

Important Note to Agent:

Please email a copy of your listing agreement along with the filled out Exclusion/Non Performance Clause and W-9 Tax ID paperwork to: Bernice Witherspoon, Relocation Consultant: bwitherspoon@graebel.com. Bernice Witherspoon can be reached by phone at: +1-770-674-2940.

Please note the following important guidelines that must be followed with each and every Graebel-referred listing:

- All listing paperwork must be returned via email within 48 hours
- Maximum listing agreement period is **120 days**
- Marketing reports are due on the **15th** and **30th** of each month. Reports must be completed electronically and emailed to the Consultant
- Documentation of any listing changes, such as extensions or price changes, must be provided within 3 days

IMPORTANT: TRANSFEREE IS NOT TO SIGN ANY CONTRACTS OF SALE. DOING SO WILL MAKE THEM INELIGIBLE FOR THE BUYER VALUE OPTION BENEFITS!

Once you have a verbal agreement with the seller and buyer, please email, Bernice Witherspoon, Relocation Consultant, a copy of the Contract of Sale with Graebel Relocation Services Worldwide listed as Seller. You will also need to include the following items

- Please include, in every contract, the following statement **“The Graebel Rider to Buyer Offer is Hereby a part of this Offer”**
- Copy of the Earnest Money deposit check
- Copy of the Pre-Approval Letter from a Graebel Preferred Lender based on a Tri-merge Credit Report
- Graebel Homeowner Disclosure Statement and all inspections signed and initialed by the Buyers
- All State and local Disclosures signed and initialed by the Buyers
- Lead Based Amendment (if applicable)

If the offer is contingent on the Sale of the Buyer's Home you must also include:

- Copy of the Buyer's Contract
- Copy of the Buyer's Prequalification Letter

Please notify relocation consultant of all offers made on the property.

Please allow 2-4 business days for signature.

GRAEBEL RELOCATION SERVICES WORLDWIDE, INC. RIDER TO BUYER OFFER

THIS RIDER TO BUYER OFFER (the "Rider") is made on _____, 20_____, by and among Graebel Relocation Services Worldwide, Inc., a Colorado corporation, having its principal office located at 16346 Airport Circle, Aurora, Colorado 80011, or its assigns ("Graebel") and _____ whose address is _____ (collectively, the "Buyer").

WHEREAS, Graebel wishes to sell, and Buyer wishes to purchase, the Property (as defined herein); and

WHEREAS, Graebel and Buyer are parties to that certain _____ dated _____, 20_____ (the "Buyer-Offer"); and

WHEREAS, Graebel and Buyer hereby agree to amend the Buyer Offer as set forth herein.

NOW, THEREFORE, in consideration of the mutual promises contained herein and other good and valuable consideration, the parties agree as follows:

1. Agreement to Terms of Rider. Graebel and Buyer hereby agree to amend the Buyer Offer in the manner set forth in this Rider. The terms and conditions contained in this Rider are in addition to, take precedence over, and replace and supersede any contrary provisions of the Buyer Offer.
2. Exhibits. Exhibits A, B, and C are attached hereto and are incorporated herein by reference.

IN WITNESS WHEREOF, Graebel and Buyer have caused this Rider to Buyer Offer to be duly executed and delivered as of the date first above written.

Graebel Relocation Services Worldwide, Inc.

Buyer(s)

Name: Bernice Witherspoon

Name: _____

Title: Relocation Consultant

Name: _____

Approved:
Home Realty
(Graebel's Listing Broker/Agent)

(Buyer's Broker/Agent)

Name: Karen Tomlin

Name: _____

Title: _____

Title: _____

Buyer(s) Initials _____ / _____

EXHIBIT A TO RIDER TO BUYER OFFER

Date of Buyer Offer: _____, 20____

Date of Rider: _____, 20____

Name(s) of Buyer(s): _____

Street Address of Property: 54 Jonestown Road

City/Village/Town: Fairfield County: Rockbridge State: US-VA Zip Code: 24435

Legal Description of Property: ALL that certain lot or parcel of land, with all improvements thereon and appurtenances thereto belonging, situate and lying in the South River Magisterial District of Rockbridge County, Virginia, designated as Lot 22 containing 1.352 acres as shown on that certain plat of land made by Roderick F. Plerson, LLS, entitled "Lot Line Revision and Division of Tax Parcels and Subdivision Plat for MC & NF Properties, LLC, and Mark C. Clark", dated May 21, 2007, of record in the Clerk's Office of the Circuit Court of Rockbridge County, Virginia, in Plat Cabinet 4, page 73, and formerly designated as Lot 11 containing 1.35 acres, as shown in that certain plat of land entitled "Lot Line Revision and Division of Tax Parcels & Subdivision Plat for Clark Brothers Enterprises, LLC" dated December 12, 2005, of record in the said County Clerk's Office in Plat Cabinet 3, page 703.

Excluded Personal Property: _____

Additional Provisions: _____

Buyer's Inspection Period: _____ (not more than seven (7)) days after the Date of Rider.

Buyer's Waiver of Inspections:

Buyer hereby elects, in its sole and exclusive discretion, to waive the right to conduct the following inspections:

	Buyer(s) Initials
<input type="checkbox"/> All Inspections	_____/_____
<input type="checkbox"/> Asbestos Inspection	_____/_____
<input type="checkbox"/> General Home Inspection (including callouts)	_____/_____
<input type="checkbox"/> Lead Based Paint/Hazards	_____/_____
<input type="checkbox"/> Pool, Hot Tub, and Spa Inspection	_____/_____
<input type="checkbox"/> Radon Inspection	_____/_____
<input type="checkbox"/> Stucco Inspection	_____/_____
<input type="checkbox"/> Termite Inspection	_____/_____
<input type="checkbox"/> Toxic/Hazardous Materials	_____/_____
<input type="checkbox"/> Underground Storage Tanks	_____/_____
<input type="checkbox"/> Well and Septic System Inspection	_____/_____

Buyer(s) Initials _____/_____

Tests, Inspections, and Disclosure Documents:

Buyer hereby acknowledges receipt of the following tests, inspections, and disclosure documents:

Type of Test/Inspection	Test/Inspection Provider Name	Date of Report	# of Pages
Termite	US Inspect	09/26/2011	3
General Home	US Inspect	09/27/2011	13
Radon Guarantee	US Inspect	09/22/2011	6
Composite Board Siding	GlobeSpec	10/04/2011	1

Disclosure Documents:

Document Date

Homeowner Disclosure Statement (made by Graebel's predecessor in title to the Property) _____
State of _____ Disclosure Form by Record Title Holder _____
State of _____ Disclosure Form by Graebel's Predecessor in Title _____
Natural Hazards Disclosure Statement (California only) _____
Other: _____

Lead Based Paint:

The Property was / was not constructed prior to January 1, 1978.

Closing Information:

Name of Closing Agency: Fleet W. Kirk, Plc

Address of Closing Agency: 9012 Three Chopt Road
Suite 201 Richmond Va 23229

Telephone Number: 804-441-8592

Name of Individual Closing Agent: Sue Landes

Closing shall occur on or before: _____

Name of Graebel's Listing Broker/Agent: Home Realty / Karen Tomlin

Name of Buyer's Broker/Agent: _____

Special Instructions: _____

Buyer(s) Initials _____/_____

EXHIBIT B
TO
RIDER TO BUYER OFFER

1. **Graebel's Authority.** No agreement for the sale of the real and personal property described in the Buyer Offer (collectively, the "Property") shall be deemed effective unless and until both the Buyer Offer and this Rider have been executed in writing by both Graebel and Buyer. Any offer or counter-offer executed by a real estate broker or other agent on behalf of Graebel (other than a corporate officer of Graebel) shall not be binding on Graebel unless and until confirmed in writing and executed by Graebel.

