties agree, if requested to do so, to date and sign the original(s) when presented to them as dated and signed on said facsimile, e-mail, DocuSign and/or other document to sign electronically.

_____ PURCHASER/LESSEE	_____ DATE	DocuSigned by:  3B5E14E2789B487 _____ SELLER/LESSOR	_____ DATE
_____ PURCHASER/LESSEE	_____ DATE	_____ SELLER/LESSOR	_____ DATE

**CONSENT TO DISCLOSURE OF CLOSING DISCLOSURE, HUD-1 AND/OR
 ALTA SETTLEMENT STATEMENTS**

PROPERTY ADDRESS: 2245 BARONNE ST, NEW ORLEANS, LA 70113

In connection with your real estate transaction for the purchase and sale of the property described hereinabove, closing notary (hereinafter referred to as "Settlement Agent"), will either prepare, and/or control the release of, the Closing Disclosure, HUD-1 and/or ALTA Settlement Statement (collectively hereinafter referred to as "Settlement Statements"), that itemizes all of the fees and charges that the buyer and seller will be responsible for in the real estate transaction. To ensure the accuracy of the information contained in the Settlement Statements in advance of closing, closing notary, with the necessary consents, may provide copies of the Settlement Statements to the buyer, seller and their real estate agents and brokers for review, and for them to use in their own process of completing their documentation of the transaction. Unless otherwise authorized by law, closing notary and the respective brokers and agents will not disclose the Settlement Statements related to your real estate transaction to third parties without your consent. Note that the Settlement Statements may contain certain information that is considered to be "Non-Public Personal Information (NPPD)" about the buyer and/or the seller. This information may include the buyer's loan amount, interest rate, Annual Percentage Rate ("APR"), monthly payment, seller's mortgage and other lien or encumbrance information, property tax, homeowners association charges and other information. The real estate agents and their brokers will use the information contained within the Settlement Statements for purposes related to this specific transaction, to meet Louisiana Real Estate Commission record keeping requirements and to assemble performance metrics for the real estate brokerage company, and its affiliates, and whatever local board and MLS systems of which they are a member.

☒ Yes, Buyer(s) do consent to the following ☒ Yes, Seller(s) do consent to the following
☐ No, Buyer(s) do not consent to the following ☐ No, Seller(s) do not consent to the following

In connection with the real estate transaction for the property described hereinabove, the undersigned hereby authorize and instruct closing notary to disclose the Settlement Statements to the buyer (for the buyer's side of the transaction), seller (for the seller's side of the transaction), and to the real estate agents and brokers participating in this transaction (for both the buyer's and seller's side of the transaction, regardless of which party the agent and broker represent). The purpose of this disclosure is to effectuate the above described real estate transaction and this authorization will remain in full force and effect, subject to my right to revoke this authorization in writing at any time, for a period of one (1) year from time of execution. I have been informed that I may refuse to authorize the disclosure of these Settlement Statements and have had explained to me the consequences of my refusal to authorize release of the information. It is further authorized by the undersigned parties that closing notary be authorized to provide a copy of the executed sale or transfer deed to the real estate agents and brokers participating in this transaction.

I have read and understand the terms of this **CONSENT TO DISCLOSURE OF CLOSING DISCLOSURE, HUD-1 AND/OR ALTA SETTLEMENT STATEMENT** and agree to the terms stated herein. A photocopy of this authorization will be deemed as valid as the original.

BUYER:

SELLER:

DATE	DocuSigned by: CORNELIUS PRAYNE 3B6F14E27898487... 9/18/2026 DATE
DATE	DATE