Authorization for Credit Card Transactions

Department of Homeland Security

Form G-1450

How To Fill Out Form G-1450

1. Type or print legibly in black ink.
2. Complete the "**Applicant's/Petitioner's/Requester's Information**," "**Credit Card Billing Information**," and "**Credit Card Information**" sections and sign the authorization. **NOTE:** The credit card must be issued by a U.S. bank.
3. Place your Form G-1450 ON TOP of your application, petition, or request package.

NOTE: Failure to provide the requested information may result in DHS and your financial institution not accepting the payment. DHS cannot process credit card payments without an authorized signature.

NOTE: Please see the USCIS Form G-1450 website for additional information.

We recommend that you print or save a copy of your completed Form G-1450 to review in the future and for your records.

By completing this transaction, you agree that you have paid for a government service and that the filing fee, biometric services fee and all related financial transactions are final and not refundable, regardless of any action DHS takes on an application, petition, or request. You must submit all fees in the exact amounts. DHS will charge your credit card up to the amount you authorize below.

Please refer to the form(s) you are filing for additional information, or you may call the USCIS Customer Contact number at **1-800-375-5283**. For TTY (deaf or hard of hearing) call: **1-800-767-1833**.

Applicant's/Petitioner's/Requester's Information (Full Legal Name)		
Given Name (First Name) Yglesio Luciano Moyses	Middle Name (if any) N/A	Family Name (Last Name) SILVA DE SOUZA
Credit Card Billing Information (Credit Card Holder's Name as it Appears on the Card)		
Given Name (First Name)	Middle Name (if any)	Family Name (Last Name)
Credit Card Holder's Billing Address:		
Street Number and Name	Apt. Ste. Flr. ☐ ☐ ☐	Number
City or Town	State	ZIP Code
Credit Card Holder's Signature and Contact Information:		
Credit Card Holder's Signature		
Credit Card Holder's Daytime Telephone Number	Credit Card Holder's Email Address	

Credit Card Information		
Credit Card Number	**Credit Card Type:** ☐ Visa ☐ MasterCard ☐ American Express ☐ Discover	Authorized Payment Amount $ 715.00
Credit Card Expiration Date (mm/yyyy) CVV Code		

Authorization for Credit Card Transactions

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Applicant's/Petitioner's/Requester's Information (Full Legal Name)		
Given Name (First Name) Yglesio Luciano Moyses	Middle Name (if any) N/A	Family Name (Last Name) SILVA DE SOUZA
Credit Card Billing Information (Credit Card Holder's Name as it Appears on the Card)		
Given Name (First Name)	Middle Name (if any)	Family Name (Last Name)
Credit Card Holder's Billing Address:		
Street Number and Name	Apt. Ste. Flr. ☐ ☐ ☐	Number
City or Town	State	ZIP Code
Credit Card Holder's Signature and Contact Information:		
Credit Card Holder's Signature		
Credit Card Holder's Daytime Telephone Number	Credit Card Holder's Email Address	

Credit Card Information		
Credit Card Number	**Credit Card Type:** ☐ Visa ☐ MasterCard ☐ American Express ☐ Discover	Authorized Payment Amount $ 300.00
Credit Card Expiration Date (mm/yyyy) CVV Code		

Authorization for Credit Card Transactions

Department of Homeland Security

Form G-1450

How To Fill Out Form G-1450

1. Type or print legibly in black ink.
2. Complete the "**Applicant's/Petitioner's/Requester's Information**," "**Credit Card Billing Information**," and "**Credit Card Information**" sections and sign the authorization. **NOTE:** The credit card must be issued by a U.S. bank.
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Please refer to the form(s) you are filing for additional information, or you may call the USCIS Customer Contact number at **1-800-375-5283**. For TTY (deaf or hard of hearing) call: **1-800-767-1833**.

Applicant's/Petitioner's/Requester's Information (Full Legal Name)		
Given Name (First Name) Yglesio Luciano Moyses	Middle Name (if any) N/A	Family Name (Last Name) SILVA DE SOUZA
Credit Card Billing Information (Credit Card Holder's Name as it Appears on the Card)		
Given Name (First Name)	Middle Name (if any)	Family Name (Last Name)
Credit Card Holder's Billing Address:		
Street Number and Name	Apt. Ste. Flr. ☐ ☐ ☐	Number
City or Town	State	ZIP Code
Credit Card Holder's Signature and Contact Information:		
Credit Card Holder's Signature		
Credit Card Holder's Daytime Telephone Number	Credit Card Holder's Email Address	

Credit Card Information		
Credit Card Number	**Credit Card Type:** ☐ Visa ☐ MasterCard ☐ American Express ☐ Discover	Authorized Payment Amount $ 2805.00
Credit Card Expiration Date (mm/yyyy) CVV Code		

YOUSA
Law Firm

EB-1A EXTRAORDINARY ABILITY
IMMIGRANT PETITION

Petitioner: DE SOUZA , Yglesio Luciano Moyses Silva

HS Law Corp
P.O Box 90487
San Diego - CA - United States

YOUSA Law Firm

TABLE OF CONTENTS

Petitioner: **SILVA DE SOUZA, Yglesio Luciano Moyses**
Type of Petition: **I-140, EB-1 Immingrant Petition for Alien Workers**
Classification Sought: **Immigration and Nationality Act 203(b)(1)(A)**

Forms	● Form G-1450 in the amount of $715 towards I-140 form Filling Fee ● Form G-1450 in the amount of $300 towards Asylum Program Fee (Small Employer) ● Form G-1450 in the amount of $2,805.00 towards Premium Processing Fee ● Form G-28, Notice of Entry of Appearance as Attorney or Representative ● Form I-907, Request for Premium Processing Service ● Form I-140, Petition for Alien Worker and supporting documents
Petition Cover Letter	● Petition Cover Letter ● Exhibit List
Exhibit I	● Personal Statement ● Resume and Employment History ● Job Applications and International Academic Invitations ● Academic Appointment and Teaching Experience o Academic Appointment – Federal University of Maranhão, Department of Morphology, Center for Biological and Health Sciences o Declaration of Teaching Hours – CEUMA Higher Education Association o Professional Experience Verification Certificates – CEUMA Higher Education Association o Statement Letter – Professional Experience Verification Certificate from CEUMA (Apr. 14, 2025) ● Evidence of Research Collaboration and Manuscript Review with Orlando Health ● Academic Credentials and Medical Training: o Medical Degree – Federal University of Maranhão o Doctoral Credential – Experimental Pathophysiology, University of São Paulo Medical School (Dec. 9, 2009)

	○ Certified Specialization in General Surgery (Aug. 18, 2010) ○ Certified Specialization in Digestive System Surgery (Aug. 18, 2010) ○ Certified Surgical Oncology Specialization (Nov. 9, 2017)
Exhibit II	• USCIS Denial Decision (November 2025)
EXHIBIT III – EB-1 CRITERIA	
Exhibit III.i Membership in Professional Associations Requiring Outstanding Achievements	• **Specialist Certification – General Surgery**: Issued by the **Brazilian Medical Association (AMB)** and the **Brazilian College of Surgeons (CBC)**, dated **July 25, 2009** • **Specialist Certification – Digestive System Surgery**: Issued by the **AMB** and the **Brazilian College of Digestive Surgery (CBCD)**, dated **October 9, 2009** • **CBC Bylaws**: Highlighted excerpts from **Article 4 (Chapter II, Title I)** and **Article 2, letter a**, detailing credentialing standards • **CBCD Bylaws**: Highlighted excerpts from **Chapter III, Articles 3 and 4 (items III and IV)** on membership eligibility and review process • **CBCD Board of Directors – Curriculum**: Bios of senior members responsible for membership review • **Dr. Fernando Ponce Leon – LinkedIn Profile**: General Surgeon and Director of Member Relations at CBC, showing role in credentialing • **CBC Institutional Website – "Presentation" Section**: Demonstrates CBC's status as a national and international scientific association • **CBCD Institutional Website – "About" Section**: Demonstrates CBCD's professional and scientific scope in digestive surgery • **High-IQ Societies, Objective Cognitive Distinction** ○ Neuropsychological Assessment – Full Scale IQ of 141 ○ Mensa International: Website excerpt showing admission requirement of scoring in the top 2% on a recognized intelligence test ○ Intertel: Admission confirmation and description of membership threshold (top 1%) ○ Infinity International Society: Admission confirmation showing qualification within the top 0.3% of cognitive performance – Infinity International Society (IIS) Membership – IQ-based admission confirmation, acceptance email, and society information

	– Acceptance Email – Application for Membership, Infinity International Society – Infinity International Society – "Welcome to IIS" and "Who Qualifies" (admission criteria documentation)
<u>Exhibit III.ii</u> Published Material About the Beneficiary in Major Media	• **O Globo (Grupo Globo)** – "State Representative from Maranhão gives speech in English to congratulate Trump on victory" (Nov 6, 2024) – Article highlighting Dr. Souza's international visibility and English-language speech in parliament; covered widely by major press and social media. • **G1 – Jornal Nacional (Globo Group)** – "MA: City Hall Declares Emergency in São Luís' Health System" (Jan 11, 2013) – Coverage of Dr. Souza's role during a declared health emergency while leading Hospital Socorrão I. • **G1 – Jornal Hoje (Globo Group)** – "Hospital Director Asks for Food Donations Online in Maranhão" (Jan 11, 2013) – Article documenting Dr. Souza's public appeal to support a hospital in crisis. • **UOL / Folha de S.Paulo** – "Hospital Director in Maranhão Requests Food and Cleaning Products on Social Media" (Jan 11, 2013) – National news coverage of his crisis management leadership. • **G7 (Maranhão)** – "Yglésio Denounces Problems in Public Health in São Luís" (Apr 13, 2022) – Report on his oversight and denunciation of structural public health issues. • **98 FM News** – "Ministry of Health recognizes Yglésio Moyses' commitment to Socorrão I" (Aug 1, 2013) – Recognition of Dr. Souza's institutional leadership by the federal health authority. • **Website Performance Metrics** – Audience and trustworthiness indicators: o G1.globo.com – Data from SimilarWeb o Folha de S.Paulo (folha.uol.com.br) – Data from SimilarWeb o O Globo (oglobo.globo.com) – Data from SimilarWeb • **G1 – Globo's News Portal:** "About G1" (institutional profile) • **Reuters Institute / University of Oxford Report (2025)** – Recognition of O Globo as Brazil's most trusted and widely read news outlet.
<u>Exhibit III.iii</u> Judging the Work of Others	• **CEUMA University – Verification Letters:** o Professional Experience Verification Certificate confirming Dr. Souza's formal role on undergraduate thesis boards (April 14, 2025) o Supplemental Statement Letter from CEUMA detailing his academic judging activities (April 14, 2025) • **Thesis Evaluation – Medical Research Topics –** Certificates for participation on panels evaluating student research in surgery and related fields, including bariatric outcomes, sepsis management, and clinical simulation (2010–2018)

	• **Orlando Health (USA) – Peer Review Engagement**
	  ○ Peer Review Email Correspondence (July 2025) – Invitation by Dr. Alexis Sanchez (Orlando Health, USA)
	  ○ Annotated Manuscript – "Robotic Surgery Training: Feasibility and User Perception"

<u>Exhibit III.iv</u>
Original Contributions of Major Significance
	• **Google Scholar** – Profile listing peer-reviewed publications, citation metrics, and scientific contributions
	• **Obesity Surgery** – Peer-reviewed article on duodenojejunal exclusion for type 2 diabetes, cited over 240 times in clinical trials and meta-analyses
	• **Expert Letters** – Confirming major significance of research and public health contributions:
	  ○ Dr. Almino Ramos – IFSO leader: groundbreaking metabolic surgery protocol
	  ○ Dr. Orlando Torres – UFMA: enduring value of glycemic control model
	  ○ Dr. Vinícius Nina – SBCCV: interdisciplinary clinical impact
	  ○ Dr. Manoel Galvão Neto – Scientific advisor: early vaccine advocacy and policy effect
	  ○ Dr. Marcelo Queiroga – Former Health Minister: national vaccine policy influence
	• Legislative and **Public** Policy Contributions:
	  ○ Legislative Decree No. 051/2017 – "Simão Estácio Da Silveira" Medal (regional legislative award)
	  ○ Declaration from State of Maranhão – Legislative Proposals by Dr. Souza (2019–2025)
	  ○ Maranhão House of Representatives – Declaration No. 08/2025/DL (Apr. 23, 2025)
	  ○ Assembleia Legislativa do Estado do Maranhão – History Portal (2025)
	  ○ Support Letter – Silvio Carlos Leite Mesquita, Ph.D. in Public Policy
	• **Media Reports** – Coverage by Globo and others on public health leadership, hospital recovery, and vaccine campaigns

Exhibit III.v **Authorship of Scholarly Articles in Professional or Major Trade Publications**	● **Printout of Google Scholar Search Results** – Publications by Yglésio L. M. S. Souza ● **Peer-Reviewed Articles by Dr. Souza**, published in national and international academic journals: o "Laparoscopic Duodenal–Jejunal Exclusion in the Treatment of Type 2 Diabetes Mellitus in Patients with BMI < 30 kg/m²" (Obesity Surgery) o "Pancreatic Anastomosis by the Modified Heidelberg Technique" o "Evaluation of the Effects of Ozone Therapy in the Treatment of Intra-abdominal Infection in Rats" o "Effects of Aroeira Extract on the Liver after Hepatic Ischemia-Reperfusion: Experimental Study in Rats" o "Enteric Tuberculosis with Spontaneous Colocutaneous Fistula: Case Report" o "Perforated Adenocarcinoma of the Sigmoid Colon with Multiple Retroperitoneal Abscesses" o "Modified Heidelberg Technique for Pancreatic Anastomosis" o "NOTES Transvaginal Video-Assisted Cholecystectomy: First Series" o "Modified Heidelberg Technique for Pancreatojejunostomy (Shrikhande–Torres Modification)" ● **Doctoral Dissertation and Academic Validation** o Doctoral Dissertation – "Avaliação dos efeitos da ozonioterapia…" (USP, 2009) o University of São Paulo – Guidelines on Publishing Theses and Dissertations ● **Conference Presentation Certificate** – 55th Brazilian Congress of Coloproctology (September 10, 2006) – Certificate of scientific authorship. ● **Website Printout** – Institutional overview of the 73rd Brazilian Congress of Coloproctology, evidencing academic scope and relevance of the event.

<u>Exhibit III.vi</u> **Leading or Critical Role for Distinguished Organizations**	• **Curriculum Vitae** – Demonstrating Dr. Souza's leadership and high-responsibility roles in healthcare and public institutions • **Municipal Appointment** – Official Diário Oficial of São Luís confirming Dr. ouza's nomination as General Director of Djalma Marques Municipal Hospital (Socorrão I) • **Ministry of Health Recognition** – Federal-level acknowledgment of Dr. Souza's institutional contributions at Socorrão I • **G1 Article** – Administrative explanation attributing Socorrão I's food shortage crisis to contract terminations • **Letter from Dr. Tiago José Mendes Fernandes**, Secretary of Health – Affirming Dr. Souza's strategic leadership in Maranhão's health system • **Declaration from HU-UFMA (University Hospital)** – Recognizing Dr. Souza's role as preceptor in general and digestive surgery • **Legislative Assembly Memorandum** – Confirming Dr. Souza's leadership as Committee President, Full Member, Alternate Member, and Rapporteur in health and human rights commissions • **São Luís City Hall News (2025)** – Reporting national ICU quality certification awarded to Hospital Djalma Marques under Dr. Souza's direction • **Federal University of Maranhão (HU-UFMA) News (2025)** – Announcing 100% compliance in national patient safety assessments (ANVISA) • **HU-UFMA News** – Recognizing 95% safety compliance rate, placing the hospital among Brazil's top-performing public health institutions • **HU-UFMA News** – Hospital named second most praised public institution in Brazil, with over 600 public accolades • **Brazilian Government Website (gov.br)** – HU-UFMA ranked 6th in transparency among 300 federal institutions • **Webometric Hospital Rankings** – HU-UFMA listed among global leaders for academic research transparency and service quality • **Historical Legacy Record** – Institutional timeline of the Legislative Assembly of Maranhão's influence in Brazilian governance • **Transparency Portal** – Documentation of the institutional legacy and public trust earned by the Legislative Assembly of Maranhão • **Exclusive Speaker Invitation** – 14th World Gene Convention (2025) • **Support Letter – Thiago Roberto Morais Diaz, Attorney at Law** – Independent corroboration of Dr. Souza's leadership roles, institutional authority, and strategic responsibility within public health and legislative organizations.