2. **Agreement Subject to Graebel Obtaining Title to the Property.** Buyer expressly acknowledges that all of the obligations of Graebel pursuant to the Buyer Offer, as amended by this Rider, are subject to and conditional upon Graebel obtaining title to the Property. In the event that, for any reason and under any circumstances, Graebel does not obtain title to the Property, Graebel shall have no obligation to convey the Property to Buyer and Buyer shall have no claim against Graebel arising therefrom or relating thereto.

3. **Relocation Transaction Acknowledgement.** Buyer expressly acknowledges all of the following:
a. Graebel is a relocation services provider which purchased the Property solely for the purpose of resale;
b. Graebel is not a natural person and therefore it has never resided in the Property;
c. None of Graebel's agents, employees, or other representatives have ever resided in the property; and
d. Graebel has no actual knowledge of the condition of the Property except those matters, if any, which arose after the date of acquisition of the Property by Graebel.

4. **General Disclaimer of Representations and Warranties.** BUYER HEREBY ACKNOWLEDGES AND AGREES THAT GRAEBEL HAS NOT MADE AND HEREBY SPECIFICALLY DISCLAIMS ANY WARRANTY, GUARANTY, OR REPRESENTATION, ORAL OR WRITTEN, PAST, PRESENT, OR FUTURE, OF, AS TO, OR CONCERNING:

- a. THE NATURE, SQUARE FOOTAGE, CONDITION, VALUE, OR QUALITY OF THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, THE WATER, THE SOIL, AND GEOLOGY, AND THE SUITABILITY THEREOF AND OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH BUYER MAY ELECT TO CONDUCT THEREON;
- b. THE MANNER, CONSTRUCTION, CONDITION, QUALITY, STATE OF REPAIR, OR LACK OF REPAIR OF ANY OF THE PROPERTY;
- c. EXCEPT FOR ANY WARRANTIES CONTAINED IN THE DEED, IF ANY, THE NATURE AND EXTENT OF ANY RIGHT-OF-WAY, LEASE, POSSESSION, LIEN, ENCUMBRANCE, LICENSE, RESERVATION, CONDITION, OR OTHERWISE; AND
- d. THE COMPLIANCE OF THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES, OR REGULATIONS OF ANY GOVERNMENT OR OTHER BODY.

5. **No Express of Implied Representations or Warranties.** BUYER EXPRESSLY ACKNOWLEDGES AND AGREES THAT, IN CONSIDERATION OF THE AGREEMENTS OF GRAEBEL HEREIN, GRAEBEL MAKES NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE EXCEPT AS OTHERWISE SPECIFIED HEREIN RELATING TO THE PROPERTY.

6. **No Warranty of Compliance with Laws.** BUYER ACKNOWLEDGES AND AGREES THAT GRAEBEL HAS NOT WARRANTED, AND DOES NOT HEREBY WARRANT, THAT THE PROPERTY OR ANY IMPROVEMENTS LOCATED THEREON NOW OR IN THE FUTURE WILL MEET OR COMPLY WITH THE REQUIREMENTS OF ANY SAFETY CODE OR REGULATION OF THE STATE, COUNTY, OR MUNICIPALITY WHERE THE PROPERTY IS LOCATED, OR ANY OTHER AUTHORITY OR JURISDICTION.

Buyer(s) Initials _____/_____

7. Environmental Representations and Warranties Disclaimer and Buyer's Assumption of All Related Risk. BUYER ACKNOWLEDGES AND AGREES THAT GRAEBEL DOES NOT MAKE ANY REPRESENTATIONS OR WARRANTIES REGARDING ENVIRONMENTAL PROTECTION, POLLUTION, OR LAND USE LAWS, REGULATIONS, ORDERS, OR REQUIREMENTS, INCLUDING, BUT NOT LIMITED TO, THAT (A) THE PROPERTY IS OR MAY BE IN VIOLATION OF APPLICABLE FEDERAL, STATE, OR LOCAL ENVIRONMENTAL LAWS AND REGULATIONS, INCLUDING, BUT NOT LIMITED TO, THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION AND LIABILITY ACT OF 1980 ("CERCLA") AND THE RESOURCE CONSERVATION AND RECOVERY ACT OF 1976 ("RCRA"), AND (B) HAZARDOUS SUBSTANCES OR HAZARDOUS WASTE HAVE BEEN DISPOSED OF OR OTHERWISE RELEASED ON THE PROPERTY. BUYER HEREBY ASSUMES ALL RISKS AND LIABILITIES, AND AGREES THAT GRAEBEL SHALL NOT BE LIABLE FOR ANY SPECIAL, DIRECT, INDIRECT, CONSEQUENTIAL, OR OTHER DAMAGES, RESULTING OR ARISING FROM OR RELATING TO THE PRESENCE OF RADON GAS, ASBESTOS, OR ANY OTHER TOXIC, HAZARDOUS, OR OTHER ENVIRONMENTALLY DANGEROUS SUBSTANCE OR WASTE IN, ON, OR ABOUT THE PROPERTY.

8. Buyer's Inspection and Reliance Thereon. BUYER HEREBY EXPRESSLY ACKNOWLEDGES AND AGREES THAT BUYER HAS THOROUGHLY INSPECTED AND EXAMINED THE PROPERTY TO THE EXTENT DEEMED NECESSARY BY BUYER IN ORDER TO ENABLE BUYER TO EVALUATE THE PURCHASE OF THE PROPERTY. BUYER HEREBY FURTHER ACKNOWLEDGES AND AGREES THAT BUYER IS RELYING SOLELY UPON THE INSPECTION, EXAMINATION, AND EVALUATION OF THE PROPERTY BY BUYER AND THAT BUYER IS PURCHASING THE PROPERTY ON AN "AS IS, WHERE IS" AND "WITH ALL FAULTS" BASIS AND NOT ON ANY INFORMATION PROVIDED, OR TO BE PROVIDED, BY GRAEBEL.

9. Bargaining Power; Waiver of Deceptive Trade Practices and Consumer Protection. BUYER IS NOT IN A DISPARATE BARGAINING POSITION VIS-À-VIS GRAEBEL AND BUYER HEREBY WAIVES, TO THE MAXIMUM EXTENT PERMITTED BY LAW, ANY AND ALL RIGHTS, BENEFITS, AND REMEDIES UNDER LAWS GOVERNING DECEPTIVE TRADE PRACTICES OR CONSUMER PROTECTION WITH RESPECT TO ANY MATTERS PERTAINING TO THE BUYER OFFER AND THIS RIDER AND THE TRANSACTION CONTEMPLATED HEREBY.

10. Purchase from Relocation Company. BUYER ACKNOWLEDGES AND AGREES THAT GRAEBEL HAS OWNED THE PROPERTY ONLY SINCE THE DATE OF ACQUISITION OF THE PROPERTY BY GRAEBEL, HAS NOT RESIDED ON THE PROPERTY, AND IS NOT IN A POSITION TO MAKE ANY REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE PROPERTY OR THE CONDITION THEREOF.

11. Graebel Not Bound by Statements or Other Information Provided by Others. GRAEBEL IS NOT LIABLE OR BOUND IN ANY MANNER BY ANY VERBAL OR WRITTEN STATEMENTS, OR REPRESENTATIONS OF INFORMATION, PERTAINING TO THE PROPERTY FURNISHED BY ANY REAL ESTATE BROKER, AGENT, EMPLOYEE, OR ANY OTHER PERSON.