<u>Exhibit III.vii</u>
Evidence of Substantially High Remuneration for Services
	• **Accountant's Certified Report (2024)** – Documenting Dr. Souza's professional medical income of **R$ 1,260,000** (approx. **USD 250,000**) in 2024, derived from his work with **Instituto Gastro Digestivo e Obesidade do Maranhão Ltda.**
	• **Glassdoor Salary Benchmark – General Surgeon (Brazil)** – Showing **average annual income of R$ 180,000**, placing Dr. Souza's salary at **over 7x above national average** (2025 benchmark)
	• **ERI SalaryExpert Survey – Surgeon (Brazil)** – Independent compensation analysis showing a national **median salary of R$ 471,967**, with Dr. Souza's income exceeding the **upper threshold of R$ 640,459**
	• **Articles of Organization, Operating Agreements and other Corporate Documentation:**
	  ○ My Rentals & Management LLC (Florida, USA)
	  ○ MYG Properties Real Estate Investments LLC (Florida, USA)
	  ○ MY Negócios S.A.
	• **Bank Statements & Invoices** – Verifying U.S.-based **rental income streams** from real estate operations
	• **Property Deeds** – Confirming **property acquisitions** and active **real estate ownership** in the United States

<u>Personal Documents</u> **For Petitioner and Derivative**	• Birth Certificates • Marriage Certificate • Passports • U.S. Visas

e-Notification of Application/Petition Acceptance

Department of Homeland Security
U.S. Citizenship and Immigration Services

USCIS
Form G-1145

What Is the Purpose of This Form?

Use this form to request an electronic notification (e-Notification) when U.S. Citizenship and Immigration Services accepts your immigration application. This service is available for applications filed at a USCIS Lockbox facility.

General Information

Complete the information below and clip this form to the first page of your application package. You will receive one e-mail and/or text message for each form you are filing.

We will send the e-Notification within 24 hours after we accept your application. Domestic customers will receive an e-mail and/or text message; overseas customers will only receive an e-mail. Undeliverable e-Notifications cannot be resent.

The e-mail or text message will display your receipt number and tell you how to get updated case status information. It will not include any personal information. The e-Notification does not grant any type of status or benefit; rather it is provided as a convenience to customers.

USCIS will also mail you a receipt notice (I-797C), which you will receive within 10 days after your application has been accepted; use this notice as proof of your pending application or petition.

USCIS Privacy Act Statement

AUTHORITIES: The information requested on this form is collected pursuant to section 103(a) of the Immigration and Nationality Act, as amended INA section 101, et seq.

PURPOSE: The primary purpose for providing the information on this form is to request an electronic notification when USCIS accepts immigration form. The information you provide will be used to send you a text and/or email message.

DISCLOSURE: The information you provide is voluntary. However, failure to provide the requested information may prevent USCIS from providing you a text and/or email message receipting your immigration form.

ROUTINE USES: The information provided on this form will be used by and disclosed to DHS personnel and contractors in accordance with approved routine uses, as described in the associated published system of records notices [**DHS/USCIS-007 - Benefits Information System and DHS/USCIS-001 - Alien File (A-File) and Central Index System (CIS)**, which can be found at **www.dhs.gov/privacy**]. The information may also be made available, as appropriate for law enforcement purposes or in the interest of national security.

Complete this form and clip it on top of the first page of your immigration form(s).

Applicant/Petitioner Full Last Name	Applicant/Petitioner Full First Name	Applicant/Petitioner Full Middle Name
SILVA DE SOUZA	Yglesio Luciano Moyses	N/A

Email Address	Mobile Phone Number (Text Message)
yglesio@yahoo.com	

Notice of Entry of Appearance as Attorney or Accredited Representative

Department of Homeland Security

DHS Form G-28
OMB No. 1615-0105
Expires 05/31/2021

Part 1. Information About Attorney or Accredited Representative

1. USCIS Online Account Number (if any)

► 0 0 7 4 9 2 6 2 5 4 3 8

Name of Attorney or Accredited Representative

2.a. Family Name (Last Name): HAVERROTH SILVA

2.b. Given Name (First Name): Otavio

2.c. Middle Name: N/A

Address of Attorney or Accredited Representative

3.a. Street Number and Name: PO Box 90487

3.b. ☐ Apt. ☐ Ste. ☐ Flr. N/A

3.c. City or Town: San Diego

3.d. State: CA **3.e.** ZIP Code: 92169

3.f. Province: N/A

3.g. Postal Code: N/A

3.h. Country: USA

Contact Information of Attorney or Accredited Representative

4. Daytime Telephone Number: 5102419336

5. Mobile Telephone Number (if any): 5102419336

6. Email Address (if any): otavio@legalhs.com

7. Fax Number (if any): N/A

Part 2. Eligibility Information for Attorney or Accredited Representative

Select **all applicable** items.

1.a. ☒ I am an attorney eligible to practice law in, and a member in good standing of, the bar of the highest courts of the following states, possessions, territories, commonwealths, or the District of Columbia. If you need extra space to complete this section, use the space provided in **Part 6. Additional Information**.

Licensing Authority: California

1.b. Bar Number (if applicable): 343486

1.c. I (select **only one** box) ☒ am not ☐ am subject to any order suspending, enjoining, restraining, disbarring, or otherwise restricting me in the practice of law. If you are subject to any orders, use the space provided in **Part 6. Additional Information** to provide an explanation.

1.d. Name of Law Firm or Organization (if applicable): HS Law Corp

2.a. ☐ I am an accredited representative of the following qualified nonprofit religious, charitable, social service, or similar organization established in the United States and recognized by the Department of Justice in accordance with 8 CFR part 1292.

2.b. Name of Recognized Organization: N/A

2.c. Date of Accreditation (mm/dd/yyyy): N/A

3. ☐ I am associated with N/A, the attorney or accredited representative of record who previously filed Form G-28 in this case, and my appearance as an attorney or accredited representative for a limited purpose is at his or her request.

4.a. ☐ I am a law student or law graduate working under the direct supervision of the attorney or accredited representative of record on this form in accordance with the requirements in 8 CFR 292.1(a)(2).

4.b. Name of Law Student or Law Graduate: N/A

Part 3. Notice of Appearance as Attorney or Accredited Representative

If you need extra space to complete this section, use the space provided in **Part 6. Additional Information**.

This appearance relates to immigration matters before (select **only one** box):

1.a. ☒ U.S. Citizenship and Immigration Services (USCIS)

1.b. List the form numbers or specific matter in which appearance is entered.

I-140 I-907

2.a. ☐ U.S. Immigration and Customs Enforcement (ICE)

2.b. List the specific matter in which appearance is entered.

N/A

3.a. ☐ U.S. Customs and Border Protection (CBP)

3.b. List the specific matter in which appearance is entered.

N/A

4. Receipt Number (if any)

► N/A

5. I enter my appearance as an attorney or accredited representative at the request of the (select **only one** box):

☐ Applicant ☒ Petitioner ☐ Requestor
☐ Beneficiary/Derivative ☐ Respondent (ICE, CBP)

Information About Client (Applicant, Petitioner, Requestor, Beneficiary or Derivative, Respondent, or Authorized Signatory for an Entity)

6.a. Family Name (Last Name) SILVA DE SOUZA

6.b. Given Name (First Name) Yglesio Luciano Moyses

6.c. Middle Name N/A

7.a. Name of Entity (if applicable)

N/A

7.b. Title of Authorized Signatory for Entity (if applicable)

N/A

8. Client's USCIS Online Account Number (if any)

► N/A

9. Client's Alien Registration Number (A-Number) (if any)

► A- N/A

Client's Contact Information

10. Daytime Telephone Number

+55 (98) 99110-1412

11. Mobile Telephone Number (if any)

+55 (98) 99110-1412

12. Email Address (if any)

yglesio@yahoo.com

Mailing Address of Client

NOTE: Provide the client's mailing address. **Do not** provide the business mailing address of the attorney or accredited representative **unless** it serves as the safe mailing address on the application or petition being filed with this Form G-28.

13.a. Street Number and Name PO Box 90487

13.b. ☐ Apt. ☐ Ste. ☐ Flr. N/A

13.c. City or Town San Diego

13.d. State CA **13.e.** ZIP Code 92169

13.f. Province N/A

13.g. Postal Code N/A

13.h. Country

USA

Part 4. Client's Consent to Representation and Signature

Consent to Representation and Release of Information

I have requested the representation of and consented to being represented by the attorney or accredited representative named in **Part 1.** of this form. According to the Privacy Act of 1974 and U.S. Department of Homeland Security (DHS) policy, I also consent to the disclosure to the named attorney or accredited representative of any records pertaining to me that appear in any system of records of USCIS, ICE, or CBP.

Part 4. Client's Consent to Representation and Signature (continued)

Options Regarding Receipt of USCIS Notices and Documents

USCIS will send notices to both a represented party (the client) and his, her, or its attorney or accredited representative either through mail or electronic delivery. USCIS will send all secure identity documents and Travel Documents to the client's U.S. mailing address.

If you want to have notices and/or secure identity documents sent to your attorney or accredited representative of record rather than to you, please select **all applicable** items below. You may change these elections through written notice to USCIS.

1.a. ☒ I request that USCIS send original notices on an application or petition to the business address of my attorney or accredited representative as listed in this form.

1.b. ☒ I request that USCIS send any secure identity document (Permanent Resident Card, Employment Authorization Document, or Travel Document) that I receive to the U.S. business address of my attorney or accredited representative (or to a designated military or diplomatic address in a foreign country (if permitted)).

NOTE: If your notice contains Form I-94, Arrival-Departure Record, USCIS will send the notice to the U.S. business address of your attorney or accredited representative. If you would rather have your Form I-94 sent directly to you, select **Item Number 1.c.**

1.c. ☐ I request that USCIS send my notice containing Form I-94 to me at my U.S. mailing address.

Signature of Client or Authorized Signatory for an Entity

2.a. Signature of Client or Authorized Signatory for an Entity

➡ [signature]

2.b. Date of Signature (mm/dd/yyyy) 01/22/2026

Part 5. Signature of Attorney or Accredited Representative

I have read and understand the regulations and conditions contained in 8 CFR 103.2 and 292 governing appearances and representation before DHS. I declare under penalty of perjury under the laws of the United States that the information I have provided on this form is true and correct.

1. a. Signature of Attorney or Accredited Representative

[signature]

1.b. Date of Signature (mm/dd/yyyy) 01/22/2026

2.a. Signature of Law Student or Law Graduate

N/A

2.b. Date of Signature (mm/dd/yyyy) N/A

Part 6. Additional Information

If you need extra space to provide any additional information within this form, use the space below. If you need more space than what is provided, you may make copies of this page to complete and file with this form or attach a separate sheet of paper. Type or print your name at the top of each sheet; indicate the **Page Number**, **Part Number**, and **Item Number** to which your answer refers; and sign and date each sheet.

1.a Family Name (Last Name): SILVA DE SOUZA

1.b. Given Name (First Name): Yglesio Luciano Moyses

1.c. Middle Name: N/A

2.a. Page Number: N/A **2.b.** Part Number: N/A **2.c.** Item Number: N/A

2.d. N/A

3.a. Page Number: N/A **3.b.** Part Number: N/A **3.c.** Item Number: N/A

3.d. N/A

4.a. Page Number: N/A **4.b.** Part Number: N/A **4.c.** Item Number: N/A

4.d. N/A

5.a. Page Number: N/A **5.b.** Part Number: N/A **5.c.** Item Number: N/A

5.d. N/A

6.a. Page Number: N/A **6.b.** Part Number: N/A **6.c.** Item Number: N/A

6.d. N/A

Request for Premium Processing Service

Department of Homeland Security
U.S. Citizenship and Immigration Services

USCIS
Form I-907
OMB No. 1615-0048
Expires 02/28/2027

For USCIS Use Only	Request Physically Received by USCIS	Returned	Resubmitted	Receipt
	Date _____ Date _____	Date _____ Date _____	Date _____ Date _____	Action Block
	Remarks			

To be completed by an attorney or accredited representative (if any).	☒ Select this box if Form G-28 or Form G-28I is attached.	Attorney State Bar Number (if applicable)	Attorney or Accredited Representative USCIS Online Account Number (if any)
		343486	0 0 7 4 9 2 6 2 5 4 3 8

▶ **START HERE - Type or print in black ink.**

Part 1. Information About the Person Filing This Request

1. Alien Registration Number (A-Number) (if any)
▶ **A-** N/A

2. USCIS Online Account Number (if any)
▶ N/A

3. Family Name (Last Name): SILVA DE SOUZA
Given Name (First Name): Yglesio Luciano Moyses
Middle Name: N/A

4. Company or Organization Named in the Related Case (If filed on behalf of a company or organization)
N/A

5. Mailing Address

In Care Of Name: Otavio HAVERROTH SILVA

Street Number and Name: PO Box 90487
Apt. ☐ Ste. ☐ Flr. ☐ Number: N/A

City or Town: San Diego
State: CA
ZIP Code: 92169 *USPS ZIP Code Lookup*

Province: N/A
Postal Code: N/A
Country: USA

6. Is your current mailing address the same as your physical address? ☐ Yes ☒ No

If you answered "No" to **Item Number 6.**, provide your physical address in **Item Number 7.**

Part 1. Information About the Person Filing This Request (continued)

7. Physical Address

Street Number and Name	Apt.	Ste.	Flr.	Number
Rodovia MA203 House 370	☐	☐	☐	N/A

City or Town	State	ZIP Code
Paco do Lumiar	N/A	N/A

Province	Postal Code	Country
Maranhao	65130000	Brazil

8. Request for Premium Processing Service (select **only one** box):

☒ I am the **petitioner** who is filing or has filed a petition eligible for Premium Processing Service.

☐ I am the attorney or accredited representative **for the petitioner** who is filing or has filed a petition eligible for Premium Processing Service. (Complete and submit Form G-28, Notice of Entry of Appearance as Attorney or Accredited Representative, or Form G-28I, Notice of Entry of Appearance as Attorney In Matters Outside the Geographical Confines of the United States, if Form G-28 or Form G-28I has not been submitted with the petition.)

☐ I am the **applicant** who is filing or has filed an application eligible for Premium Processing Service.

☐ I am the attorney or accredited representative **for the applicant** who is filing or has filed an application eligible for Premium Processing Service. (Complete and submit Form G-28 or Form G-28I, if Form G-28 or Form G-28I has not been submitted with the application.)

Part 2. Information About the Request

1. Form Number of Related Petition or Application	2. Receipt Number of Related Petition or Application	3. Classification or Eligibility Requested
I-140	N/A	N/A

4. Petitioner or Applicant in the Related Case

Family Name (Last Name)	Given Name (First Name)	Middle Name
SILVA DE SOUZA	Yglesio Luciano Moyses	N/A

5. Beneficiary in the Related Case

Family Name (Last Name)	Given Name (First Name)	Middle Name
BRITTO FREIRE MARTINS MOYSES	Juliana	N/A

6. Name of Point of Contact for the Company or Organization

Family Name (Last Name)	Given Name (First Name)	Middle Name
N/A	N/A	N/A

Position Title

N/A

7. Company or Organization IRS Employer Identification Number (EIN) (if any)

N/A

Part 2. Information About the Request (continued)

8. Address of Petitioner, Applicant, Company, or Organization Named in Related Case

Street Number and Name	Apt.	Ste.	Flr.	Number
PO Box 90487	☐	☐	☐	N/A

City or Town	State	ZIP Code
San Diego	CA	92169

Province	Postal Code	Country
N/A	N/A	USA

Part 3. Requestor's Statement, Contact Information, Declaration, Certification, and Signature

NOTE: Read the **Penalties** section of the Form I-907 Instructions before completing this section.

I understand that U.S. Citizenship and Immigration Services (USCIS) will refund the Premium Processing Service fee to the person listed in **Part 1.** of this request if USCIS does not take an action on the related case within the applicable processing timeframe. I understand that case actions include a referral for investigation of suspected fraud, misrepresentation, or the issuance of an approval notice, a request for evidence, a notice of intent to deny, or a denial notice.

Requestor's Statement

NOTE: Select the box for either **Item A.** or **B.** in **Item Number 1.** If applicable, select the box for **Item Number 2.**

1. Requestor's Statement Regarding the Interpreter

A. ☒ I can read and understand English, and I have read and understand every question and instruction on this request and my answer to every question.

B. ☐ The interpreter named in **Part 4.** read to me every question and instruction on this request and my answer to every question in N/A, a language in which I am fluent, and I understood everything.

2. Requestor's Statement Regarding the Preparer

☒ At my request, the preparer named in **Part 5.**, Otavio HAVERROTH SILVA, prepared this request for me based only upon information I provided or authorized.

Requestor's Contact Information

3. Requestor's Daytime Telephone Number: 5102419336

4. Requestor's Mobile Telephone Number (if any): 5102419336

5. Requestor's Fax Number (if any): N/A

6. Requestor's Email Address (if any): otavio@legalhs.com

Requestor's Declaration and Certification

Copies of any documents I have submitted are exact photocopies of unaltered, original documents, and I understand that USCIS may require that I submit original documents to USCIS at a later date. Furthermore, I authorize the release of any information from any and all of my records that USCIS may need to determine my eligibility for the immigration benefit that I seek.

I furthermore authorize release of information contained in this request, in supporting documents, and in my USCIS records, to other entities and persons where necessary for the administration and enforcement of U.S. immigration law.

Part 3. Requestor's Statement, Contact Information, Declaration, Certification, and Signature (continued)

I certify, under penalty of perjury, that all of the information in my request and any document submitted with it were provided or authorized by me, that I reviewed and understand all of the information contained in, and submitted with, my request and that all of this information is complete, true, and correct.

Requestor's Signature

7. Requestor's Signature

Date of Signature (mm/dd/yyyy): 01/23/2026

NOTE TO ALL REQUESTORS: If you do not completely fill out this request or fail to submit required documents listed in the Instructions, USCIS may deny your request.

Part 4. Interpreter's Contact Information, Certification, and Signature

Provide the following information about the interpreter.

Interpreter's Full Name

1. Interpreter's Family Name (Last Name): N/A
   Interpreter's Given Name (First Name): N/A
2. Interpreter's Business or Organization Name (if any): N/A

Interpreter's Mailing Address

3. Street Number and Name: N/A
   Apt. ☐ Ste. ☐ Flr. ☐ Number: N/A
   City or Town: N/A
   State: N/A
   ZIP Code: N/A
   Province: N/A
   Postal Code: N/A
   Country: N/A

Interpreter's Contact Information

4. Interpreter's Daytime Telephone Number: N/A
5. Interpreter's Mobile Telephone Number (if any): N/A
6. Interpreter's Email Address (if any): N/A

Interpreter's Certification

I certify, under penalty of perjury, that:

I am fluent in English and N/A, which is the same language specified in **Part 3.**, **Item B.** in **Item Number 1.**, and I have read to this requestor in the identified language every question and instruction on this request and his or her answer to every question. The requestor informed me that he or she understands every instruction, question, and answer on the request, including the **Requestor's Declaration and Certification**, and has verified the accuracy of every answer.

Part 4. Interpreter's Contact Information, Certification, and Signature (continued)

Interpreter's Signature

7. Interpreter's Signature

N/A

Date of Signature (mm/dd/yyyy)

N/A

Part 5. Contact Information, Declaration, and Signature of the Person Preparing this Request, if Other Than the Requestor

Provide the following information about the preparer.

Preparer's Full Name

1. Preparer's Family Name (Last Name)

HAVERROTH SILVA

Preparer's Given Name (First Name)

Otavio

2. Preparer's Business or Organization Name (if any)

HS Law Corp

Preparer's Mailing Address

3. Street Number and Name

PO Box 90487

Apt. ☐ Ste. ☐ Flr. ☐ Number

N/A

City or Town

San Diego

State

CA

ZIP Code

92169

Province

N/A

Postal Code

N/A

Country

USA

Preparer's Contact Information

4. Preparer's Daytime Telephone Number

5102419336

5. Preparer's Mobile Telephone Number (if any)

5102419336

6. Preparer's Email Address (if any)

otavio@legalhs.com

Preparer's Statement

7.A. ☐ I am not an attorney or accredited representative but have prepared this request on behalf of the requestor with the requestor's consent.

B. ☒ I am an attorney or accredited representative and my representation of the requestor in this case

☒ extends ☐ does not extend beyond the preparation of this request.

NOTE: If you are an attorney or accredited representative, you may need to submit a completed Form G-28 or Form G-28I with this request.

Part 5. Contact Information, Declaration, and Signature of the Person Preparing this Request, if Other Than the Requestor (continued)

Preparer's Certification

By my signature, I certify, under penalty of perjury, that I prepared this request at the request of the requestor. The requestor then reviewed this completed request and informed me that he or she understands all of the information contained in, and submitted with, his or her request, including the **Requestor's Declaration and Certification**, and that all of this information is complete, true, and correct. I completed this request based only on information that the requestor provided to me or authorized me to obtain or use.

Preparer's Signature

8. Preparer's Signature



Date of Signature (mm/dd/yyyy)

01/23/2026

Part 6. Additional Information

If you need extra space to provide any additional information within this petition, use the space below. If you need more space than what is provided, you may make copies of this page to complete and file with this petition or attach a separate sheet of paper. Type or print your name and A-Number (if any) at the top of each sheet; indicate the **Page Number**, **Part Number**, and **Item Number** to which your answer refers; and sign and date each sheet.

1. Family Name (Last Name): SILVA DE SOUZA | Given Name (First Name): Yglesio Luciano Moyses | Middle Name: N/A

2. A-Number (if any) ► A- N/A

3.A. Page Number: N/A **3.B.** Part Number: N/A **3.C.** Item Number: N/A

3.D.

N/A

4.A. Page Number: N/A **4.B.** Part Number: N/A **4.C.** Item Number: N/A

4.D.

N/A

5.A. Page Number: N/A **5.B.** Part Number: N/A **5.C.** Item Number: N/A

5.D.

N/A

Immigrant Petition for Alien Workers

Department of Homeland Security
U.S. Citizenship and Immigration Services

USCIS
Form I-140
OMB No. 1615-0015
Expires 02/28/2027

For USCIS Use Only	Fee Stamp	Priority Date	Consulate	Action Block

Classification

- ☐ 203(b)(1)(A) Alien of Extraordinary Ability
- ☐ 203(b)(1)(B) Outstanding Professor or Researcher
- ☐ 203(b)(1)(C) Multinational Executive or Manager
- ☐ 203(b)(2) Member of Professions with Advanced Degree/Exceptional Ability
- ☐ 203(b)(3)(A)(i) Skilled Worker
- ☐ 203(b)(3)(A)(ii) Professional
- ☐ 203(b)(3)(A)(iii) Other Worker

Certification

- ☐ National Interest Waiver (NIW)
- ☐ Schedule A, Group I
- ☐ Schedule A, Group II

Remarks

To be completed by an Attorney or Accredited Representative (if any).	☒ Select this box if Form G-28 or Form G-28I is attached.	Attorney State Bar Number (if applicable)	Attorney or Accredited Representative USCIS Online Account Number (if any)
		343486	007492625438

► **START HERE - Type or print in black ink.**

Part 1. Information About the Person or Organization Filing This Petition

If an individual is filing this petition, answer **Item Numbers 1.a. - 1.c.** If a company or organization is filing this petition, answer **Item Number 2.**

1.a. Family Name (Last Name): SILVA DE SOUZA

1.b. Given Name (First Name): Yglesio Luciano Moyses

1.c. Middle Name: N/A

2. Company or Organization Name: N/A

Mailing Address

3.a. In Care Of Name: Otavio HAVERROTH SILVA

3.b. Street Number and Name: PO Box 90487

3.c. ☐ Apt. ☐ Ste. ☐ Flr. N/A

3.d. City or Town: San Diego

3.e. State: CA **3.f.** ZIP Code: 92169

3.g. Province: N/A

3.h. Postal Code: N/A

3.i. Country: USA

Other Information

4. IRS Employer Identification Number (EIN) ► N/A

5. Are you a nonprofit organized as tax exempt or a governmental research organization? ☐ Yes ☒ No

6. Do you currently employ a total of 25 or fewer full-time equivalent employees in the United States, including all affiliates or subsidiaries of this company/organization? ☒ Yes ☐ No

7. U.S. Social Security Number (SSN) (if any) ► N/A

8. USCIS Online Account Number (if any) ► N/A

Part 2. Petition Type

This petition is being filed for (select **only one** box):

1.a. ☒ An alien of extraordinary ability.

1.b. ☐ An outstanding professor or researcher.

1.c. ☐ A multinational executive or manager.

1.d. ☐ A member of the professions holding an advanced degree or an alien of exceptional ability (who is **NOT** seeking a National Interest Waiver (NIW)).

1.e. ☐ A professional (at a minimum, possessing a bachelor's degree or a foreign degree equivalent to a U.S. bachelor's degree).

Part 2. Petition Type (continued)

1.f. ☐ A skilled worker (requiring at least two years of specialized training or experience).

1.g. ☐ Any other worker (requiring less than two years of training or experience).

1.h. ☐ An alien applying for an NIW (who **IS** a member of the professions holding an advanced degree or an alien of exceptional ability).

This petition is being filed (select **only one** box):

2.a. ☐ To amend a previously filed petition.

Previous Petition Receipt Number

► N/A

2.b. ☒ For the Schedule A, Group I or II designation.

Part 3. Information About the Person for Whom You Are Filing

1.a. Family Name (Last Name): SILVA DE SOUZA

1.b. Given Name (First Name): Yglesio Luciano Moyses

1.c. Middle Name: N/A

Mailing Address

2.a. In Care Of Name: Otavio HAVERROTH SILVA

2.b. Street Number and Name: PO Box 90487

2.c. ☐ Apt. ☐ Ste. ☐ Flr. N/A

2.d. City or Town: San Diego

2.e. State: CA **2.f.** ZIP Code: 92169

2.g. Province: N/A

2.h. Postal Code: N/A

2.i. Country: USA

Other Information

3. Date of Birth (mm/dd/yyyy): 09/19/1980

4. City/Town/Village of Birth: Sao Luis

5. State or Province of Birth: Maranhao

6. Country of Birth: Brazil

7. Country of Citizenship or Nationality: Brazil

8. Alien Registration Number (A-Number) (if any)

► A- N/A

9. U.S. SSN (if any) ► N/A

Information About His or Her Last Arrival in the United States

If the person for whom you are filing is in the United States, provide the following information.

10. Date of Last Arrival (mm/dd/yyyy): N/A

11.a. Form I-94 Arrival-Departure Record Number

► N/A

11.b. Expiration Date of Authorized Stay Shown on Form I-94 (mm/dd/yyyy): N/A

11.c. Status on Form I-94 (for example, class of admission, or paroled, if paroled): N/A

12. Passport Number: N/A

13. Travel Document Number: N/A

14. Country of Issuance for Passport or Travel Document: N/A

15. Expiration Date for Passport or Travel Document (mm/dd/yyyy): N/A

Part 4. Processing Information

Provide the following information for the person named in **Part 3.** (select **only one** box):

1.a. ☒ Alien will apply for a visa abroad at a U.S. Embassy or U.S. Consulate at:

1.b. City or Town: Rio de Janeiro

1.c. Country: Brazil

2.a. ☐ Alien is in the United States and will apply for adjustment of status to that of lawful permanent resident.

Part 4. Processing Information (continued)

2.b. Alien's current country of residence or, if now in the United States, last country of permanent residence abroad.

Brazil

If you provided a United States address in **Part 3.**, provide the person's foreign address in **Item Numbers 3.a. - 3.f.**:

3.a. Street Number and Name: Rodovia MA203, house 370

3.b. ☐ Apt. ☐ Ste. ☐ Flr. N/A

3.c. City or Town: Paco Lumiar

3.d. Province: Maranhao

3.e. Postal Code: 65130000

3.f. Country

Brazil

If the person's native alphabet is other than Roman letters, type or print the person's foreign name and address in the native alphabet in **Item Numbers 4.a. - 4.c.**:

4.a. Family Name (Last Name): N/A

4.b. Given Name (First Name): N/A

4.c. Middle Name: N/A

Mailing Address

5.a. In Care Of Name

N/A

5.b. Street Number and Name: N/A

5.c. ☐ Apt. ☐ Ste. ☐ Flr. N/A

5.d. City or Town: N/A

5.e. Province: N/A

5.f. Postal Code: N/A

5.g. Country

N/A

If you answer "Yes" to **Item Numbers 6.a. - 10.**, provide the case number, office location, date of decision, and disposition of the decision in the space provided in **Part 11. Additional Information**.

6.a. Are you filing any other petitions or applications with this Form I-140? ☒ Yes ☐ No

6.b. If you answered "Yes" **to Item Number 6.a.**, select all applicable boxes:

☐ Form I-485

☐ Form I-131

☐ Form I-765

☒ Other (Provide an explanation in **Part 11. Additional Information**.)

7. Is the person for whom you are filing in removal proceedings? ☐ Yes ☒ No

8. Has any immigrant visa petition ever been filed by or on behalf of this person? ☒ Yes ☐ No

9. Are you filing this petition without an original labor certification because the original labor certification was previously submitted in support of another Form I-140? ☐ Yes ☒ No

10. If you are filing this petition without an original labor certification, are you requesting that U.S. Citizenship and Immigration Services (USCIS) request a duplicate labor certification from the Department of Labor (DOL)? ☐ Yes ☒ No

Part 5. Additional Information About the Petitioner

Type of petitioner (select **only one** box):

1.a. ☐ Employer

1.b. ☒ Self

1.c. ☐ Other (For example, Lawful Permanent Resident, U.S. citizen or any other person filing on behalf of the alien)

N/A

If a company or an organization is filing this petition, provide the following information:

2. Type of Business

N/A

3. Date Established (mm/dd/yyyy): N/A

4. Current Number of U.S. Employees: N/A

5. Gross Annual Income $ N/A

6. Net Annual Income $ N/A

7. NAICS Code ▶ N/A

8. Labor Certification DOL Case Number

N/A

Part 5. Additional Information About the Petitioner (continued)

9. Labor Certification DOL Filing Date (mm/dd/yyyy)

N/A

10. Labor Certification Expiration Date (mm/dd/yyyy)

N/A

If an individual is filing this petition, provide the following information.

11. Occupation

Digestive System Surgeon

12. Annual Income $ N/A

Part 6. Basic Information About the Proposed Employment

1. Job Title

Medical Scientists

2. SOC Code ▶ 19 - 1042

3. Nontechnical Job Description

See page 8.

4. Is this a full-time position? ☒ Yes ☐ No

5. If the answer to **Item Number 4.** is "No," how many hours per week for the position?

N/A

6. Is this a permanent position? ☒ Yes ☐ No

7. Is this a new position? ☐ Yes ☒ No

8. Wages (Specify hour, week, month, or year):

$ N/A per N/A

Worksite Location

For **Item Numbers 9.a. - 9.e.**, provide the address where the person will work if different from the address provided in **Part 1.**

9.a. Street Number and Name: To be determined

9.b. ☐ Apt. ☐ Ste. ☐ Flr. To be determined

9.c. City or Town: To be determined

9.d. State: TBD **9.e.** ZIP Code: To be determined

Part 7. Information About the Spouse and All Children of the Person for Whom You Are Filing

For **Part 7.**, provide information on the spouse and all children related to the individual for whom you are filing this petition. Also, note if the individual will apply for a visa abroad or adjustment of status as the dependent of the individual for whom the petition is filed. If you need extra space to provide information about additional family members, use the space provided in **Part 11. Additional Information**.

Person 1

1.a. Family Name (Last Name): BRITTO FREIRE MARTINS MOYSES

1.b. Given Name (First Name): Juliana

1.c. Middle Name: N/A

2. Date of Birth (mm/dd/yyyy): 08/18/1989

3. Country of Birth: Brazil

4. Relationship: Spouse

5. Is he or she applying for adjustment of status? ☐ Yes ☒ No

6. Is he or she applying for a visa abroad? ☒ Yes ☐ No

Person 2

7.a. Family Name (Last Name): BRITTO FREIRE MOYSES

7.b. Given Name (First Name): Cecilia

7.c. Middle Name: N/A

8. Date of Birth (mm/dd/yyyy): 12/14/2017

9. Country of Birth: Brazil

10. Relationship: Daughter

11. Is he or she applying for adjustment of status? ☐ Yes ☒ No

12. Is he or she applying for a visa abroad? ☒ Yes ☐ No

Part 7. Information About Spouse and All Children of the Person for Whom You Are Filing (continued)

Person 3

13.a. Family Name (Last Name): BRITTO FREIRE MARTINS NUNES

13.b. Given Name (First Name): Guilherme

13.c. Middle Name: N/A

14. Date of Birth (mm/dd/yyyy): 07/09/2008

15. Country of Birth: Brazil

16. Relationship: Stepchild

17. Is he or she applying for adjustment of status? ☐ Yes ☒ No

18. Is he or she applying for a visa abroad? ☒ Yes ☐ No

Person 4

19.a. Family Name (Last Name): PEDROZO MOYSES

19.b. Given Name (First Name): Maria Alice

19.c. Middle Name: N/A

20. Date of Birth (mm/dd/yyyy): 03/18/2015

21. Country of Birth: Brazil

22. Relationship: Daughter

23. Is he or she applying for adjustment of status? ☐ Yes ☒ No

24. Is he or she applying for a visa abroad? ☒ Yes ☐ No

Person 5

25.a. Family Name (Last Name): N/A

25.b. Given Name (First Name): N/A

25.c. Middle Name: N/A

26. Date of Birth (mm/dd/yyyy): N/A

27. Country of Birth: N/A

28. Relationship: N/A

29. Is he or she applying for adjustment of status? ☐ Yes ☐ No

30. Is he or she applying for a visa abroad? ☐ Yes ☐ No

Person 6

31.a. Family Name (Last Name): N/A

31.b. Given Name (First Name): N/A

31.c. Middle Name: N/A

32. Date of Birth (mm/dd/yyyy): N/A

33. Country of Birth: N/A

34. Relationship: N/A

35. Is he or she applying for adjustment of status? ☐ Yes ☐ No

36. Is he or she applying for a visa abroad? ☐ Yes ☐ No

Part 8. Contact Information, Certification, and Signature of the Petitioner or Authorized Signatory

Petitioner or Authorized Signatory's Contact Information

1.a. Petitioner's or Authorized Signatory's Family Name (Last Name)

SILVA DE SOUZA

1.b. Petitioner's or Authorized Signatory's Given Name (First Name)

Yglesio Luciano Moyses

2. Petitioner's or Authorized Signatory's Title

N/A

3. Petitioner's or Authorized Signatory's Daytime Telephone Number

+55 (98) 99110-1412

4. Petitioner's or Authorized Signatory's Mobile Telephone Number (if any)

+55 (98) 99110-1412

5. Petitioner's or Authorized Signatory's Email Address (if any)

yglesio@yahoo.com

Petitioner's or Authorized Signatory's Certification and Signature

If filing this petition on behalf of an organization, I certify that I am authorized to do so by the organization:

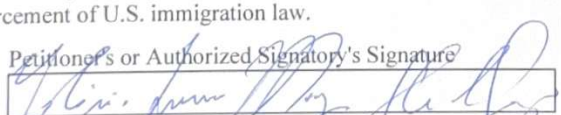
a. I reviewed and provided or authorized all of the responses and information in my petition;

b. I understood all of the responses and information contained in, and submitted with, my petition; and

c. All of the responses and information were complete, true, and correct at the time of filing

Furthermore, I authorize the release of any information from any and all of my records as authorized signatory and the petitioner's records that USCIS may need to determine the petitioner's eligibility for an immigration request and to other entities and persons where necessary for the administration and enforcement of U.S. immigration law.