12. Survival of Property Condition Clause. THE PROVISIONS OF THIS RIDER SHALL SURVIVE CLOSING AND THE DELIVERY OF THE DEED FOR THE PROPERTY.

13. Tests, Inspections, and Disclosure Documents.
a. Tests and Inspections. The tests and inspections described on Exhibit A have been conducted in, on, or with respect to the Property. Buyer acknowledges receipt of the test(s) and/or inspection(s) documentation specified in Exhibit A. In the event Graebel's test(s) and/or inspection(s) documentation is not available at the time of the execution of the Buyer Offer and this Rider, Graebel agrees to provide Buyer with such reports within five (5) days of Graebel's receipt of such reports, and to provide Buyer five (5) days to review the reports and provide Graebel with written notice of defects in the manner described in Section 15 of this Rider.
b. Disclosure Documents. BUYER ACKNOWLEDGES RECEIPT OF THE DISCLOSURE DOCUMENTATION SPECIFIED IN EXHIBIT A. BUYER ACKNOWLEDGES AND AGREES THAT THE ABOVE-LISTED DISCLOSURE DOCUMENTATION IS BEING PROVIDED TO BUYER FOR INFORMATIONAL PURPOSES ONLY AND IN COMPLIANCE WITH GRAEBEL'S LEGAL DISCLOSURE DUTY, IF ANY, AND FOR NO OTHER PURPOSE. GRAEBEL MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES RELATING TO THE PROPERTY BASED ON THE ABOVE-LISTED DISCLOSURE DOCUMENTATION. BUYER

Buyer(s) Initials _____/_____

FURTHER ACKNOWLEDGES AND AGREES THAT IT IS NOT ENTITLED TO RELY ON THE ABOVE-LISTED DISCLOSURE DOCUMENTATION AND THAT BUYER IS MAKING ITS PURCHASE DECISION BASED SOLELY ON THE BUYER'S OWN EXAMINATIONS, INSPECTIONS, AND TESTS OF THE PROPERTY.

14. Lead Based Paint and Lead Based Paint Hazards. FOR PROPERTIES CONSTRUCTED PRIOR TO JANUARY 1, 1978, BUYER SHOULD NOTE THE FOLLOWING: Properties constructed prior to January 1, 1978 are subject to compliance with The Lead Based Paint Hazard Reduction Act, as these properties may present hazards related to exposure to lead from lead based paint and/or lead based products. If the Property was constructed prior to January 1, 1978, Buyer acknowledges receipt of the U.S. Environmental Protection Agency (EPA) pamphlet entitled "Protect Your Family From Lead in Your Home" and the Lead Based Paint Amendment to Rider to Buyer Offer which are attached hereto. Buyer acknowledges that it has the right to make the Buyer Offer or this Rider contingent upon Buyer or its agents conducting, within ten (10) days of the later of the execution of the Buyer Offer or this Rider, a risk assessment or inspection of the Property for the presence of lead based paint and/or lead based paint hazards. Buyer further acknowledges that (a) the parties may negotiate a shorter period of time for the conducting of such a risk assessment or inspection, or (b) Buyer may waive its right, in writing, to conduct such an inspection at any time.

15. Buyer's Inspections and Tests. Buyer has the right to inspect or to have the Property inspected and tested by others on Buyer's behalf to determine the existence of defects, if any. All inspections and tests shall be conducted at Buyer's sole cost and expense. Graebel recommends, but does not require, that Buyer secure such surveys, title inspections, professional building inspection reports, and other inspections and tests as Buyer, in its sole and exclusive discretion, deems necessary or appropriate to determine the condition of the Property, including, but not limited to, any inspections or tests necessary to determine the presence of radon gas, asbestos, lead based paint, underground storage tanks, or toxic or hazardous substances in or about the Property. Buyer acknowledges and agrees that all inspections and tests conducted on Buyer's behalf, and any defects discovered as a result of those inspections or tests, must be reported to Graebel or Graebel's agent in writing, accompanied by a complete copy of Buyer's inspection and test reports, no later than 5:00 p.m. (in the jurisdiction where the Property is located) on the last day of the Buyer's Inspection Period as set forth on Exhibit A. Buyer further acknowledges and agrees that, to the fullest extent permitted by law, Buyer's failure to provide Graebel with a copy of the inspection and test reports and reported defects on or prior to the last day of the Buyer's Inspection Period shall constitute (a) Buyer's constructive acceptance of the condition of the Property, (b) Buyer's waiver of all inspection contingencies under the Buyer Offer or this Rider, and (c) Buyer's agreement to proceed to closing of the transaction for the sale and purchase of the Property as contemplated by the Buyer Offer and this Rider (the "Closing").

16. Graebel's Remedies with Regard to Conditions and Defects Discovered. Graebel shall have seven (7) calendar days from the date Graebel receives Buyer's written notice of any defects to advise Buyer or Buyer's agent in writing that Graebel shall proceed under one (1) of the following options:

- a. Treat the condition and repair the defect at Graebel's own cost and expense, in which event Buyer agrees to consummate the purchase transaction according to the terms of the Buyer Offer and this Rider (in the case of lead based paint and/or lead based hazard remediation, Graebel will provide Buyer with a certificate from a risk assessor or inspector demonstrating that the condition had been remedied before the date of Closing (the "Closing Date")); or
- b. Provide a credit to Buyer at Closing in an amount agreed to by both parties in lieu of treating the condition or defect or making the repair, in which event Buyer agrees to consummate the purchase transaction according to the terms of the Buyer Offer and this Rider and to release Graebel from any liability or obligation related to the condition and repair; or
- c. Terminate the Buyer Offer and this Rider by executing a release and refunding to the Buyer any earnest money deposit.

Should Graebel elect to terminate the Buyer Offer and this Rider, or fail to respond within seven (7) calendar days after notification of defects by Buyer, Buyer shall have the right, in its sole and exclusive discretion, to proceed to Closing and consummate the Property purchase transaction, taking the Property in "as is, where is" and with all faults condition (i.e., with whatever conditions or defects exist). To exercise this right to proceed to Closing, Buyer must provide Graebel with written notice of such intention within four (4) calendar days from either (i) receipt of Graebel's notice of its election to terminate, or (ii) the expiration of Graebel's seven (7) calendar day period for response to Buyer after notification of defects by Buyer.

Buyer(s) Initials _____/_____

17. Pre-Closing Inspection of Condition of Property. Buyer shall have the right to make a final inspection of the Property within forty-eight (48) hours before Closing, not as a contingency of the sale, but solely to confirm that the Property's condition has not deteriorated from the date of the Buyer Offer and this Rider (ordinary wear and tear excepted).

18. Buyer's Indemnity. Buyer agrees to indemnify and hold harmless Graebel and any of Graebel's shareholders, directors, officers, employees, agents, guests, and invitees, and their respective heirs, successors, and assigns from, against, and in respect of any and all actions, suits, claims, proceedings, demands, damages, losses, costs, and expenses, including, but not limited to, attorneys' fees, costs, and disbursements, arising out of or resulting from the performance of any examinations, tests, or inspections undertaken by Buyer, its agents, contractors, or anyone else from whose acts Buyer may be legally liable. Buyer's indemnification obligation set forth in this Section 18 shall survive termination of the Buyer Offer, termination of this Rider, Closing, and delivery of the deed for the Property.

19. Buyer Not Beneficiary of Representations and Warranties Received by Graebel. Buyer acknowledges and agrees that Buyer is not a beneficiary of any representations and warranties received by Graebel, its assigns, and the employer of Graebel's immediate predecessor in title to the Property (the "Former Owner") as part of Graebel's purchase of the property from the Former Owner.