6.a. Petitioner's or Authorized Signatory's Signature



6.b. Date of Signature (mm/dd/yyyy) 01/22/2026

Part 9. Interpreter's Contact Information, Certification, and Signature

Interpreter's Full Name

1.a. Interpreter's Family Name (Last Name)

N/A

1.b. Interpreter's Given Name (First Name)

N/A

2. Interpreter's Business or Organization Name

N/A

Interpreter's Contact Information

3. Interpreter's Daytime Telephone Number

N/A

4. Interpreter's Mobile Telephone Number (if any)

N/A

5. Interpreter's Email Address (if any)

N/A

Interpreter's Certification and Signature

I certify, under penalty of perjury, that I am fluent in English and N/A, and I have interpreted every question on the petition and Instructions and interpreted the petitioner's or authorized signatory's answers to the questions in that language, and the petitioner or authorized signatory informed me that they understood every instruction, question, and answer on the petition.

6.a. Interpreter's Signature

N/A

6.b. Date of Signature (mm/dd/yyyy) N/A

Part 10. Contact Information, Certification, and Signature of the Person Preparing this Petition, if Other Than the Petitioner or Authorized Signatory

Preparer's Full Name

1. Preparer's Family Name (Last Name)

HAVERROTH SILVA

Preparer's Given Name (First Name)

Otavio

2. Preparer's Business or Organization Name

HS Law Corp

Preparer's Contact Information

3. Preparer's Daytime Telephone Number

5102419336

4. Preparer's Mobile Telephone Number (if any)

5102419336

5. Preparer's Email Address (if any)

otavio@legalhs.com

Preparer's Certification and Signature

I certify, under penalty of perjury, that I prepared this petition for the petitioner or authorized signatory at their request and with express consent and that all of the responses and information contained in and submitted with the petition are complete, true, and correct and reflects only information provided by the petitioner or authorized signatory. The petitioner or authorized signatory reviewed the responses and information and informed me that they understand the responses and information in or submitted with the petition.

6. Preparer's Signature



Date of Signature (mm/dd/yyyy) 01/22/2026

Part 11. Additional Information

If you need extra space to provide any additional information within this petition, use the space below. If you need more space than what is provided, you may make copies of this page to complete and file with this petition or attach a separate sheet of paper. Type or print your name and A-Number (if any) at the top of each sheet; indicate the **Page Number**, **Part Number**, and **Item Number** to which your answer refers; and sign and date each sheet.

1. Family Name (Last Name): SILVA DE SOUZA

Given Name (First Name): Yglesio Luciano Mo

Middle Name: N/A

2. IRS EIN ▶ N/A

3.

Page Number	Part Number	Item Number
3	4	6.a.

I-907

4.

Page Number	Part Number	Item Number
4	6	3

Conduct research dealing with the understanding of human diseases and the improvement of human health. Engage in clinical investigation, research and development, or other related activities. Includes physicians, dentists, pharmacologists, and medical pathologists who primarily conduct research.

5.

Page Number	Part Number	Item Number
N/A	N/A	N/A

N/A

6.

Page Number	Part Number	Item Number
N/A	N/A	N/A

N/A

7.

Page Number	Part Number	Item Number
N/A	N/A	N/A

N/A

February 3, 2026.

Via USPS
USCIS
Attn: Premium I-140
P.O. Box 4008
Carol Stream, IL 60197-4008

PREMIUM PROCESSING

RE: **EB-1A IMMIGRANT PETITION FOR ALIEN WORKER**
Petitioner/Beneficiary: **SILVA DE SOUZA, Yglesio Luciano Moyses**

Dear USCIS Officer,

Our office represents **Dr. Yglésio Luciano Moyses Silva de Souza ("Petitioner"/"Dr. Souza")** in the filing of this EB-1A Immigrant Petition for Alien Worker, as an individual of extraordinary ability in the sciences, with specialization in general and digestive surgery, metabolic disorders, and public health innovation. Dr. Souza seeks classification as an alien of extraordinary ability pursuant to Section 203(b)(1)(A) of the Immigration and Nationality Act, in order to continue his impactful work as a physician-scientist and policy innovator in the United States.

As outlined in the supporting documentation, Dr. Souza has made original contributions of major significance in the field of medical science, particularly in surgical innovation and the integration of metabolic surgery into chronic disease treatment models. His leadership in both clinical and legislative arenas, as well as his scholarly publications and recognized roles in organizations of distinguished reputation, place him among the small percentage who have risen to the top of their field. The evidence submitted herewith establishes that Dr. Souza meets the eligibility requirements for this immigrant classification and satisfies multiple regulatory criteria as detailed below.

I. THE DISTINGUISHED CAREER AND INTELLECTUAL PROFILE OF THE PETITIONER

Dr. Yglésio Luciano Moyses Silva de Souza is a Brazilian physician-scientist, legislator, and public health leader whose career spans the fields of general and digestive surgery, chronic disease management, and scientific policymaking. Born in São Luís, Maranhão, Brazil, Dr. Souza has forged a multidisciplinary professional path grounded in medical excellence, scholarly rigor, and civic responsibility. **His trajectory is uniquely distinguished by his simultaneous contributions to scientific innovation and legislative transformation in healthcare**, two domains in which he has not only demonstrated sustained national recognition, but also extraordinary intellectual capacity and professional impact.

Dr. Souza earned his Doctor of Medicine degree and later a Ph.D. in Medical Sciences from the prestigious University of São Paulo (USP), one of Latin America's leading academic institutions. His doctoral dissertation, which explored the applications of ozone therapy in treating intra-abdominal infections, reflects his early commitment to innovation in surgical methods and evidence-based clinical research. Over the past two decades, Dr. Souza has maintained a dual role as both a practicing surgeon and an academic contributor, authoring a diverse portfolio of peer-reviewed scientific publications in fields such as bariatric surgery, surgical technique, metabolic disorders, and digestive health. These works have appeared in respected international journals and have been presented at leading surgical congresses, including the Brazilian Congress of Coloproctology, with proceedings subjected to strict peer-review.

Beyond authorship, Dr. Souza has been consistently recognized by fellow medical scholars and professionals for his analytical acumen and scientific credibility. He has served as a reviewer for academic manuscripts submitted to international publications, including at the request of institutions such as Orlando Health in the United States. These invitations, along with his involvement in conference committees and scientific evaluation boards, underscore his standing as a thought leader in his specialty areas.

What further sets Dr. Souza apart, however, is his intellectual profile—a rare convergence of cognitive distinction and practical innovation. He is a lifetime member of **three of the world's most selective high-IQ societies**: Mensa International,[1] Intertel,[2] and the Infinity International Society.[3] These organizations admit only individuals with extremely high performance in standardized intelligence testing: **Mensa requires scores within the top 2% of the population, Intertel within the top 1%, and Infinity International Society within the top 0.3%.** Together, these affiliations underscore a level of cognitive distinction rarely encountered, reinforcing the exceptional intellectual profile that supports his professional and scientific accomplishments. These distinctions reflect quantifiable cognitive capacity in abstract reasoning, pattern recognition, and analytical problem-solving—attributes that directly inform his work in surgical science and policy design.

[1] https://www.mensa.org/
[2] https://intertel-iq.org/
[3] https://iisiq.org/

In addition to his clinical and intellectual achievements, Dr. Souza has distinguished himself as one of Brazil's most active and impactful state legislators.[4] Elected multiple times to the Legislative Assembly of Maranhão, he has built a reputation for institutional integrity and civic engagement. His parliamentary record includes **authorship and sponsorship of numerous laws addressing public health systems, palliative care access, chronic disease response, and pandemic preparedness**. His tenure has been marked by full legislative attendance, public transparency, and high productivity, earning him accolades from peers and constituents alike.

Moreover, Dr. Souza has held leading roles in institutions of high distinction. As a director of Hospital Socorrão I, one of the most complex and resource-challenged public hospitals in Maranhão. While in this position, he **oversaw crisis management operations that garnered national recognition**. He also serves as a professor and surgical mentor at the Federal University of Maranhão (UFMA), a federal academic hospital under Brazil's Ministry of Education, further reflecting his dual commitment to academic development and public service.

In parallel with his academic and institutional recognition, **Dr. Souza's professional distinction is also reflected in objectively verifiable financial outcomes**. Over more than fifteen years, his medical practice and related ventures have generated sustained, above-average professional earnings and asset accumulation, documented through certified financial statements, public asset declarations, and corporate records. His remuneration as a physician has consistently ranked among the highest percentiles nationally, and his entrepreneurial activities—including ownership of international healthcare-related and real estate entities—demonstrate market valuation and institutional trust rarely achieved within the medical profession. Importantly, these financial indicators are not incidental, but rather a direct consequence of long-term professional excellence, leadership roles, and specialized expertise, reinforcing the coherence of his extraordinary profile across scientific, institutional, and economic dimensions.

In sum, Dr. Souza stands out as a rare professional whose extraordinary ability is reflected in his scientific contributions, leadership in healthcare and public service, and a widely recognized intellectual profile that informs every dimension of his work. His qualifications surpass the conventional benchmarks for excellence in his field, and his ongoing projects in the United States will enable him to apply his unique expertise to pressing health and policy challenges with global relevance.

The full scope of Dr. Souza's qualifications will be further demonstrated through the evidence presented in support of the regulatory criteria outlined under 8 C.F.R. § 204.5(h)(3). As detailed below, the petitioner satisfies multiple prongs through extensive documentation, and the totality of his accomplishments clearly supports a favorable determination under the final merits analysis.

[4] https://www.al.ma.leg.br/sitealema/deputado/yglesio-moyses/

II. BACKGROUND ON THE PRIOR EB-1A PETITION AND BASIS FOR REFILING

Dr. Souza previously filed an I-140 immigrant petition under the EB-1A classification. That petition was adjudicated at the Texas Service Center, and ultimately denied on November 28, 2025, following the issuance of a Request for Evidence (RFE). While the petition presented extensive documentation across multiple criteria under 8 CFR § 204.5(h)(3), USCIS determined that the petitioner had not met the evidentiary threshold under at least three criteria and therefore declined to conduct a final merits determination.

Respectfully, we submit that the decision issued by USCIS does not fully or accurately reflect the weight, quality, or scope of the evidence provided. Several aspects of the prior adjudication—particularly the analysis applied to published media, judging, leadership roles, and original contributions—appear to rely on overly narrow interpretations of the regulatory language or disregard objective, independent corroboration of Dr. Souza's qualifications.

It is also submitted, with the utmost respect, that **the prior adjudication applied an unduly restrictive interpretation of the evidentiary standard governing EB-1A petitions. In several respects, the analysis reflected a standard of review inconsistent with the framework set forth in the USCIS Policy Manual, Volume 6, Part F, Chapter 5**, which reiterates that EB-1A petitions are to be adjudicated under the "**preponderance of the evidence**" standard. That is, the petitioner must demonstrate that the claim is "more likely than not" to be true, and not meet a higher evidentiary threshold such as "clear and convincing evidence" or "beyond a reasonable doubt."

We do not assert impropriety in adjudication, but we respectfully emphasize that accurate application of this evidentiary standard is essential to ensuring procedural fairness and consistent interpretation of 8 CFR § 204.5(h)(3) and relevant precedents such as *Kazarian v. USCIS*, 596 F.3d 1115 (9th Cir. 2010).

In this context, it is respectfully noted that the prior decision placed disproportionate emphasis on subjective assessments of select evidence, while affording limited probative weight to multiple objective and independently verifiable elements of the record. **Although the decision enumerated the submitted exhibits, it did not meaningfully engage with core objective elements of the record, including certified financial statements, citation analytics, peer-reviewed authorship, and corroborating institutional records**. Such evidentiary imbalance is inconsistent with the regulatory framework, which mandates a neutral, criteria-based legal analysis, not a discretionary reassessment of professional judgment. Moreover, **the EB-1A classification is not governed by a discretionary standard of eligibility**. **Once the evidentiary burden under 8 C.F.R. § 204.5(h)(3) is met—under the established "preponderance of the evidence" threshold—adjudicators are required to proceed to the final merits determination based on qualitative impact of the evidence.**

Thus, after careful analysis, the Petitioner elected not to proceed with a refiling supported by enhanced evidentiary presentation, improved organization, additional documentation, and expanded legal analysis. This approach ensures that the record now clearly and unequivocally

satisfies the applicable regulatory criteria under 8 C.F.R. § 204.5(h)(3), and facilitates a complete evaluation of the petition under the proper evidentiary framework.

While this refiling does not intend to restate every detail from the previous petition, it is important to briefly clarify certain elements of the prior adjudication that, in the undersigned counsel's opinion, reflect a misapplication of regulatory standards or an incomplete assessment of the totality of the record. What follows is a concise overview of how specific criteria were previously evaluated, and why such conclusions appear inconsistent with applicable policy guidance and case law. Each of these issues has been directly addressed and fortified through new or enhanced evidence in the present submission.

Specifically:

- The criterion on *judging the work of others* was denied despite documented invitations from U.S. institutions and proof of actual peer review activity—evidence fully consistent with USCIS guidance, which does not require editorial board membership or repeated appointments.
- The *original contributions* criterion was improperly narrowed to citation metrics alone, disregarding expert declarations from global leaders and over 230 academic citations acknowledging Dr. Souza's surgical innovation as a field-shaping model.
- The denial of the *leadership* criterion erroneously labeled Dr. Souza's roles—as hospital director, UFMA faculty, and elected State Deputy—as "middle management," ignoring their statutory authority, national scope, and public impact.
- The *published material* analysis failed to recognize Brazil's largest news platforms (e.g., Globo, UOL) as qualifying major media, even when covering his scientific advocacy and public health leadership.
- The *high salary* criterion was dismissed without valid justification, despite 15 years of certified financial statements, comparative wage data from ERI and Glassdoor, and evidence of income 7–13x above national medical averages.

While we acknowledge USCIS's discretion in adjudicating EB-1A cases, we firmly believe that the prior decision did not fully consider the cumulative probative value of the record or the professional context in which Dr. Souza operates.

This refiling addresses all previously cited deficiencies with substantial additional evidence and clarifying documentation related to Dr. Souza's contributions to the scientific field over the years. We respectfully submit that the record now fully satisfies the regulatory threshold for at least **seven distinct EB-1A criteria**, and further establishes, under a totality of the evidence standard, that Dr. Souza is among the small percentage of individuals who have risen to the very top of his field.

The following sections will outline, in detail, the updated evidence presented in support of this petition, along with legal analysis under each applicable criterion.

III. ELIGIBILITY FOR THE EB-1A CLASSIFICATION

To qualify for classification as an individual of extraordinary ability under INA § 203(b)(1)(A), the petitioner must demonstrate sustained national or international acclaim and that the individual's achievements have been recognized in the field through extensive documentation. According to the regulations at 8 C.F.R. § 204.5(h)(2), "extraordinary ability" in the sciences denotes a level of expertise indicating that the individual is one of the small percentage who has risen to the very top of the field of endeavor.