20. Buyer's Release. Buyer expressly acknowledges that all of the obligations of Graebel pursuant to the Buyer Offer, as amended by this Rider, are subject to and conditional upon Buyer executing and delivering to Graebel at the Closing the Release of All Claims by Buyer which is attached hereto as Exhibit C and incorporated herein by reference.

21. Title Defects. Buyer may, at its option and expense, secure a current preliminary title report relating to the Property and/or a complete abstract of title to the Property. Graebel will not provide title insurance to Buyer at Graebel's expense unless the Property is located in a jurisdiction where it is usual and customary for a seller of residential property to do so and, in that event, Graebel reserves the right to select the title insurer/agent. In the event a title report or abstract reflects title defects, Graebel shall have the option, in Graebel's sole and exclusive discretion, to either (a) correct the defect, or (b) terminate the transaction. Under no circumstances shall Graebel have any obligation to bring any action or proceeding or otherwise incur any expense whatsoever to render title to the Property marketable or insurable. In the event any title defect is one which will require in excess of thirty (30) days to correct, Graebel will notify Buyer within a reasonable time period and Buyer may then, by providing written notice to Graebel within seven (7) calendar days following receipt of such notice from Graebel, elect to (a) terminate the transaction, (b) receive a refund of any earnest money deposit, and (c) release Graebel from any further obligation under the Buyer Offer or this Rider. Buyer acknowledges and agrees that, to the fullest extent permitted by law, Buyer's failure to notify Graebel of its election to terminate the transaction within the seven (7) calendar day period shall constitute (a) Buyer's constructive acceptance of the title defect affecting the Property, (b) Buyer's waiver of any other objections relating to the title of the Property under the Buyer Offer or this Rider, and (c) Buyer's agreement to proceed to Closing.

22. Tax and Other Prorations. If the Property has been fully assessed at the time of Closing, prorations for taxes, assessments, and similar items will be based upon the amounts available at the time of Closing. If such amounts are not available at the time of Closing, prorations for taxes, assessments, and similar items will be based upon the most current amounts or the most current assessments. If the Property has not been fully assessed at the time of Closing, prorations for taxes, assessments, and similar items will be based upon a percentage of the value of the Property as determined in accordance with local custom. There will be no re-prorations or adjustments of taxes, assessments, and similar items after Closing. The proration for the day of Closing shall be charged to Graebel.

23. Closing. The parties agree that all closing prorations and repair amounts must be confirmed and approved by Graebel or the Closing Agent at least forty-eight (48) hours prior to Closing. The parties further agree that the Closing Date and time must be agreed upon by the parties at least five (5) business days prior to Closing. The Closing of the sale of the Property shall be through, and shall take place at, the office of the Closing Agent.

Buyer(s) Initials _____/_____

24. Possession. Graebel shall deliver possession of the Property to Buyer as of the actual time of the Closing on the Closing Date. Buyer may not alter the Property, store anything on or in the Property, or occupy or otherwise use the Property prior to the actual time of the Closing on the Closing Date.

25. Assignment. Buyer acknowledges and agrees that it shall not assign its rights and duties under the Buyer Offer or this Rider without Graebel's prior written consent. If Buyer makes such an assignment without consent, Graebel may, at its option and in its sole and exclusive discretion, elect to terminate the transaction. Graebel may assign the Buyer Offer and this Rider and all of its rights and duties hereunder.

26. Appointment as Agent. If two (2) or more persons are identified as Buyer in the Buyer Offer or this Rider, each individual purchaser, by signing the Buyer Offer or this Rider, authorizes the other or any of them to act as his or her agent to receive notices and make payments under the Buyer Offer and this Rider.

27. Miscellaneous Provisions.

a. Binding Effect/Entire Agreement. The Buyer Offer and this Rider shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors, executors, legal representatives, administrators, and permitted assigns. All prior understandings and agreements between the parties are merged in the Buyer Offer and this Rider, which constitutes the entire agreement between the parties. The Buyer Offer and this Rider are entered into after full investigation made by Buyer, and neither party relies upon any statement or representation made by anyone unless contained herein. No provision of the Buyer Offer or this Rider may be modified or waived unless in writing and signed by the party against whom the enforcement of such modification or waiver is sought.

b. Non-Waiver/Time of the Essence. No delay or failure by either party to exercise any right hereunder, and no partial or single exercise of such right, shall constitute a waiver of that or any other right, unless otherwise expressly provided herein. Time is of the essence of the Buyer Offer and this Rider and any failure to perform an obligation by a date specified in the Buyer Offer and this Rider will be considered a breach of the entire Buyer Offer and this Rider.

c. Severability. Whenever possible, each provision of the Buyer Offer and this Rider will be interpreted in such a manner as to be effective and valid under applicable law, but if any provision of the Buyer Offer or this Rider is held to be prohibited by or invalid under applicable law, such provision will be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of the Buyer Offer and this Rider.

d. Alternative Dispute Resolution.

(1) Mediation of Disputes. Graebel and Buyer agree to mediate any dispute or claim between them arising out of the Buyer Offer and this Rider or any resulting transaction before resorting to arbitration or court action. Mediation is a process in which parties attempt to resolve a dispute by submitting it to an impartial, neutral mediator who is authorized to facilitate the resolution of the dispute, but who is not empowered to impose a settlement on the parties. The mediation fee, if any, shall be divided equally among the parties involved. Graebel and Buyer agree that anything said, any admission made, and any documents prepared, in the course of the mediation shall be inadmissible in any arbitration or any civil action. If any party commences an arbitration or court action based on a dispute or claim to which this provision applies without first attempting to resolve the matter through mediation, then any other party shall be entitled to the dismissal or stay of such arbitration or court action until the mediation required by this provision can be completed.

(2) Arbitration of Disputes. Any dispute or claim in law or equity between Graebel and Buyer arising out of the Buyer Offer and this Rider or any resulting transaction which is not settled through mediation shall be decided by neutral, binding arbitration and not by court action, except as provided by the laws of the state where the Property is located for judicial review of arbitration proceedings and except as may be necessary for the purposes of enforcing this provision. The arbitration shall be conducted in accordance with the rules of the American Arbitration Association (AAA), unless the parties agree in writing to use different rules or a different arbitrator. In all other respects, the arbitration shall be conducted in accordance with applicable law in the jurisdiction where the Property is located. Judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof. The parties shall have the right to discovery in accordance with applicable law in the jurisdiction where the Property is located. The arbitrator shall have the right to order injunctive or other equitable relief.

e. Further Assurances. Each of the parties to the Buyer Offer and this Rider shall execute and deliver to the other party hereto such other instruments as may be reasonably required in connection with the Closing and the covenants and agreements as set forth herein.

Buyer(s) Initials _____

f. Force Majeure. Neither party will be liable to the other, or will be considered to be in breach of the Buyer Offer and this Rider, due to any delay or failure to perform which is the result of strikes, lockouts, labor disputes, acts of God, enemy hostile government action, terrorism, governmental restrictions, civil commotion, fire or other casualty, and other causes beyond the reasonable control of such party. In the event of a delay caused by any of those items described in this provision, the delayed party shall make all commercially reasonable efforts to minimize the impact of the event.

g. Governing Law. The Buyer Offer and this Rider shall be construed in accordance with and governed by the laws of the state of where the Property is located without regard to conflict of law principles.

h. Counterparts/Captions/Construction. This Rider may be executed in two (2) or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument. Captions in this Rider are for convenience only and shall not be used to interpret or construe its provisions. The language throughout the Buyer Offer and this Rider will be (i) construed according to its normal and usual meaning, and (ii) deemed to be the language chosen by the parties hereto to express their mutual intent and no rule of strict constructions shall be applied against either party. As used in the Buyer Offer and this Rider, the masculine, feminine, and neuter genders and the singular and plural will each be deemed to include the other whenever appropriate to the context.

i. Notices. Any and all notices, elections, demands, requests, and responses thereto permitted or required to be given under the Buyer Offer and this Rider (collectively, "Notices") shall be in writing, signed either by the party giving the same or such party's attorneys, and shall be deemed to have been properly given and shall be deemed effective upon receipt (i) if personally delivered, (ii) if delivered by express overnight delivery service with receipt for delivery, or (iii) if deposited in the United States mail, postage prepaid, certified with return receipt requested, to the other party at the address of such other party set forth above.

Buyer(s) Initials _____

**EXHIBIT C
TO
RIDER TO BUYER OFFER**

**GRAEBEL RELOCATION SERVICES WORLDWIDE, INC.
RELEASE OF ALL CLAIMS BY BUYER
CAUTION: READ BEFORE SIGNING**

**THIS EXHIBIT MUST BE INITIALED PRIOR TO CLOSING AND SIGNED AT CLOSING
THIS DOCUMENT SHOULD BE INITIALED BY THE BUYER(S) WHEN THE RIDER TO BUYER OFFER IS SIGNED
THIS DOCUMENT SHOULD NOT BE SIGNED BY THE BUYER(S) WHEN THE RIDER TO BUYER OFFER IS SIGNED
THIS DOCUMENT IS TO BE COMPLETED AND SIGNED BY THE BUYER(S) AT THE CLOSING**

The undersigned (collectively, the "Buyer") hereby acknowledges that Graebel Relocation Services Worldwide, Inc. ("Graebel") would not have entered into that certain _____ dated _____, 20____ (the "Buyer Offer") and the related Rider to Buyer Offer dated _____, 20____ (the "Rider") without Buyer's agreement to execute this Release of All Claims By Buyer (the "Release"). The parties to the Buyer Offer and the Rider therefore agree that adequate consideration exists to support Buyer's execution of this Release. Terms not defined herein shall have the meanings given to them in the Buyer Offer and the Rider.

Buyer, for itself and on behalf of Buyer's heirs, agents, representatives, successors, and permitted assigns (collectively, the "Releasing Parties"), FULLY AND FINALLY WAIVES AND RELEASES ANY AND ALL CLAIMS AND CAUSES OF ACTION (known and unknown, foreseen or unforeseen, developed or undeveloped) which Buyer may now have or may hereafter acquire against Graebel and Graebel's principal (i.e., the employer of Graebel's immediate predecessor in title to the Property (the "Former Owner")), and all of their respective predecessors, successors, parents, subsidiaries, and other affiliates, and all those entities' shareholders, directors, officers, employees, and agents (collectively, the "Released Parties") that arise from, or relate in any way to, or result in any manner from:

1. The Property;
2. The transactions contemplated by the Buyer Offer and this Rider;
3. All of the disclosures which were made to Graebel by the Former Owner of the Property; and
4. The presence of radon gas, asbestos, or any other toxic, hazardous, or other environmentally dangerous substance in, on, or about the Property;

including, without limitation, all such claims and causes of action of any sort or type whatsoever, including claims based on any contract, tort, common law or other law, claims based on any federal, state, or local statute, rule, or ordinance, and any claims for punitive or other enhanced damages and whether any such claim or cause of action is made by Buyer or by any person which Buyer allows to reside in or about the Property or to come in contact with the Property.

The Releasing Parties state and acknowledge that they are not entering into this Release in reliance upon any representations, promises, or assurances other than those expressly stated in the Buyer Offer, the Rider, and this Release. The Releasing Parties agree that there shall be no presumption against the drafter of this Release and that this Release shall be governed by and interpreted according to the laws of the state where the Property is located.

The Releasing Parties hereby irrevocably covenant to refrain from, directly or indirectly, asserting any claim or demand, or commencing, instituting, or causing to be commenced, any proceeding of any kind against any Released Party based upon any matter purported to be released hereby.

Without in any way limiting any of the rights and remedies otherwise available to any Released Party, the Releasing Parties, jointly and severally, each hereby agree to indemnify and hold harmless each Released Party from and against all loss, liability, claim, damage (including incidental and consequential damages) or expense (including costs of investigation and defense and reasonable attorney's fees) whether or not involving third party

Buyer(s) Initials _____/_____

claims, arising directly or indirectly from or in connection with (a) the assertion by or on behalf of the Releasing Parties of any claim or other matter purported to be released pursuant to this Release and (b) the assertion by any third party of any claim or demand against any Released Parties which claim or demand arises directly or indirectly from, or in connection with, any assertion by or on behalf of the Releasing Parties against such third party of any claims or other matters purported to be released pursuant to this Release. If any provision of this Release is held invalid or unenforceable by any court of competent jurisdiction, the other provisions of this Release will remain in full force and effect. Any provision of this Release which is held invalid or unenforceable only in part or degree will remain in full force and effect to the extent not held invalid or unenforceable.

FOR LOUISIANA PROPERTIES ONLY. BUYER(S) PLEASE NOTE THE FOLLOWING: Buyer acknowledges and agrees that the Property is being sold in "as is" and "where is" condition, without any warranty of recourse whatsoever as to the condition of the Property, including, without limitation, any warranty as to the absence of vices or defects (whether apparent, latent, known or unknown, easily discoverable, or hidden), fitness for any ordinary use, or fitness for any intended use or particular purpose, even for the return or reduction of the purchase price or otherwise. Buyer acknowledges reliance solely on Buyer's inspection of the Property. Accordingly, Buyer waives all of Buyer's rights in connection with the condition of the Property, and Buyer hereby relieves and releases Graebel from any and all liability in connection with the condition of the Property, including particularly any and all liability for any claim or cause of action for redhibition or for reduction of the purchase price or otherwise pursuant to Louisiana law. Buyer expressly waives all rights in redhibition and reduction of the purchase price or otherwise pursuant to Louisiana law. Buyer further acknowledges and agrees that Buyer has not relied on Graebel's skills or judgment in selecting the Property. Buyer acknowledges and understands that Louisiana redhibition law enables Buyer to hold Graebel responsible for any undeclared latent defects in the Property existing on the date of the Act of Sale and to either rescind the sale or seek a reduction of the purchase price, and Buyer hereby specifically waives such rights. As used in this provision, "Act of Sale" refers to the closing of title. Buyer acknowledges that the foregoing waivers have been explained to Buyer and that Buyer has read and understands such waivers, has voluntarily and knowingly consented to such waivers, and agrees to be bound thereby.

FOR CALIFORNIA PROPERTIES ONLY. In connection with any rights Buyer is waiving under the Buyer Offer and the Rider, Buyer expressly waives and relinquishes all rights and benefits afforded by Section 1542 of the Civil Code of the State of California and understands and acknowledges the significance of such specific waiver of Section 1542. Section 1542 of the Civil Code provides as follows:

A general release does not extend to claims which the creditor does not know or suspect to exist in his or her favor at the time of executing the release, which if known by him or her must have materially affected his or her settlement with the debtor.

Thus, notwithstanding the provision of Section 1542, and for the purpose of implementing a full and complete release and discharge of the Released Parties, Buyer expressly acknowledges that this release is intended to include in its effect, without limitation, all claims which the Buyer does not know or suspect to exist in his favor at the time of execution of this document, and that this release contemplates the extinguishment of any such claim or claims.