This standard, while deliberately high, is intended to identify individuals whose contributions to their professional domain are both exceptional and consistently acknowledged by peers, institutions, and authoritative bodies. To satisfy this classification, a petitioner must either present evidence of a one-time, major internationally recognized award or fulfill at least three of the ten regulatory criteria outlined at 8 C.F.R. § 204.5(h)(3). Once this threshold is met, USCIS must evaluate the totality of the evidence to determine whether the beneficiary's career reflects sustained acclaim and influence within the field.

Dr. Souza clearly satisfies the requirements of the EB-1A classification. He is a physician-scientist and public health leader with a 20-year trajectory that spans high-level surgical practice, biomedical research, academic authorship, public health policymaking, and institutional leadership. His published research includes peer-reviewed contributions in metabolic surgery, surgical technique, and digestive health—many of which have been cited or adopted in clinical and academic settings. His legislative record includes the authorship of landmark healthcare laws and public health reforms that have shaped chronic disease management and pandemic response protocols in Brazil.

As will be further detailed, Dr. Souza has been repeatedly recognized by academic and professional peers as a thought leader, with multiple invitations to serve as a reviewer of scientific manuscripts for international institutions. His critical leadership roles include service as hospital director at one of Maranhão's most prominent public hospitals, and as a sitting state legislator with unblemished tenure and national distinction. His intellectual distinction is further evidenced by his rare admission into high-IQ societies such as Mensa, Intertel, and the Infinity International Society—an objective validation of the analytical and problem-solving capacity that informs all aspects of his scientific and policy work.

Moreover, Dr. Souza has consistently earned compensation significantly above the national average for medical professionals in Brazil, and he has received media recognition in nationally distributed outlets that document his professional impact.

In the present petition, we provide clear and well-documented evidence that Dr. Souza satisfies at least six of the ten criteria under 8 C.F.R. § 204.5(h)(3), and we further demonstrate that, taken as a whole, this body of evidence establishes that he is among the small percentage of professionals who have risen to the very top of the field of medical science and public health leadership. The sections that follow will present a detailed analysis of each satisfied criterion and highlight the continued relevance and significance of Dr. Souza's work in the United States and abroad.

(i) Criterion 2 - <u>Membership in associations in the field which require outstanding achievements of their members, as judged by recognized national or international experts (Exhibit III.i):</u>

This criterion is satisfied through: (1) Membership in the Brazilian College of Surgeons (CBC); (2) Membership in the Brazilian College of Digestive Surgery (CBCD); (3) Lifetime memberships in high-IQ societies (Mensa, Intertel, Infinity) based on standardized, independently verified cognitive performance; Each organization imposes strict admission standards evaluated by recognized experts, demonstrating sustained professional and intellectual achievement.

Dr. Souza satisfies the regulatory criterion set forth at **8 C.F.R. § 204.5(h)(3)(ii)**, which considers membership in associations that require outstanding achievements of their members, as judged by recognized national or international experts in the field.

As established in the record, Dr. Souza holds **specialist titles and active membership in Brazil's foremost medical associations**, which impose strict evaluative standards that reflect professional excellence in the surgical sciences. He is formally recognized as a **Specialist in General Surgery** by the **Brazilian College of Surgeons (Colégio Brasileiro de Cirurgiões – CBC)** and as a **Specialist in Digestive System Surgery** by the **Brazilian College of Digestive Surgery (Colégio Brasileiro de Cirurgia Digestiva – CBCD)**. Both organizations operate under the national authority of the Brazilian Medical Association (Associação Médica Brasileira – AMB) and are regulated by the Federal Council of Medicine (CFM) and the National Medical Residency Commission (CNRM).

Attainment of these specialist credentials is not automatic. It requires:

- Completion of a nationally recognized multi-year medical residency program;
- Approval through formal examination and documentary review;
- Evaluation by a board of senior physicians and academic leaders, as outlined in the bylaws of both CBC and CBCD.

These processes are codified in organizational regulations and executed by recognized experts in the field, such as the **National Board of Directors of CBCD** and the **Director of Membership Relations of the CBC**—positions held by board-certified surgical leaders with academic and clinical distinction. The CBCD's bylaws, for example, specifically require passage through a credentialing pathway subject to peer verification and governed by national standards. Accordingly, these memberships are not nominal, but earned distinctions reflecting demonstrable professional achievement and sustained performance in the field of medical science.

Notably, **<u>USCIS previously adjudicated this criterion in favor of the petitioner</u>**, affirming:

> *"The record contains evidence of the petitioner's membership in the Brazilian College of Surgeons and the Brazilian College of Digestive Surgery. ... These organizations require certain medical credentials and certifications, including recognized expertise in general and digestive surgery. The record shows the petitioner met these requirements through medical training, certification, and national licensure. As such, the submitted evidence meets this criterion."*

While this favorable determination is acknowledged, the current petition resubmits and **strengthens the record** in accordance with updated evidentiary best practices and the guidance set forth in the **USCIS Policy Manual**, to ensure full transparency and consistency in the application of standards under 8 C.F.R. § 204.5(h)(3)(ii).

In addition to these medical associations, Dr. Souza is also a **lifetime member of three highly selective international intellectual societies**: **Mensa, Intertel**, **and Infinity International Society**. These organizations, while interdisciplinary in nature, enforce strict and independently verified admission thresholds based on exceptional cognitive performance.

Admission is determined through:

- Standardized intelligence testing under psychometric supervision;
- Performance in the top 2%, 1% and 0.3% of the population (for Mensa, Intertel and Infinity, respectively);
- Submission of official testing documentation and third-party verification.

As stated on Mensa's official website, for example, *"the sole requirement for membership is a score at or above the 98th percentile on a recognized intelligence test."* Intertel admits only those who place in the top **1%**, and Infinity, in the top **0.3%**, with membership currently limited to **fewer than 400 individuals globally**.

These organizations reflect elite cognitive achievement recognized across academic, technical, and scientific fields. Although not field-specific to medicine, USCIS policy allows such associations to be credited under this criterion where the basis for membership is clearly documented and rooted in performance-based excellence—particularly when those cognitive attributes directly inform the petitioner's work, as in Dr. Souza's case.

Taken in totality, the record demonstrates that Dr. Souza maintains memberships that meet and exceed the regulatory requirements of 8 C.F.R. § 204.5(h)(3)(ii). These associations—medical and interdisciplinary alike—are selective, performance-based, and overseen by recognized experts in the relevant domains. Their inclusion in this petition reflects both the breadth and depth of Dr. Souza's professional and intellectual distinction.

(ii) Criterion 3 - <u>Published material about the beneficiary in professional or major trade publications or other major media relating to the beneficiary's work in the field for which classification is sought (Exhibit III.ii):</u>

This criterion is satisfied through: (1) Published articles in major national media outlets such as O Globo, G1, Folha de São Paulo, and UOL directly focused on Dr. Souza's work in medicine and public health; (2) Verified circulation and audience metrics from SimilarWeb and Grupo Globo's media kit; (3) Official government publications recognizing his scientific and legislative contributions; All materials meet the regulatory definition of "major media" and relate specifically to his field.

Dr. Souza satisfies the regulatory criterion under 8 C.F.R. § 204.5(h)(3)(iii), which considers published material about the beneficiary in professional or major trade publications, or in other major media, relating to the beneficiary's work in the field for which classification is sought. The USCIS Policy Manual clarifies that the material must be *"primarily about the beneficiary"* and published in *"professional publications or major media that have national or international distribution."*

The record establishes that Dr. Souza has been the subject of extensive coverage in prominent Brazilian media outlets that report on science, health policy, and public administration. These articles document his work as a medical researcher, legislator, and public health leader, and directly relate to the subject matter of the present petition. Notably, coverage has appeared in:

- **O Globo (Globo Group) –** one of Brazil's most respected and influential newspapers, with national and international reach across digital and print platforms. A flagship publication of Grupo Globo, *O Globo* adheres to strict editorial principles emphasizing accuracy, independence, and public accountability. The outlet is known for in-depth reporting on politics, public health, science, and governance, and its published content regularly shapes public discourse across Brazil. In 2025, a University of Oxford survey identified *O Globo* as Brazil's most widely read and most trusted newspaper, further underscoring its reputation for journalistic excellence. Coverage of Dr. Souza in *O Globo* reflects recognition from a journalistic institution with unmatched national credibility and audience reach.

- **G1 (Globo Group)** – one of the largest and most authoritative media networks in Latin America, with nationwide circulation and a dedicated section for health and science reporting. G1 is part of the **Grupo Globo** conglomerate, which operates print, broadcast, and digital platforms and ranks among the top 20 global media groups by revenue.

- **UOL (Universo Online)** – Brazil's largest online content and news portal, with over 100 million monthly users, offering widespread reach and editorial independence. UOL's

reporting has included coverage of Dr. Souza's healthcare policy initiatives and his role in surgical crisis management.

- **Folha de São Paulo and Estadão** – two of Brazil's most respected newspapers, both with long-standing national reputations and extensive political, scientific, and healthcare coverage.

The record contains extensive evidence that Dr. Souza has been the subject of multiple feature articles and news reports in nationally syndicated media outlets in Brazil. These articles cover his professional achievements across clinical leadership, legislative action, and public health innovation—each directly connected to his field of medical science and healthcare policy.

- **O Globo (Globo Group)** – *"Maranhão state representative gives speech in English to congratulate Trump on victory"* (November 6, 2024): Published on the digital platform of O Globo, one of Brazil's most influential newspapers, this article highlights Dr. Souza's viral parliamentary speech delivered in English to comment on international politics and the U.S. election. The episode, widely covered and debated on social media and in national press, underscores his bilingual communication skills and international visibility as a public health legislator.
  [Source: https://oglobo.globo.com/blogs/sonar-a-escuta-das-redes/post/2024/11/deputado-estadual-do-maranhao-faz-discurso-em-ingles-para-parabenizar-trump-por-vitoria-video.ghtml]

- **G1 – Jornal Nacional (Globo Group)** – *"MA: City Hall Declares Emergency in São Luís' Health System"* (January 11, 2013): Published on the G1 website and aired on Globo's flagship national newscast Jornal Nacional, this article covers Dr. Souza's medical leadership during an emergency declaration at Hospital Socorrão I, citing his pivotal role in stabilizing health system operations during crisis.
  [Source: g1.globo.com/jornal-nacional/noticia/2013/01/ma-prefeitura-de-sao-luis-decreta-emergencia-na-area-da-saude.html]

- **G1 – Jornal Hoje (Globo Group)** – *"Hospital Director Asks for Food Donations Online in Maranhão"* (January 11, 2013): Authored by journalist Alex Barbosa, this article details Dr. Souza's public call for essential supplies at the hospital, underscoring his dual clinical and crisis leadership.
  [Source: g1.globo.com/jornal-hoje/noticia/2013/01/diretor-de-hospital-pede-doacao-de-alimentos-internet-no-maranhao.html]

- **G7 (Maranhão State Press)** – *"Yglésio Denounces Problems in Public Health in São Luís"* (April 13, 2022): This article documents Dr. Souza's role in identifying and exposing structural failures in local health systems, reinforcing his advocacy as a physician-legislator acting on evidence-based assessments.
  [Source: g7ma.com/yglesio-denuncia-problemas-na-saude-publica-de-sao-luis/]

- **UOL/Folha de S. Paulo** – *"Hospital Director in Maranhão Requests Food and Cleaning Products on Social Media"* (January 11, 2013): One of Brazil's most respected national

news outlets, Folha/UOL published this article emphasizing Dr. Souza's leadership in mobilizing public support for a healthcare facility during operational collapse. [Source: folha.uol.com.br/cotidiano/2013/01/1213647-diretor-de-hospital-no-ma-pede-alimentos-e-produtos-de-limpeza-em-rede-social.shtml]

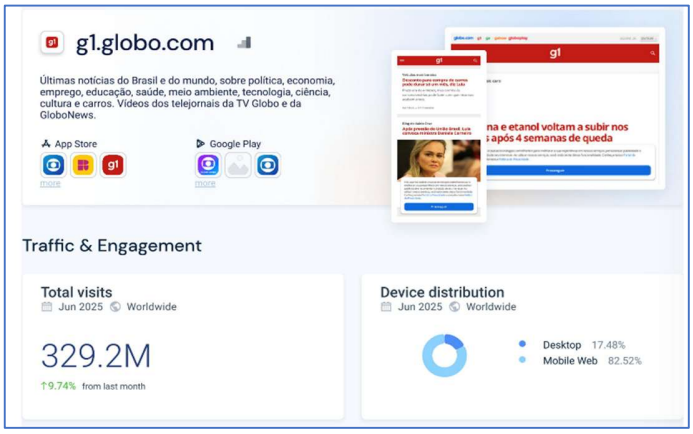
- **Nove Oito (98 FM News)** – *"Ministry of Health recognizes Yglésio Moyses' commitment to Socorrão I"* (August 1, 2013): This article highlights recognition from Brazil's Ministry of Health for Dr. Souza's leadership and institutional efforts at Hospital Socorrão I.

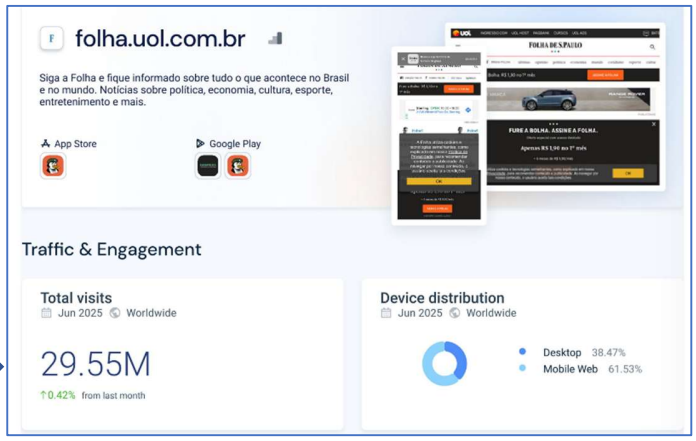
- **Blog do Gilberto Léda** – *"State Representative Yglésio defends the revaccination of the elderly and health professionals"* (July 2021): Nationally syndicated coverage of Dr. Souza's early public call for COVID-19 booster doses based on scientific risk-benefit analysis—an approach later adopted as federal policy.

Each of these publications meets the standard of *"major media"* due to their national reach, editorial credibility, and documented public influence. Most of them maintain independent editorial boards and are included in national media accreditation bodies. Furthermore, the articles submitted focus **specifically on Dr. Souza**, rather than merely mentioning him in passing, and they relate directly to his work in medical research, surgery, public health systems, and legislative leadership.

The press materials are being submitted in conjunction with evidence of relative circulation, readership, and viewership. In assessing the reach and influence of the media outlets at issue, it is important to recognize the institutional stature of Grupo Globo, Brazil's largest media and communications conglomerate. Grupo Globo's portfolio encompasses leading national news brands across print, digital, broadcast, and streaming platforms, including O Globo, G1, TV Globo and related properties, with a combined audience that reaches tens of millions of Brazilians daily. O Globo itself has sustained national leadership in print and digital circulation for nearly a century and continues to command one of the broadest readerships in the country, with popular engagement across demographic segments and substantial social media followings. Data from the Group's media kit further demonstrates its deep penetration of the Brazilian public sphere, with extensive audience profiles and recurring growth in digital interactions, reflecting well-established editorial independence and journalistic credibility as foundational characteristics of news reporting under the Globo umbrella.

Some of the audience performance data cited in this submission were retrieved from the website SimilarWeb (https://pro.similarweb.com), expressly mentioning the reach and distribution metrics for the sources of publication about Dr. Souza and his work.





In addition to traditional media, the record includes **official government publications** that further reinforce the public significance of Dr. Souza's professional contributions. **Prefeitura de São Luís (São Luís City Government)** issued a formal press release on April 2, 2025, titled *"Hospital Socorrão I recebe reconhecimento nacional por excelência na UTI"*, crediting Dr. Souza's tenure and leadership for securing national recognition from AMIB and Epimed Solutions—two of the most respected institutions in critical care assessment in Brazil. This institutional acknowledgment not only reflects media visibility but also constitutes public recognition of excellence in medical leadership by a government authority.

Moreover, the **Legislative Assembly of the State of Maranhão (Assembleia Legislativa do Maranhão – ALEMA)** regularly publishes official bulletins, articles, and legislative updates on its institutional website, including a dedicated page to **Deputado Dr. Souza**: https://www.al.ma.leg.br/sitealema/deputado/yglesio-moyses/. These materials document his authorship of key health-related bills, legislative debates, awards, and public initiatives tied to his medical expertise. As publications issued directly by a **state constitutional body**, such as ALEMA, these qualify under the "other major media" category, as recognized in the USCIS Policy Manual, due to the official nature, broad public dissemination, and direct focus on the beneficiary's contributions in public health and science policy.

Together, these materials—ranging from national news agencies to official institutional publications—offer a robust and verifiable record of Dr. Souza's visibility and impact within the scientific and health governance communities. They fulfill both the **spirit and the letter** of 8 C.F.R. § 204.5(h)(3)(iii), and should be afforded full evidentiary weight.

In the previous adjudication, USCIS rejected this criterion, concluding that the media coverage provided did not qualify as "published material about the petitioner" and was not sufficiently focused on his work in the field. Respectfully, we submit that **this conclusion mischaracterized both the content and the source of the materials and departs from the applicable regulatory and policy framework governing this criterion**. According to 8 C.F.R. § 204.5(h)(3)(iii), and as interpreted in the USCIS Policy Manual (Volume 6, Part F, Chapter 5), the regulation does not require that the media be printed or in physical format, nor does it restrict qualifying material to U.S.-based publications. Rather, the guidance affirms that material may be found in *"other major media"* so long as it has *"national or international distribution"* and is substantively about the petitioner's work in the field.

The adjudicator further stated that "*USCIS does not presume that an article located on the internet is automatically major media*," and concluded that website audience metrics were not sufficient to establish the legitimacy of the source. Respectfully, that interpretation imposes a higher burden than what is required under the **preponderance of the evidence standard**, and contradicts both the plain meaning of the regulation and the explanatory guidance in the Policy Manual, which **does not prohibit digital-only publications** nor require third-party accreditation of media platforms. In fact, the Manual encourages officers to consider whether the article has significant distribution and relates directly to the beneficiary's field—both of which are clearly satisfied here.

The publications cited—**O Globo, G1, UOL, Folha de São Paulo**, among others—are not informal blogs, user-generated platforms, or public bulletin boards. Rather, they are well-established journalistic institutions operated by nationally recognized media organizations with professional editorial standards, credentialed reporters, and robust fact-checking protocols. G1 functions as the digital news division of **Grupo Globo**, one of the 20 largest media conglomerates in the world, while UOL is Brazil's most visited digital content portal and the principal online distributor of content produced by *Folha de São Paulo*, one of the nation's most respected and widely circulated newspapers. Each article submitted in the record was published under institutional domains, authored by identified journalists, dated, archived, and subject to established editorial oversight—meeting the evidentiary standard of "major media" under 8 C.F.R. § 204.5(h)(3)(iii).

The present petition addresses USCIS's concerns directly by including:

- Certified translations of original Portuguese articles;
- Authorship and publication dates for all referenced material;
- Circulation and traffic metrics from public sources and third-party analytics platforms;
- Corporate and institutional profiles of media entities, confirming their status as professional news organizations.

This evidence satisfies not only the regulatory language of 8 C.F.R. § 204.5(h)(3)(iii), but also the interpretive guidance of the USCIS Policy Manual, and therefore supports a full and favorable

finding under this criterion. **To disregard nationally recognized outlets such as G1 and UOL as "non-major media" absent contradictory evidence would represent a departure from the standards set by the Service itself, and risk unequal treatment of petitioners whose work is recognized in non-U.S. jurisdictions or digital platforms that meet or exceed global distribution thresholds.**

Accordingly, the totality of the record justifies full evidentiary weight for the published materials submitted, and supports a finding that this criterion is met.

(iii) Criterion 4 - <u>Participation as a judge of the work of others in the same or allied field of specialization for which classification is sought (Exhibit III.iii):</u>

This criterion is satisfied through:
(1) Formal service on medical thesis examination boards at CEUMA University, involving adjudication of scientific work in surgery and allied fields; (2) Peer review of a scientific manuscript for Orlando Health (USA), with documented feedback on methodology and statistical analysis; (3) Institutional documentation verifying these roles as adjudicative and based on recognized expertise in the field..

Dr. Souza satisfies the regulatory criterion set forth at 8 C.F.R. § 204.5(h)(3)(iv), which considers participation, either individually or on a panel, as a judge of the work of others in the same or an allied field of specialization for which classification is sought. **The USCIS Policy Manual (Volume 6, Part F, Chapter 5) clarifies that qualifying evidence may include peer review of scholarly manuscripts, service on thesis or dissertation committees, or evaluation of academic or scientific work, provided that such participation reflects recognition of the individual's expertise and involves actual adjudicative responsibility**.

The record establishes that Dr. Souza has not only been invited, but has actively and repeatedly participated in the evaluation and adjudication of academic and scientific work in the fields of medicine, surgery, and allied health sciences, both within Brazil and in collaboration with U.S.-based institutions.

Academic Examination Boards – Medical Theses (CEUMA University):

Between **March 2010 and December 2018**, while serving as a Professor of Medicine, Dr. Souza was formally appointed and **actively served as a member of undergraduate medical thesis examination boards** at **CEUMA University**, a recognized Brazilian medical institution.

In this capacity, he acted as a **committee evaluator**, responsible for reviewing, questioning, and determining the academic adequacy of final course papers required for graduation in medicine.

These activities were not observational or advisory. As documented in the Professional Experience Verification Certificates issued by CEUMA, Dr. Souza participated directly in the adjudication of multiple medical theses, including—but not limited to—research on:

- bariatric surgery outcomes,
- emergency surgery epidemiology,
- acute pancreatitis management,
- septic patient treatment strategies,
- renal function assessment in surgical patients,
- and advanced clinical simulation in medical education.

Each of these works required **independent scientific judgment**, assessment of methodology, and evaluation of clinical relevance. Participation on such examination boards is reserved for faculty members and external evaluators whose expertise is recognized by the institution, and whose judgment carries academic consequence for the candidate. This role squarely falls within the definition of "judging the work of others" as contemplated by 8 C.F.R. § 204.5(h)(3)(iv).

Peer Review of Scientific Manuscripts – Orlando Health (United States):

In addition to academic adjudication in Brazil, Dr. Souza was invited in **July 2025** by **Dr. Alexis Sanchez**, a surgeon and researcher affiliated with **Orlando Health (USA)**, to serve as a **scientific manuscript reviewer** for the study titled *"Robotic Surgery Training: Feasibility and User Perception."* This manuscript involved international collaborators and addressed advanced surgical education and robotic surgery methodologies.

Dr. Souza's role went well beyond a cursory review. As documented by the annotated manuscript and correspondence submitted in this petition, he:

- reviewed the study's methodology and statistical data;
- identified inconsistencies in reported metrics;
- proposed corrections to figures, tables, and legends;
- evaluated the scientific coherence and educational framework of the research.

These actions constitute **substantive peer review**, directly comparable to journal manuscript evaluation, and align precisely with the examples cited in the USCIS Policy Manual as qualifying evidence under this criterion. His selection for this role was based on his expertise in surgery and medical education, and his feedback materially contributed to the refinement of the research.

<u>In the prior adjudication</u>, USCIS acknowledged that Dr. Souza had been invited to judge the work of others by CEUMA and Orlando Health, but concluded that the criterion was not met. Specifically, the decision stated:

> *"The evidence provided shows that the beneficiary has been invited to judge the work of others by CEUMA and Orlando Health […] however, the evidence provided from CEUMA and Orlando Health is insufficient to establish that the beneficiary fulfills this criterion as there is no evidence demonstrating that the judge of the work of*

others in the same or an allied field of specialization is nationally or internationally recognized."

The decision further discounted the evidence on the basis that email correspondence alone could not form the cornerstone of a successful claim.

Respectfully, the **prior adjudication applied an unduly narrow interpretation** of this criterion, disregarding valid evidence of judging activities that clearly fall within the scope outlined in 8 C.F.R. § 204.5(h)(3)(iv) and the USCIS Policy Manual. Specifically, the decision failed to acknowledge that participation on **academic thesis defense panels** and **peer review of scientific manuscripts by invitation** **are explicitly recognized as qualifying activities when based on the beneficiary's expertise in the field.**

Contrary to the conclusion in the previous decision, the evidence provided was not limited to informal email invitations, but included official institutional documentation, descriptions of adjudicative responsibilities, and proof of actual participation in evaluative processes.

These judging roles occurred within accredited academic and clinical institutions, including CEUMA University and Orlando Health, and were based on Dr. Souza's recognized qualifications in surgical and medical science. They are not incidental, but represent formal responsibilities involving academic and scientific judgment.

When assessed under the preponderance of the evidence standard, the totality of the record clearly demonstrates that Dr. Souza satisfies this criterion.

(iv) Criterion 5 - Original scientific, scholarly, artistic, athletic, or business-related contributions of major significance in the field (Exhibit III.iv):

This criterion is satisfied through: (1) Formal service on medical thesis examination boards at CEUMA University, involving adjudication of scientific work in surgery and allied fields; (2) Peer review of a scientific manuscript for Orlando Health (USA), with documented feedback on methodology and statistical analysis; (3) Institutional documentation verifying these roles as adjudicative and based on recognized expertise in the field.

Dr. Souza satisfies the criterion defined at 8 C.F.R. § 204.5(h)(3)(v), which requires the petitioner to demonstrate original contributions of *major significance* in the field of endeavor. According to the USCIS Policy Manual (Vol. 6, Part F, Ch. 2), this criterion evaluates both the *originality* and *impact* of the work, with an emphasis on independent, objective evidence of major significance.

This petition includes compelling documentation that Dr. Souza has made original scientific and scholarly contributions that have been widely recognized as significant in the fields of metabolic surgery, diabetes treatment, and public health.

Peer-Reviewed Scientific Research:

Dr. Souza is co-author of the landmark paper *"Laparoscopic Duodenal–Jejunal Exclusion in the Treatment of Type 2 Diabetes Mellitus in Patients with BMI < 30 kg/m²"*, published in *Obesity Surgery* (2009) (DOI: 10.1007/s11695-008-9759-5). a leading international journal in the field of bariatric and metabolic surgery. *Obesity Surgery* is a long-standing, monthly peer-reviewed journal in the field of bariatric, gastrointestinal, and metabolic surgery, widely recognized for disseminating high-impact clinical and translational research to the international surgical and endocrinology community.

This clinical study reports on a **novel surgical intervention for type 2 diabetes mellitus in patients with BMI < 30 kg/m²**. The methodology evaluated the effect of laparoscopic duodenal-jejunal exclusion on key metabolic parameters—including fasting glycemia, HbA1c, and C-peptide levels—demonstrating meaningful reductions in glycemia and hemoglobin A1c up to six months post-operation.

The significance of this work is corroborated by its **citation footprint in subsequent independent research**. This article has been cited repeatedly in the literature as foundational evidence in the surgical treatment of type 2 diabetes, including in large systematic reviews and meta-analyses assessing metabolic surgery outcomes in patients with low to moderate BMI, and in clinical contexts beyond obesity-related bariatric procedures. For example, it is referenced in integrative reviews and secondary analyses discussing the role of duodenal-jejunal exclusion and related bypass techniques for glucose control in non-obese diabetic patients.

As of January 2026, this article has been cited at least **240 times**, according to Google Scholar, including in:

- Clinical trials,
- Meta-analyses,
- Systematic reviews, and
- Review articles focused on metabolic surgery and diabetes management.

This citation history reflects **the research's enduring influence in the field** of metabolic and gastrointestinal surgery—particularly concerning the intersection of surgical technique and diabetes management—which remains a challenging domain in endocrinology and surgical treatment paradigms. As such, the publication transcends a single case report; it has contributed to shaping clinical understanding and investigative directions regarding metabolic surgery's role in treating type 2 diabetes mellitus, especially in non-morbidly obese populations.

Taken together, the **highly selective peer-review process**, the **relevance of the research topic**, the **multiple independent citations** in subsequent analytical literature, and the **recognition of the journal as a key platform in the field** all support the conclusion that Dr. Souza's work constitutes an **original contribution of major significance** in surgical science and metabolic disease

research—precisely the kind of influence contemplated under 8 C.F.R. § 204.5(h)(3)(v) and the USCIS Policy Manual.

Expert Recognition:

Multiple expert letters from internationally recognized professionals attest to the originality, scientific relevance, and interdisciplinary significance of Dr. Souza's contributions to the fields of metabolic surgery and public health innovation. These testimonials not only affirm the **novelty and impact** of his work but also confirm that **his contributions have reshaped clinical thinking and research** in more than one domain of medical science, thereby satisfying the evidentiary standard for original contributions of major significance under 8 C.F.R. § 204.5(h)(3)(v).

Dr. Almino C. Ramos, a global leader in bariatric surgery, referred to their co-authored study as a *"groundbreaking metabolic surgery protocol that remains a global reference to this day."* He mentioned:

> *"Most notably, we co-authored the first human clinical study in the world evaluating duodenojejunal exclusion for the treatment of type 2 diabetes—a groundbreaking metabolic surgery protocol that remains a global reference to this day. This work set a new benchmark in the field and demonstrated Dr. Souza's ability to integrate clinical innovation with translational impact."*

Widely regarded as one of the most influential figures in bariatric surgery worldwide, Dr. Ramos is a former President of the International Federation for the Surgery of Obesity and Metabolic Disorders (IFSO) and serves on the editorial board of multiple high-impact surgical journals. His professional standing in global metabolic surgery gives substantial weight to his assessment.

His testimony is critical because it confirms that the methodology co-developed by Dr. Souza did not merely add to the literature, as **it helped establish a new treatment paradigm still referenced in current metabolic research and surgical protocols globally**.

Professor Orlando Jorge Martins Torres highlighted Dr. Souza' *"notable international recognition"* and enduring scientific value of the surgical model developed by Dr. Souza for glycemic control in non-obese diabetics:

> *"Building upon this scientific foundation, he later advanced to metabolic and bariatric surgery, developing a novel surgical model of duodenojejunal exclusion aimed at glycemic control in type 2 diabetic patients. This innovative technique, representing a continuation of his doctoral commitment to translational surgical science, has achieved notable international recognition and has been cited in over 200 peer-reviewed publications worldwide. The originality and clinical relevance of his research underscore Dr. Souza's academic leadership and capacity to produce enduring contributions to global surgical knowledge."*

This quote directly supports the USCIS standard of "major significance" by confirming global academic adoption and measurable scientific dissemination, with a citation record that reflects real-world integration and respect across multiple health systems.

Professor Torres is a leading academic in gastrointestinal surgery and hepatobiliary transplantation at the Federal University of Maranhão (UFMA), Prof. Torres has published extensively on liver, pancreas, and digestive surgery and has held positions in national transplant ethics and scientific boards.

Dr. Vinícius Nina, President of the Brazilian Society of Cardiovascular Surgery, highlighted the interdisciplinary significance of Dr. Souza's work, stating that it bridges metabolic and cardiovascular sciences:

> *"[Dr. Souza's] research and advocacy have elevated the scientific dialogue around how metabolic control through surgery can reduce the incidence and severity of cardiac events. I can say with conviction that his multidisciplinary approach represents a bridge between our specialties—bringing together the best of metabolic and cardiovascular sciences."*

Current President of the Brazilian Society of Cardiovascular Surgery and an advisor to the Brazilian Federal Council of Medicine, Dr. Nina is a nationally prominent cardiovascular surgeon and a policymaker in integrated care and chronic disease management.

The Brazilian Society of Cardiovascular Surgery (SBCCV) is the country's leading authority in surgical heart care, responsible for national protocols, continuing education, and specialty accreditation. The Federal Council of Medicine (CFM) serves as Brazil's top medical regulatory body, overseeing physician licensing and ethical standards nationwide. **Leadership roles in these institutions reflect the highest levels of trust and expertise in Brazilian medicine.**

Dr. Nina's testimony reinforces that Dr. Souza's innovations are not confined to one subfield but have reshaped clinical strategies across disciplines, thereby meeting the high evidentiary burden of influence on a major segment of the field as defined by the USCIS Policy Manual.

Impact in Public Health Policy:

In addition to his scholarly contributions, Dr. Souza has played a **direct and measurable role in shaping public health outcomes through legislative action**. As an elected State Representative in the Legislative Assembly of Maranhão, **he has authored and enacted multiple laws addressing critical areas of healthcare delivery, prevention, and access**.

His public health policy initiatives include:

- Legislation on chronic disease management and early intervention programs;
- Crisis-response frameworks and pandemic preparedness;
- Nutritional health policies, including regulation of ultra-processed foods;

- Expansion of access to palliative care and end-of-life services.