FOR MONTANA PROPERTIES ONLY. In connection with any rights Buyer is waiving under the Buyer Offer and the Rider, Buyer expressly waives and relinquishes all rights and benefits afforded by Section 28-1-1602 of the Code of the State of Montana and understands and acknowledges the significance of such specific waiver of Section 28-1-1602. Section 28-1-1602 of the Montana Code provides as follows:

A general release does not extend to claims which the creditor does not know or suspect to exist in his favor at the time of executing the release, which, if known by him, must have materially affected his settlement with the debtor.

Thus, notwithstanding the provision of Section 28-1-1602, and for the purpose of implementing a full and complete release and discharge of the Released Parties, Buyer expressly acknowledges that this release is intended to include in its effect,

Buyer(s) Initials _____/_____

without limitation, all claims which the Buyer does not know or suspect to exist in his favor at the time of execution of this document, and that this release contemplates the extinguishment of any such claim or claims.

FOR NORTH DAKOTA PROPERTIES ONLY. In connection with any rights Buyer is waiving under the Buyer Offer and the Rider, Buyer expressly waives and relinquishes all rights and benefits afforded by Section 9-13-02 of the Century Code of the State of North Dakota and understands and acknowledges the significance of such specific waiver of Section 9-13-02. Section 9-13-02 of the North Dakota Century Code provides as follows:

A general release does not extend to claims which the creditor does not know or suspect to exist in the creditor's favor at the time of executing the release, which if known by the creditor, must have materially affected the creditor's settlement with the debtor.

Thus, notwithstanding the provision of Section 9-13-02, and for the purpose of implementing a full and complete release and discharge of the Released Parties, Buyer expressly acknowledges that this release is intended to include in its effect, without limitation, all claims which the Buyer does not know or suspect to exist in his favor at the time of execution of this document, and that this release contemplates the extinguishment of any such claim or claims.

FOR SOUTH DAKOTA PROPERTIES ONLY. In connection with any rights Buyer is waiving under the Buyer Offer and the Rider, Buyer expressly waives and relinquishes all rights and benefits afforded by Section 20-7-11 of the Codified Laws of the State of South Dakota and understands and acknowledges the significance of such specific waiver of Section 20-7-11. Section 20-7-11 of the Codified Laws provides as follows:

A general release does not extend to claims which the creditor does not know or suspect to exist in his favor at the time of executing the release, which if known by him must have materially affected his settlement with the debtor.

Thus, notwithstanding the provision of Section 20-7-11, and for the purpose of implementing a full and complete release and discharge of the Released Parties, Buyer expressly acknowledges that this release is intended to include in its effect, without limitation, all claims which the Buyer does not know or suspect to exist in his favor at the time of execution of this document, and that this release contemplates the extinguishment of any such claim or claims.

CAUTION: READ BEFORE SIGNING. I have read the foregoing Release of All Claims. I fully understand that this Release has important legal consequences. I have had an opportunity to have this Release fully explained to me by my attorney and understand this Release's final and binding effect.

Dated this _____ day of _____, 20__.

RELEASING PARTY:

RELEASING PARTY:

Name: _____

Name: _____

STATE OF _____)

) ss.

COUNTY OF _____)

This instrument was acknowledged before me on the _____ day of _____, 20__, by _____ (and _____), to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

(Notarial seal)

_____, Notary Public
My commission _____

(Revised 12/10/2009) (WRT)

Buyer(s) Initials _____/_____

GRAEBEL RELOCATION SERVICES WORLDWIDE, INC. LEAD BASED PAINT AMENDMENT TO RIDER TO BUYER OFFER

THIS LEAD BASED PAINT AMENDMENT TO RIDER TO BUYER OFFER (the "Amendment") is made on _____, 20_____, by and among Graebel Relocation Services Worldwide, Inc., a Colorado corporation, having its principal office located at 16346 Airport Circle, Aurora, Colorado 80011, or its assigns ("Graebel") and _____, whose address is _____, _____ (collectively, the "Buyer").

The following terms and conditions are in addition to, take precedence over, and replace and supersede any contrary provisions of that certain Rider to Buyer Offer by and among Graebel and Buyer dated _____, 20_____ (the "Rider"):

DISCLOSURE OF INFORMATION ON LEAD BASED PAINT AND/OR LEAD BASED PAINT HAZARDS

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Disclosure of Graebel Relocation Services Worldwide, Inc. ("Graebel")

(a) Presence of lead based paint and/or lead based paint hazards (check (i) or (ii) below):

(i) _____ Known lead based paint and/or lead based paint hazards are present in the Property (explain):

(ii) _____ Graebel has no knowledge of lead based paint and/or lead based paint hazards on the Property.

(b) Records and reports available to Graebel (check (i) or (ii) below):

(i) _____ Graebel has provided Buyer with all available records and reports pertaining to lead based paint and/or lead based paint hazards on the Property (list documents below).

- (ii) _____ Graebel has no reports or records pertaining to lead based paint and/or lead based paint hazards on the Property.

Acknowledgment of _____ ("Buyer") (Buyer to initial (c) and (d))

- (c) _____ Buyer has received copies of all information listed above.
- (d) _____ Buyer has received the pamphlet "Protect Your Family from Lead in Your Home."
- (e) Buyer has (check (i) or (ii) below):
- (i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead based paint and/or lead based paint hazards; or
- (ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead based paint and/or lead based paint hazards.

Agent's Acknowledgment (initial)

- (f) _____ Agent has informed Graebel of its obligations under 42 U.S.C. 4852d and is aware of his or her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

The parties acknowledge and agree that terms not defined in this Amendment shall have the meaning given to them in the Rider.

The parties further acknowledge and agree that all other terms of the Rider remain in full force and effect.

IN WITNESS WHEREOF, Employee and Graebel have caused this Lead Based Paint Amendment to Rider to Buyer Offer to be duly executed and delivered as of the date first above written.

Graebel Relocation Services Worldwide, Inc.

Buyer(s):

Name: Bernice Witherspoon

Name: _____

Title: Relocation Consultant

Name: _____

Approved: _____

Home Realty
(Graebel's Listing Broker/Agent)

(Buyer's Broker/Agent)

Name: Karen Tomlin

Name: _____

Title: _____

Title: _____



ADDENDUM TO CONTRACT OF SALE

Date: _____

Property address (as written in the contract): 54 Jonestown Road
Fairfield, US-VA 24435

-
- A. The repairs, as presented to the seller have been completed; therefore, I am removing the home inspection contingency.
- B. In lieu of repairs being completed by the seller, I accept (\$)_____ credit at closing, and I remove the home inspection contingency.
- C. I have completed my inspections of the above property, and I remove the inspection contingency with no request for repairs.
- D. Other: _____
-
-

ALL OTHER TERMS AND CONDITIONS REMAIN THE SAME

Signature of Buyer Date

Signature of Buyer Date

Signature of Seller Date

Signature of Seller Date

Please complete and return electronically to Bernice Witherspoon
Email: bwitherspoon@graebel.com

File Name: David Metzler
File Number: APRO51322

This guide is to assist you in completing the Graebel Rider to Buyer Offer. All areas in red will need to be completed on the rider. Failure to complete the items below will result in Graebel returning the document back to the buyer for additional initials. Page 1 of the rider must be signed at time of contract and all pages must be initialed by the buyer.

NOTE: Please advise the buyer that we will not accept any modifications to this rider.

**GRAEBEL RELOCATION SERVICES WORLDWIDE, INC.
RIDER TO BUYER OFFER**

THIS RIDER TO BUYER OFFER (the "Rider") is made on Date of Contract, 20_____, by and among Graebel Relocation Services Worldwide, Inc., a Colorado corporation, having its principal office located at 16346 Airport Circle, Aurora, Colorado 80011, or its assigns ("Graebel") and Buyer's Name, Co-Buyer's Name _____ whose address is Put Street Address Here, City _____, State and Zip _____ (collectively, the "Buyer").