Dr. Souza's impact extends beyond abstract policy drafting. His actions have resulted in operational improvements to hospital systems, tangible outcomes in patient access to care, and national policy shifts in Brazil. Key examples include:

- **Reopening of the Emergency Unit of Aldenora Bello Cancer Hospital (2019):** When the facility—one of Maranhão's leading oncology centers—was at risk of closure, Dr. Souza led an unprecedented mobilization across the state legislature to restore emergency services. This effort not only reactivated a vital cancer care resource for thousands of patients but also demonstrated his capacity to coordinate political and institutional action for urgent public health needs.
- **Leadership During the COVID-19 Pandemic:** As the pandemic overwhelmed Brazil's health infrastructure, Dr. Souza coordinated state-level responses to increase ICU capacity and accelerate vaccine deployment. He was also among the first Brazilian physicians to publicly advocate for **booster doses** for recipients of inactivated virus vaccines—a position he made public as early as **July 2021**, during a time of national uncertainty and political polarization.

This forward-thinking stance was later adopted by Brazil's Ministry of Health, who announced the **universal rollout of booster doses for all adults**, as reported by **Globo**, Brazil's largest media network, under the headline: *"Ministério da Saúde anuncia dose de reforço para todos os adultos."* His advocacy thus directly contributed to shaping a national-level policy that affected millions.

Multiple expert letters included in the record affirm the originality and real-world influence of Dr. Souza's public health leadership. Dr. Manoel Galvão Neto, MD, MSc, FASGE, IFASMBS, a globally recognized surgeon and scientific advisor, states:

> *"Dr. Souza was also one of the earliest Brazilian physicians to advocate for booster vaccination for inactivated virus recipients during the COVID-19 pandemic — a stance later validated by international recommendations ... [he] served as a State Representative and Chair of the Health Commission in the Maranhão Legislative Assembly. There, he was instrumental in crafting policies aimed at expanding access to healthcare and strengthening critical care infrastructure."*

Dr. Marcelo Queiroga, **former Minister of Health of Brazil and former President of both the Brazilian Society of Cardiology (SBC) and Brazilian Society of Hemodynamics and Interventional Cardiology (SBHCI)**, adds:

> *"One particularly noteworthy example of his impact was during the early stages of Brazil's mass vaccination campaign, when information was scarce and political polarization clouded scientific discourse. Dr. Souza was the first physician in the country to publicly advocate for booster doses in individuals who had received*

> *inactivated virus vaccines… Several months later, the Brazilian Ministry of Health officially adopted this recommendation… This exemplifies how Dr. Souza's technical knowledge and policy engagement translated into tangible improvements in public health… [It] reflects an uncommon degree of foresight, technical independence, and civic responsibility."*

Dr. Queiroga's evaluation is particularly significant given his senior policymaking role at the federal level and direct experience with Brazil's pandemic response. His testimony supports the claim that Dr. Souza's actions had major national significance and helped shape institutional decisions at the highest levels of government.

Dr. Souza's public health contributions have also been documented in nationally syndicated media outlets, which have covered:

- His early and scientifically grounded support for booster vaccination;
- His efforts to improve emergency and cancer care in Maranhão;
- His leadership in pandemic-related infrastructure expansion.

The visibility of these actions—supported by formal media reports, expert letters, and legislative records—demonstrates institutional, public, and professional recognition of Dr. Souza's impact.

When assessed under 8 C.F.R. § 204.5(h)(3)(v) and the USCIS Policy Manual, these contributions meet the regulatory and policy requirements for original contributions of **major significance** in the field. The actions described are not isolated or theoretical: they reflect **measurable improvements to public health infrastructure**, **lifesaving policy interventions**, and **national-level influence** in healthcare access and disease prevention.

In the previous denial, USCIS acknowledged the submission of five expert reference letters, including the testimonial from Dr. Vinícius Nina, President of the Brazilian Society of Cardiovascular Surgery (SBCCV). The adjudicator cited Dr. Nina's comments on the transformative public health impact of metabolic surgery but ultimately dismissed the letter due to an alleged lack of "objective documentary evidence" showing that the beneficiary's contributions had been of "major significance in the field of General and Digestive Surgery."

Respectfully, this interpretation was flawed for several reasons:

- • First, **it incorrectly segmented the beneficiary's field**. Dr. Souza's contributions span interdisciplinary domains, including metabolic, digestive, and cardiovascular surgery, as well as public health science. The USCIS Policy Manual allows consideration of achievements in "*the same or an allied field of specialization*" (Vol. 6, Part F, Ch. 5), especially when such fields are functionally and clinically integrated, as is the case in metabolic and cardiovascular health.
- Second, the prior adjudication gave **disproportionate weight to the format of evidence** (i.e., reference letters) rather than assessing the totality of supporting documentation, including peer-reviewed publications, citation metrics, and legislative outcomes that corroborate the impact of those contributions.

- Third, the decision failed to recognize that **expert letters**, when authored by institutional leaders in nationally regulated scientific bodies, such as the SBCCV and CFM, carry significant probative value. These are not generic endorsements; they are disciplinary evaluations from credentialed authorities with statutory and scientific standing in the field. Their weight cannot be dismissed absent contradictory evidence.

When viewed under the **preponderance of the evidence** standard, the record clearly establishes that Dr. Souza's work has produced original contributions of **major and enduring significance** in the fields of surgical science, metabolic disease research, and public health policy. Accordingly, this criterion is satisfied.

(v) Criterion 6 - <u>Authorship of scholarly articles in the field, in professional journals or other major media (Exhibit III.v):</u>

This criterion is satisfied through:
(1) Lead and co-authorship of multiple peer-reviewed scientific articles in indexed journals such as Obesity Surgery, Endoscopy, and ABCD; (2) Scholarly publications on surgical technique, metabolic surgery, and public health, with national and international circulation (e.g., PubMed, SciELO); (3) Authorship of abstracts and presentations at leading academic congresses, including the Brazilian Congress of Coloproctology.

Dr. Souza satisfies the criterion under 8 C.F.R. § 204.5(h)(3)(vi), which considers authorship of scholarly articles in the field for which classification is sought, in professional journals or other major media. The USCIS Policy Manual (Vol. 6, Part F, Ch. 5) states that articles must be written by the petitioner, pertain to the field of expertise, and be published in journals or media with recognized editorial or professional standards.

The Petitioner is the lead or co-author of numerous scientific papers in the fields of metabolic surgery, surgical methodology, diabetes treatment, and public health. His publications meet the regulatory definition of "scholarly articles" due to their peer-reviewed nature, placement in high-standard medical journals, and focus on advancing scientific and clinical understanding in the field.

Notably, he co-authored the landmark study:

> ***Laparoscopic Duodenal–Jejunal Exclusion in the Treatment of Type 2 Diabetes Mellitus in Patients with BMI < 30 kg/m²***
> **Published in**: *Obesity Surgery*, 2009
> **Classification**: High-impact **international peer-reviewed scientific journal**
> **Overview**: This innovative study investigates a surgical approach to treating Type 2 diabetes in non-obese patients through laparoscopic duodenal–jejunal exclusion.

With over 240 citations, it has contributed significantly to metabolic surgery debates and evidence supporting surgical treatment beyond obesity thresholds.

Other peer-reviewed publications include:

Pancreatic Anastomosis by the Modified Heidelberg Technique
Published in: *Arquivos Brasileiros de Cirurgia Digestiva*, 2017
Classification: National **professional** surgical journal
Overview: The article reviews surgical strategies to minimize complications following pancreaticoduodenectomy, focusing on the Modified Heidelberg Technique. The work is cited and discussed in the context of improving postoperative outcomes for pancreatic surgeries, especially regarding pancreatic fistulas.

Evaluation of the Effects of Ozone Therapy in the Treatment of Intra-abdominal Infection in Rats
Published in: *Doctoral Thesis – University of São Paulo (USP)*, 2009
Classification: Academic doctoral research (USP – one of Brazil's top universities)
Overview: This experimental study evaluated the role of ozone therapy in managing intra-abdominal infections in a controlled rat model. The findings contribute to discussions about alternative and adjunctive therapies in infection control and surgical recovery.

Effects of Aroeira Extract on the Liver after Hepatic Ischemia-Reperfusion: Experimental Study in Rats
Published in: *Revista HU-UFMA*, 2021
Classification: Institutional scientific journal
Overview: This experimental research explores the hepatoprotective effects of *Schinus terebinthifolius* (aroeira) extract in cases of hepatic ischemia-reperfusion injury. The study offers insights into plant-based antioxidant strategies in liver surgeries or trauma.

Enteric Tuberculosis with Spontaneous Colocutaneous Fistula: Case Report
Published in: *Revista Brasileira de Coloproctologia*, 2003
Classification: Specialty case report in national coloproctology journal
Overview: A detailed clinical case involving a rare presentation of enteric tuberculosis leading to spontaneous colocutaneous fistula, underlining diagnostic challenges in endemic areas and the importance of early clinical suspicion.

Perforated Adenocarcinoma of the Sigmoid Colon with Multiple Retroperitoneal Abscesses
Published in: *Hospital Research Bulletin*
Classification: Institutional clinical report
Overview: A complex case detailing surgical and diagnostic challenges in the treatment of a perforated sigmoid adenocarcinoma complicated by multiple abscesses, emphasizing the importance of multidisciplinary management.

Modified Heidelberg Technique for Pancreatic Anastomosis
Published in: Arquivos Brasileiros de Cirurgia Digestiva (ABCD), 2017 (Oct–Dec, Vol. 30, No. 4) - scielo.br
Classification: Original article – surgical technique
Overview: Describes a modified pancreatojejunostomy method based on the Heidelberg technique, involving six interrupted duct-to-parenchyma sutures, seromuscular coverage, and use of an internal 20 cm stent.

NOTES Transvaginal Video-Assisted Cholecystectomy: First Series
Published in: Endoscopy, July 2008 (Vol. 40, No. 7, pp. 572–575)
Classification: Original clinical series – hybrid NOTES surgical technique
Overview: A prospective series of 32 female patients (mean age 33 years; BMI 29, range 20–42) undergoing transvaginal video-assisted laparoscopic cholecystectomy between July 2007 and March 2008. Utilizing a transvaginal 10 mm bariatric optic combined with two small abdominal trocars, the mean operative time was 38 minutes (range 18–50). Patients were discharged 6 hours post-procedure, required no postoperative analgesia, and returned to normal activities within 24 hours. The report concludes the technique is safe, efficient, and offers scarless abdominal outcomes as a step toward exclusive NOTES procedures.

Moified Heidelberg Technique for Pancreatojejunostomy (Shrikhande–Torres Modification)
Published in: *Arquivos Brasileiros de Cirurgia Digestiva (ABCD)*, 2017 (Vol. 30, No. 4, pp. 260–263); DOI: 10.1590/0102-6720201700040008
Classification: Institutional clinical technique report
Overview: Torres et al. describe a refined pancreatojejunostomy based on the Heidelberg technique (originally by Shrikhande et al.)

These publications were written by Dr. Souza during and after his doctoral and surgical residency training and were accepted by journals with national and international reach, including indexing in SciELO, PubMed, and other global medical databases. They address complex surgical themes and clinical protocols, aligning directly with the field of endeavor of this petition—advanced medical research and translational surgery.

In addition, Dr. Souza authored **Oral Presentations and abstracts at nationally and internationally recognized conferences**, including the work Proctocolectomy With Ileal Pouch – Video-Laparoscopic Access in the 55th Brazilian Congress Of Coloproctology, the flagship national congress and among the largest in Latin America, recognized as a leading forum for colorectal surgeons and related professionals that attracts renowned specialists from Brazil and abroad to share advancements in colon, rectum, and anus disease management.

Each of these contributions reflects high-level academic engagement and recognition within professional communities that shape research, policy, and clinical practice in surgical science.

In the previous adjudication, USCIS concluded unequivocally that "the submitted evidence meets this criterion."

No concerns or deficiencies were raised regarding the authenticity, relevance, or academic merit of Dr. Souza's published works. As this is a new petition, the inclusion of these materials remains necessary, but the prior favorable finding should be given significant weight under USCIS's own procedural principles and consistency doctrine.

Accordingly, Dr. Souza continues to meet the regulatory requirement under 8 C.F.R. § 204.5(h)(3)(vi), and this criterion should be deemed satisfied.

(vi) Criterion 7 - <u>Performance in a Leading or Critical Role for Organizations or Establishments with a Distinguished Reputation (Exhibit III.vi):</u>

This criterion is satisfied through: (1) Election to the Legislative Assembly of Maranhão with leadership roles on key committees, influencing healthcare policy for over 7 million citizens; (2) Executive directorship of Socorrão I, Maranhão's largest emergency hospital, with documented institutional turnaround and national recognition; (3) Academic leadership as surgical preceptor at HU-UFMA, a top federal teaching hospital, training residents under national certification standards.

Dr. Souza satisfies the criterion under 8 C.F.R. § 204.5(h)(3)(viii), which requires the petitioner to demonstrate that they have performed in a **leading or critical role** for organizations or establishments with a **distinguished reputation**. The USCIS Policy Manual (Vol. 6, Part F, Ch. 5) clarifies that a "leading" role involves directing or influencing the entity's operations, while a "critical" role refers to positions essential to the outcome of key projects or institutional functions.

The record establishes that Dr. Souza has served in multiple **leading and critical roles** across the three pillars of his professional life—**clinical practice**, **public health governance**, and **academic medical education**—each within institutions of **demonstrable national distinction**.

Legislative Leadership – Maranhão State Assembly (ALEMA):

Dr. Souza was **elected as a State Representative** (legislator) in the **Legislative Assembly of Maranhão (ALEMA)**, one of Brazil's oldest and most influential state legislatures. ALEMA is a constitutionally established body with legislative authority over healthcare policy, public health infrastructure, and regional health programs in a state with over 7 million residents.

While serving in this role, Dr. Souza was elected **President of the Health Committee** and the **Committee on Human Rights and Minorities**. These are **not ceremonial assignments**, but institutional leadership roles tasked with reviewing, drafting, and amending state legislation. He authored more than **30 official legislative reports**, and his committees oversaw some of Maranhão's most critical pandemic-response policies.

A legislator with committee presidency in a state-level parliament **cannot be compared to an individual contributor or middle manager**, as suggested in the previous USCIS adjudication. Elected office is, by definition, a **leading role with public fiduciary responsibility**, and his work materially shaped state-level healthcare outcomes.

Hospital Leadership – Socorrão I Emergency and Trauma Hospital:

Dr. Souza served as **General Director of Djalma Marques Hospital (Socorrão I)**, Maranhão's largest public emergency facility. This hospital handles thousands of trauma and urgent care cases annually and was operating at risk of collapse when Dr. Souza assumed leadership.

As hospital director, he:

- **Reformed triage systems**, reducing wait times and improving mortality rates;
- Led the **rehabilitation of ICU infrastructure**, earning national accreditation from **AMIB and Epimed Solutions**;
- Implemented community donation campaigns and interinstitutional agreements to **reopen closed units** and stabilize surgical coverage.

These actions directly improved hospital operations and clinical outcomes, leading to formal acknowledgment by Brazil's **Ministry of Health**. A public hospital of this scale and national accreditation is clearly a **distinguished institution**, and Dr. Souza's role as its director was, unambiguously, both **leading and critical**.

Academic Leadership – Federal University Hospital (HU-UFMA):

Dr. Souza also served as a **Preceptor of Surgery** at the **Federal University of Maranhão's Teaching Hospital (HU-UFMA)**—one of Brazil's most respected medical teaching institutions. HU-UFMA is part of the **Brazilian Hospital Services Company (EBSERH)** network and is nationally ranked for academic excellence, research productivity, and clinical performance.
As a surgical preceptor, he mentored residents in **General Surgery and Digestive Surgery**, was responsible for curriculum planning, and played a key role in evaluating procedural competencies for board certification. These activities are reserved for physicians with **exceptional clinical standing**, and they had a **direct effect on the institutional training pipeline** for surgical specialists.

In the previous adjudication, USCIS dismissed Dr. Souza's leadership claims, stating:

> *"The letters and evidence do not show that the beneficiary is or was a critical role leader… The beneficiary performed duties similar to those of an individual contributor and middle management ensuring that the assigned tasks are accomplished correctly and in a timely manner."*

This conclusion is inconsistent with both the **facts presented** and the **regulatory standard**. Respectfully, it demonstrates a **misapplication of the evidentiary burden** in several ways:

- **Mischaracterization of Elected Public Office**: Serving as a State Representative in a constitutionally established legislative body—with elected mandate, legislative authority, and committee leadership—is by definition a leading role. Dr. Souza was not merely a participant in state governance; **he was entrusted by the electorate and his peers to shape public policy, chair legislative committees, and represent the healthcare interests of over 7 million citizens**. His role is not comparable to middle management or task execution—it is structurally and functionally a position of public leadership, both in title and duty. Ignoring this reality contradicts the plain meaning of "leading role" as articulated in 8 C.F.R. § 204.5(h)(3)(viii) and clarified in the USCIS Policy Manual.