WHEREAS, Graebel wishes to sell, and Buyer wishes to purchase, the Property (as defined herein); and

WHEREAS, Graebel and Buyer are parties to that certain Offer, Contract or Purchase and Sale Agreement dated Date of Contract, 20_____, (the "Buyer-Offer"); and

WHEREAS, Graebel and Buyer hereby agree to amend the Buyer Offer as set forth herein.

NOW, THEREFORE, in consideration of the mutual promises contained herein and other good and valuable consideration, the parties agree as follows:

1. Agreement to Terms of Rider. Graebel and Buyer hereby agree to amend the Buyer Offer in the manner set forth in this Rider. The terms and conditions contained in this Rider are in addition to, take precedence over, and replace and supersede any contrary provisions of the Buyer Offer.

2. Exhibits. Exhibits A, B, and C are attached hereto and are incorporated herein by reference.

IN WITNESS WHEREOF, Graebel and Buyer have caused this Rider to Buyer Offer to be duly executed and delivered as of the date first above written.

Graebel Relocation Services Worldwide, Inc.

Buyer(s)

Signature _____

Name: _____

Name: Print name here _____

Title: Relocation Consultant _____

Signature _____

Name: Print name here _____

Approved:
Real Estate Company X
(Graebel's Listing Broker/Agent)

Agent's signature
(Buyer's Broker/Agent)

Listing Agent Signature

Name: Agent B _____

Name: Print name here _____

Title: Add Title _____

Title: _____

Buyer(s) Initial _____ / _____



**EXHIBIT A
TO
RIDER TO BUYER OFFER**

Date of Buyer Offer: _____, 20____ Date of purchase agreement, contract, offer

Date of Rider: _____, 20____ The date the Rider is signed by the buyer.

Name(s) of Buyer(s): _____ Buyer's names

Street Address of Property: 2168 West Aspenwood Loop

City/Village/Town: Boulder County: _____ State: US-UT Zip Code: 84043

Legal Description of Property: Lot 12, Block 3, Castlegate Section 4, Brazos County, TX

Excluded Personal Property: _____ List any excluded property here.

Additional Provisions: _____ Seller concessions, included items, and any other additional provisions that appear in the contract.

Buyer's Inspection Period: _____ (not more than seven (7) days after the Date of Rider.) Not more than 7 days.

Buyer's Waiver of Inspections: Have buyer check and initial by any inspections they are willing to waive.

Buyer hereby elects, in its sole and exclusive discretion, to waive the right to conduct the following inspections:

	Buyer(s) Initials
<input type="checkbox"/> All Inspections	_____/____
<input type="checkbox"/> Asbestos Inspection	_____/____
<input type="checkbox"/> General Home Inspection (including callouts)	_____/____
<input type="checkbox"/> Lead Based Paint/Hazards	_____/____
<input type="checkbox"/> Pool, Hot Tub, and Spa Inspection	_____/____
<input type="checkbox"/> Radon Inspection	_____/____
<input type="checkbox"/> Stucco Inspection	_____/____
<input type="checkbox"/> Termite Inspection	_____/____
<input type="checkbox"/> Toxic/Hazardous Materials	_____/____
<input type="checkbox"/> Underground Storage Tanks	_____/____
<input type="checkbox"/> Well and Septic System Inspection	_____/____

Buyer(s) Initial _____ / _____



If the inspections that were completed by Graebel do not appear in this section as you see them below you will need to add the relevant inspections and information.

Tests, Inspections, and Disclosure Documents:

Buyer hereby acknowledges receipt of the following tests, inspections, and disclosure documents:

Type of Test/Inspection	Test/Inspection Provider Name	Date of Report	# of Pages
Well Potability	US Inspects	09/26/2011	2
Hot Tub	US Inspects	09/26/2011	3
Termite	US Inspects	09/26/2011	3
Pool	US Inspects	09/26/2011	4

Disclosure Documents:

Document Date

Homeowner Disclosure Statement (made by Graebel's predecessor in title to the Property)

09/26/2011

State of List State Here Disclosure Form by Record Title Holder Completed

Date Disclosure

State of _____ Disclosure Form by Graebel's Predecessor in Title Applicable

____ Complete if

Natural Hazards Disclosure Statement (California only) Applicable

____ Complete if

Other: _____

Lead Based Paint:

The Property was / was not constructed prior to January 1, 1978. Check Appropriate Box

Closing Information:

Name of Closing Agency: Priority Title

Address of Closing Agency: 47 Hall Street
Concord Nh 03301

Telephone Number: 603-226-9300

Name of Individual Closing Agent: Sherry Johnson

Closing shall occur on or before: _____ Closing date that appears on offer.

Name of Graebel's Listing Broker/Agent: Coldwell Banker Residential Brokerage / Dan Nix

Name of Buyer's Broker/Agent: _____ Complete Name Here

Special Instructions: _____ Complete if Applicable

If no title company is listed here then please make sure that the title company that has been assigned by Graebel is completed in this section.

Proceed to page 10 of 12

Buyer(s) Initial _____ / _____



Pages 10-12 need to be initialed at time of contract. Buyer does not sign and notarize until closing.

**EXHIBIT C
TO
RIDER TO BUYER OFFER**

**GRAEBEL RELOCATION SERVICES WORLDWIDE, INC.
RELEASE OF ALL CLAIMS BY BUYER
CAUTION: READ BEFORE SIGNING**

**THIS EXHIBIT MUST BE INITIALED PRIOR TO CLOSING AND SIGNED AT CLOSING
THIS DOCUMENT SHOULD BE INITIALED BY THE BUYER(S) WHEN THE RIDER TO BUYER OFFER IS SIGNED
THIS DOCUMENT SHOULD NOT BE SIGNED BY THE BUYER(S) WHEN THE RIDER TO BUYER OFFER IS SIGNED
THIS DOCUMENT IS TO BE COMPLETED AND SIGNED BY THE BUYER(S) AT THE CLOSING**

The undersigned (collectively, the "Buyer") hereby acknowledges that Graebel Relocation Services Worldwide, Inc. ("Graebel") would not have entered into that certain _____ Offer, Contract, or Purchase and Sale Agreement dated Date of Offer, etc. Here _____, 20_____ (the "Buyer Offer") and the related Rider to Buyer Offer dated Date of Rider Here _____, 20_____ (the "Rider") without Buyer's agreement to execute this Release of All Claims By Buyer (the "Release"). The parties to the Buyer Offer and the Rider therefore agree that adequate consideration exists to support Buyer's execution of this Release. Terms not defined herein shall have the meanings given to them in the Buyer Offer and the Rider.

Buyer, for itself and on behalf of Buyer's heirs, agents, representatives, successors, and permitted assigns (collectively, the "Releasing Parties"), FULLY AND FINALLY WAIVES AND RELEASES ANY AND ALL CLAIMS AND CAUSES OF ACTION (known and unknown, foreseen or unforeseen, developed or undeveloped) which Buyer may now have or may hereafter acquire against Graebel and Graebel's principal (i.e., the employer of Graebel's immediate predecessor in title to the Property (the "Former Owner")), and all of their respective predecessors, successors, parents, subsidiaries, and other affiliates, and all those entities' shareholders, directors, officers, employees, and agents (collectively, the "Released Parties") that arise from, or relate in any way to, or result in any manner from:

1. The Property;
2. The transactions contemplated by the Buyer Offer and this Rider;
3. All of the disclosures which were made to Graebel by the Former Owner of the Property; and
4. The presence of radon gas, asbestos, or any other toxic, hazardous, or other environmentally dangerous substance in, on, or about the Property;

including, without limitation, all such claims and causes of action of any sort or type whatsoever, including claims based on any contract, tort, common law or other law, claims based on any federal, state, or local statute, rule, or ordinance, and any claims for punitive or other enhanced damages and whether any such claim or cause of action is made by Buyer or by any person which Buyer allows to reside in or about the Property or to come in contact with the Property.

The Releasing Parties state and acknowledge that they are not entering into this Release in reliance upon any representations, promises, or assurances other than those expressly stated in the Buyer Offer, the Rider, and this Release. The Releasing Parties agree that there shall be no presumption against the drafter of this Release and that this Release shall be governed by and interpreted according to the laws of the state where the Property is located.

The Releasing Parties hereby irrevocably covenant to refrain from, directly or indirectly, asserting any claim or demand, or commencing, instituting, or causing to be commenced, any proceeding of any kind against any Released Party based upon any matter purported to be released hereby.

Without in any way limiting any of the rights and remedies otherwise available to any Released Party, the Releasing Parties, jointly and severally, each hereby agree to indemnify and hold harmless each

Buyer(s) Initial _____ / _____



Released Party from and against all loss, liability, claim, damage (including incidental and consequential damages) or expense (including costs of investigation and defense and reasonable attorney's fees) whether or not involving third party

FOR NORTH DAKOTA PROPERTIES ONLY. In connection with any rights Buyer is waiving under the Buyer Offer and the Rider, Buyer expressly waives and relinquishes all rights and benefits afforded by Section 9-13-02 of the Century Code of the State of North Dakota and understands and acknowledges the significance of such specific waiver of Section 9-13-02. Section 9-13-02 of the North Dakota Century Code provides as follows:

A general release does not extend to claims which the creditor does not know or suspect to exist in the creditor's favor at the time of executing the release, which if known by the creditor, must have materially affected the creditor's settlement with the debtor.

Thus, notwithstanding the provision of Section 9-13-02, and for the purpose of implementing a full and complete release and discharge of the Released Parties, Buyer expressly acknowledges that this release is intended to include in its effect, without limitation, all claims which the Buyer does not know or suspect to exist in his favor at the time of execution of this document, and that this release contemplates the extinguishment of any such claim or claims.

FOR SOUTH DAKOTA PROPERTIES ONLY. In connection with any rights Buyer is waiving under the Buyer Offer and the Rider, Buyer expressly waives and relinquishes all rights and benefits afforded by Section 20-7-11 of the Codified Laws of the State of South Dakota and understands and acknowledges the significance of such specific waiver of Section 20-7-11. Section 20-7-11 of the Codified Laws provides as follows:

A general release does not extend to claims which the creditor does not know or suspect to exist in his favor at the time of executing the release, which if known by him must have materially affected his settlement with the debtor.

Thus, notwithstanding the provision of Section 20-7-11, and for the purpose of implementing a full and complete release and discharge of the Released Parties, Buyer expressly acknowledges that this release is intended to include in its effect, without limitation, all claims which the Buyer does not know or suspect to exist in his favor at the time of execution of this document, and that this release contemplates the extinguishment of any such claim or claims.

CAUTION: READ BEFORE SIGNING. I have read the foregoing Release of All Claims. I fully understand that this Release has important legal consequences. I have had an opportunity to have this Release fully explained to me by my attorney and understand this Release's final and binding effect.

Dated this _____ day of _____, 20__.

RELEASING PARTY: _____
Name: _____

RELEASING PARTY: _____
Name: _____

STATE OF _____)
) ss.
COUNTY OF _____)

This instrument was acknowledged before me on the _____ day of _____, 20__, by _____ (and _____), to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.
(Notarial seal)

_____, Notary Public

Buyer(s) Initial _____ / _____

GRAEBEL

Buying This Home is Easy!

Graebel helps thousands of relocating executives with their home purchase transactions each year. Because this property is a Graebel-managed home, you can take advantage of the same attractive mortgage program benefits we offer to our Fortune 100 clients' transferring employees.



GRAEBEL-MANAGED HOMEPROGRAM BENEFITS:

- **\$495 Capped Buyer's Lender Fee**
Includes appraisal, processing, underwriting, flood zone certificate, credit report, tax service, application, and commitment fees*
- **Preferred Interest Rates**
Ask about our customized mortgage programs
- **Quick & Easy Pre-Approval Process¹**
Streamlined, quick and easy application with results in 15 minutes or less!**
- **On-Time Closing Guarantee²*****

Call Today To Get Pre-approved!

Remember to mention this promotional code: "GRAEBEL PREFERRED LENDER PROGRAM" to take advantage of these great benefits!



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1-888-895-2911

<http://mortgagebenefits.bankofamerica.com/graebel>



To contact CitiMortgage:
1-800-353-7989³

<http://ebp.citimortgage.com/03118>



To contact Wells Fargo Home Mortgage:
1-800-452-9988

www.benefits-mortgage.com/RMC1691



1. Final commitment by CitiMortgage is subject to verification of information, receipt of a satisfactory sales contract on the home you wish to purchase, appraisal and title report, and meeting our customary closing conditions. 2. If you are purchasing a home, we guarantee to close by the date specified in your purchase contract, provided that the date is at least 30 days after the application date and the date of your purchase contract. If you are refinancing, we guarantee to close by the date you request, provided that the date is at least 60 days after the application date. If your loan fails to close on time due to a delay by CitiMortgage or Bank of America Home Loans, you will receive \$1,500 for a purchase and \$400 for a refinance. Offer not available for co-ops, unapproved condos, residences under construction, community lending loans, and government loans. In Texas, the credit may not result in your receiving cash back. 3. Calls are randomly monitored to ensure service quality.

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First mortgage products are made available through CitiMortgage, Inc. CitiMortgage, Inc. does business as Citicorp Mortgage in NM. CitiMortgage, Inc. is an equal housing lender. Citi and Citi with the arc design are registered service marks of Citigroup Inc.

* Borrowers are eligible for a discounted lender fee, the promotional benefit will be applied against lender fees at time of closing. This benefit cannot be combined with the benefits of The Relocation Mortgage Program® or any other program or benefit. Benefit includes the appraisal fee, credit report, processing fee, flood certification and tax service fee. The lender fees will not exceed \$495 and will be applied against lender closing costs on a new purchase secured by a first mortgage or deed of trust with Wells Fargo Home Mortgage ("New Loan"). This promotion is not available on all products. FHA and reverse loans are not eligible for this benefit due to government guidelines. This promotion is void where prohibited. It is not a commitment to waive any term or condition of the New Loan or make any New Loan. Only one discount is permitted per New Loan. Promotional benefit is subject to qualification, approval and closing. Information is accurate as of the date of printing and is subject to change without notice.

** Borrowers who are Graebel employees will need a minimum of 5% down payment and must meet our credit guidelines to be eligible for a loan decision during your application call. Other underwriting conditions may apply such as maximum loan amount, property type and occupancy restrictions. Because with this program your loan decision may not be subject to an appraisal, you may want to consult your legal advisor to include an appraisal contingency in your purchase contract.

*** Available on all qualified purchase transactions. Other terms and conditions apply. See a Home Mortgage Consultant for details. Wells Fargo Home Mortgage will close your loan on or before the closing date stated in your original purchase contract or we will write you a check equal to your first month's principal and interest mortgage payment. Available on all qualified purchase transactions. Other terms and conditions apply. See a Home Mortgage Consultant for details.

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