- **Undervaluation of High-Stakes Hospital Leadership**: As Director of **Socorrão I**, one of Brazil's largest and most overburdened emergency hospitals, Dr. Souza led operational and clinical reform during a period of institutional collapse. His leadership **resulted in national recognition by the Brazilian Ministry of Health** and earned the ICU the seal of excellence from AMIB and Epimed Solutions. This was not routine managerial oversight—it was strategic executive leadership in a high-pressure, life-and-death environment. USCIS's comparison to "individual contributor" functions reflects a **fundamental misunderstanding of hospital hierarchy and healthcare governance**.

- **Disregard for Institutional Distinction**: The institutions where Dr. Souza held leadership roles—**ALEMA**, **Socorrão I**, and **HU-UFMA**—are each of **recognized regional and national distinction**, with documentary evidence submitted confirming this statement. Ignoring these qualifications contradicts the requirement to assess whether the organization itself has a "distinguished reputation," as outlined in the USCIS Policy Manual (Vol. 6, Part F, Ch. 5).

- **Deviation from the Preponderance Standard**: Finally, the decision appears to impose a higher-than-required evidentiary burden. Under the **preponderance of the evidence standard**, it is only necessary to show that it is **more likely than not** that the petitioner held a leading or critical role in a distinguished institution. The detailed documentation submitted—including **employment certificates, government appointments, committee records, and institutional acknowledgments—clearly satisfies this threshold**. Failure to recognize it **represents a departure from established adjudicative practice**.

Accordingly, we respectfully submit that this criterion was erroneously denied in the previous adjudication. When evaluated correctly—under the proper standard and in light of the totality of evidence—**Dr. Souza's leadership roles must be recognized as satisfying the requirements of 8 C.F.R. § 204.5(h)(3)(viii).**

(vii) Criterion 9 - <u>High Salary or Remuneration Compared to Others in the Field (Exhibit III.vii):</u>

This criterion is satisfied through: (1) Certified documentation of annual medical income (R$ 1.26 million in 2024), exceeding 7x–13x national averages; (2) Verified ownership of U.S.-based income-generating businesses and rental properties; (3) Public asset declarations exceeding US$ 3.5 million, evidencing exceptional remuneration well above field norms.

Dr. Souza satisfies the regulatory criterion outlined in 8 C.F.R. § 204.5(h)(3)(ix), which considers whether the beneficiary has commanded a high salary or other significantly high remuneration for services, in relation to others in the same field. According to the USCIS Policy Manual, adjudicators may evaluate this based on credible salary surveys, financial statements, and documented compensation data reflective of the petitioner's professional earnings.

Medical Earnings – Far Above National Averages

From **2009 through 2024**, Dr. Souza consistently reported substantial and increasing annual earnings, primarily from his work with the *Instituto Gastro Digestivo e Obesidade do Maranhão Ltda.* A certified accountant's report documents this steady growth, culminating in **R$ 1,260,000 (approx. USD 250,000)** in professional income **in 2024 alone**.

For comparison:

- According to a **2025 Glassdoor** salary benchmark, the average income for general surgeons in Brazil is approximately **R$ 180,000/year**.
- According to **ERI SalaryExpert**, a reputable international compensation analytics firm, the average surgeon salary in Brazil is **R$ 471,967**, with a range between **R$ 302,059 and R$ 640,459**.

Dr. Souza's income is therefore **7x higher than the ERI median**, and **13x higher than the national Glassdoor average**, placing him within the **top 1–5% of earners** among surgeons in Brazil. This is compelling evidence of both his **market valuation and professional distinction**.

Entrepreneurial Income and U.S. Asset Holdings

In addition to his medical practice, Dr. Souza also derives income from **entrepreneurial ventures**, notably through *MY Negócios S.A.*, a Brazilian holding company that owns 100% of the equity interest in *My Rentals & Management LLC*, a U.S.-based real estate company. Supporting documentation includes:

- **Articles of Organization** and **Operating Agreement** of *My Rentals & Management LLC* (Florida, USA);
- **Ownership certificate** confirming that Dr. Souza holds 100% of the equity through *MY Negócios S.A*;

- Valid and active **U.S. IRS EIN**, and **Brazilian CNPJ registration**;
- **Bank statements**, invoices, and ALTA settlement forms confirming operational activity, rent collections, and property acquisitions.

These holdings reflect substantial international capital investment and an income-generating structure far beyond what is typical for a practicing surgeon, and serve as additional objective evidence of high remuneration in the form of equity returns, dividends, or passive business income.

Asset-Based Wealth and Public Record Transparency

Dr. Souza further clarifies that his personal assets include **multiple real estate properties**, both in Brazil and abroad, and that his **declared public assets surpass US$ 3.5 million**, not including the valuation of his U.S. companies or future earnings streams. He has also provided public declarations as an elected official, adding **transparency and credibility** to the record.

In addition, the corporate structure and operating documents of **MYG Properties Real Estate Investments LLC**, **MY Rentals & Management**, and **MY Negócios S.A.** confirm his control over multiple active real estate ventures generating monthly cash flow, consistent with an upper-echelon financial profile. Notably, several of these properties are under current lease agreements, further reinforcing the generation of consistent passive income. These assets and contracts are consistent with an upper-level financial profile and demonstrate diversified sources of high remuneration.

In its previous decision, USCIS dismissed this criterion, stating:

> *"The evidence does not establish that the beneficiary's salary or remuneration is high relative to others working in the field, as the Financial Statement Overview and salary surveys from various online resources are not sufficient…"*

Respectfully, this conclusion **misapplies the evidentiary standard** in several ways:

- It disregards the **consistency and reliability** of the salary data, including **Glassdoor** (which provides a "very high confidence" score based on user volume) and **ERI SalaryExpert**, which is widely used by employers and agencies for **global wage benchmarking**;
- It ignores the **cumulative weight** of the financial documentation—including a **15-year history** of earnings prepared by a certified accountant, **corporate ownership records**, **real estate contracts**, and **asset declarations**;
- It fails to consider the **scope and complexity** of Dr. Souza's **dual income streams** from both professional medical services and **profitable international business ventures**, which clearly exceed normative compensation levels in his field.

USCIS guidance explicitly states that comparative wage surveys and financial records may be used to assess this criterion, especially when earnings are shown to be **within the top percentile nationally**. When measured under the **preponderance of the evidence standard**, Dr. Souza's professional income, entrepreneurial activity, and verified asset disclosures **amply satisfy** the

requirement for "high salary or other significantly high remuneration" under 8 C.F.R. § 204.5(h)(3)(ix).

IV. TOTALITY OF THE EVIDENCE DETERMINATION

Pursuant to **INA § 203(b)(1)(A)** and **8 C.F.R. § 204.5(h)**, an individual seeking classification as a person of extraordinary ability must demonstrate sustained national or international acclaim and establish that they are among the small percentage who have risen to the very top of their field of endeavor. This determination is made through a **two-step analysis**: (1) satisfaction of at least three of the regulatory criteria (or a one-time major award), followed by (2) a **final merits determination based on the totality of the evidence**, as articulated in *Kazarian v. USCIS*, 596 F.3d 1115 (9th Cir. 2010), and reaffirmed in the USCIS Policy Manual (Vol. 6, Part F).

In the prior adjudication, USCIS concluded that it would not proceed to a final merits determination, asserting that the petitioner had not met the requisite number of evidentiary criteria. Respectfully, that conclusion was **legally and factually erroneous**. As demonstrated in this refiling, and as partially acknowledged even in the prior decision, Dr. Souza **clearly satisfies well in excess of three regulatory criteria**, thereby mandating a final merits analysis under controlling law and policy.

The evidentiary record in this petition establishes that Dr. Souza meets **at least seven** of the ten criteria enumerated under **8 C.F.R. § 204.5(h)(3)**:

1. **Membership in Associations Requiring Outstanding Achievements:** Dr. Souza holds specialist memberships in Brazil's most selective and regulated medical associations, including the Brazilian College of Surgeons (CBC) and the Brazilian College of Digestive Surgery (CBCD), both operating under the authority of the Brazilian Medical Association (AMB), the Federal Council of Medicine (CFM), and the National Medical Residency Commission (CNRM). Admission requires advanced specialty training, national board examinations, and expert evaluation. This criterion was expressly accepted in the prior decision.

2. **Published Material About the Beneficiary in Major Media:** Dr. Souza has been the subject of extensive coverage in major national media outlets, including O Globo, G1 (Grupo Globo), UOL/Folha, and official government publications from the Maranhão State Legislature and the City of São Luís. These articles are authored, dated, widely distributed, and focus primarily on his work in medicine, public health leadership, and healthcare policy. The prior decision's dismissal of these outlets as "non-major media" contradicts the regulation and the Policy Manual.

3. **Participation as a Judge of the Work of Others:** Dr. Souza has repeatedly served as a judge of academic and scientific work, including formal participation on medical thesis defense panels at CEUMA University and invited peer review of a scientific manuscript for Orlando Health (USA). These activities involved substantive evaluation and

adjudicative responsibility and fall squarely within the examples recognized by USCIS guidance.

4. **Original Contributions of Major Significance:** Dr. Souza is co-author of a landmark peer-reviewed study on duodenojejunal exclusion for the treatment of type 2 diabetes in non-obese patients, published in *Obesity Surgery*. The work has been cited over **240 times** and is recognized by leading international experts as foundational in metabolic surgery. His contributions extend beyond academia into public health policy, including pandemic response, vaccination strategy, and healthcare infrastructure reform—demonstrating field-wide impact.

5. **Authorship of Scholarly Articles:** USCIS expressly found in the prior decision that Dr. Souza satisfied this criterion. His record includes multiple peer-reviewed articles, original surgical technique papers, experimental studies, and international clinical series published in respected journals indexed in PubMed and SciELO.

6. **Leading or Critical Role for Distinguished Organizations:** Dr. Souza has held legally defined leadership roles in high-reputation institutions, including as Director of Hospital Socorrão I, a major public emergency hospital, and as a professor at the Federal University of Maranhão (UFMA). He also serves as an elected State Deputy in the Maranhão Legislative Assembly, where he leads health policy initiatives. These are not mid-level functions—they are roles of institutional authority and public trust, squarely satisfying the standard under 8 C.F.R. § 204.5(h)(3)(viii).

7. **High Salary or Other Significantly High Remuneration:** Dr. Souza's documented medical income reached **R$ 1,260,000 in 2024**, placing him between **7x and 13x above national surgeon salary benchmarks**, depending on the dataset used (ERI SalaryExpert and Glassdoor). In addition, he holds substantial entrepreneurial and real estate assets through U.S. and Brazilian corporate structures. This criterion is supported by certified financial records, comparative wage surveys, and public asset disclosures.

Beyond meeting the numeric threshold of criteria, the **totality of the evidence** unmistakably establishes that Dr. Souza has sustained acclaim and has risen to the very top of his field. His career reflects an exceptionally rare convergence of:

- High-impact scientific research cited globally;
- Leadership in major public hospitals and federal academic institutions;
- Legislative authorship of health laws with statewide and national effect;
- Recognition by top-tier experts in surgery, cardiology, and public health;
- Exceptional market valuation reflected in sustained, top-percentile remuneration.

His influence is **interdisciplinary and enduring**, spanning surgical science, metabolic disease research, public health systems, and healthcare governance. This breadth of impact is fully consistent with USCIS's recognition that extraordinary ability may be demonstrated through influence on a **major segment of the field**, not limited to a narrow academic silo.

When properly assessed under the **preponderance of the evidence standard**, and in accordance with *Kazarian* and the USCIS Policy Manual, the cumulative record overwhelmingly supports the conclusion that Dr. Souza is among the small percentage of individuals who have risen to the very top of the field of medical science and public health leadership.

Moreover, Dr. Souza has already established a consistent income stream from U.S.-based business operations, including real estate projects through entities such as My Rentals & Management LLC. **This financial autonomy underscores his ability to reside and contribute to the United States without reliance on public assistance or government benefits**. It further reinforces his profile as a self-sufficient, high-achieving petitioner whose resources and stability will enable continued focus on scientific research, innovation, and knowledge transfer in the U.S. context.

In sum, Dr. Souza is not merely a successful physician or legislator. **He is an internationally cited scientist, a recognized leader in surgical innovation, a policymaker whose actions have shaped public health outcomes, and a professional whose achievements command exceptional remuneration and expert recognition.** The evidence presented in this refiling far exceeds the regulatory minimum and satisfies both the qualitative and quantitative requirements of INA § 203(b)(1)(A).

Accordingly, based on the totality of the evidence, Dr. Souza clearly qualifies for classification as an individual of extraordinary ability under the EB-1A category, and this petition merits favorable adjudication.

V. FINAL CONSIDERATIONS

Dr. Souza is a uniquely qualified physician, scientist, and public health leader whose career spans medicine, academia, and policymaking at the highest levels in Brazil.

The record clearly demonstrates that **he satisfies at least seven of the regulatory criteria under 8 C.F.R. § 204.5(h)(3)**, and that **he has achieved sustained national and international acclaim in his field**. His extraordinary ability is supported by a wealth of documentary evidence, including peer-reviewed publications, expert endorsements, leadership roles, financial records, and verifiable public service accomplishments.

Upon relocating to the United States, Dr. Souza intends to continue his work in scientific research, particularly in the fields of metabolic surgery, diabetes treatment, and public health systems. He is actively pursuing collaborations with U.S.-based research institutions and academic centers to contribute his expertise in translational research and evidence-based policy, according to documents attached as **Exhibit I**. His goal is to support innovative clinical research and help inform healthcare delivery models, thereby advancing the broader scientific and public health landscape in the United States.

For the reasons outlined above, we respectfully submit that Dr. Souza merits classification as an individual of extraordinary ability and request favorable adjudication of this petition.

Should you require any further information, please do not hesitate to contact our office.

Sincerely,



Otavio Haverroth Silva
California Bar # 343486

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To: United States Citizenship and Immigration Services (USCIS)

Attn: EB-1A Petition Review Officer

U.S. Department of Homeland Security

Immigrant Investor Program Office (IPO)

Washington, D.C., United States

Subject: Personal Statement in Support of Form I-140 (EB-1A Extraordinary Ability Petition)

Dear Officers,

My name is Dr. Yglésio Luciano Moyses Silva de Souza, and I respectfully submit this personal statement in support of my EB-1A petition. I am a physician, surgeon, professor, researcher, attorney, and elected legislator from Brazil, deeply committed to public health advancement, scientific innovation, and institutional development. Over the past two decades, I have cultivated a multidisciplinary career that blends clinical excellence, academic leadership, and public service, with significant impact both regionally and nationally.

I earned my M.D. from the Federal University of Maranhão (UFMA), completed a surgical residency at Hospital do Servidor Público Estadual in São Paulo, and later obtained a Ph.D. from the University of São Paulo (USP), where I conducted experimental research on treatments for severe intra-abdominal infections. Alongside my clinical practice, I was appointed as a professor at UFMA and later at CEUMA University, where I trained dozens of medical students and supervised surgical residents, especially in general and digestive surgery.

In 2019, I was elected to the Legislative Assembly of Maranhão, where I became the most productive member, having authored over 12,000 legislative motions in six years. My political career has been marked by a strong focus on public health advocacy, healthcare infrastructure reform, and crisis management. I led the mobilization for reopening the emergency unit of Aldenora Bello Cancer Hospital in 2019 through an unprecedented effort involving the entire state legislature. During the COVID-19 pandemic, I played a key role in coordinating healthcare policy and expanding ICU capacity statewide. My legislative efforts were recognized nationally in 2024 after delivering a speech defending freedom of speech and democratic values in a session where I referenced former U.S. President Donald Trump, which garnered national media attention.

In parallel with my public service, I have remained active in academic and clinical research. I have published in international peer-reviewed journals, including Obesity Surgery and Surgical Endoscopy, on topics such as minimally invasive techniques and surgical management

of diabetes in patients with low BMI. My work has contributed to expanding the clinical applications of metabolic surgery in non-obese populations, an area of growing global interest.

My professional versatility is reinforced by my legal background. I hold a Law degree from CEUMA University and am a licensed attorney in Brazil (OAB). This legal training enables me to navigate health policy, compliance, and bioethical challenges with greater precision. I also founded MYG Properties Real Estate Investments LLC in Florida, integrating my financial and operational management experience into the U.S. context.

Additionally, I have undergone psychological evaluation that identifies my IQ in the range of 135–145, qualifying me for international high-intelligence organizations such as Mensa. This cognitive capacity has consistently translated into a high-performance, solutions-oriented approach across clinical, legislative, academic, and strategic business settings.

With this petition, I express my deep commitment to contributing to the United States through my work in medical science, healthcare policy, and innovative cross-disciplinary leadership. I am prepared to continue producing original, impactful work in the fields of medicine and public service, strengthening collaborative efforts between nations and promoting excellence in every domain I engage.

Thank you for your consideration.

Sincerely,

Dr. Yglésio Luciano Moyses Silva de Souza

Email: yglesio@yahoo.com

Phone (USA): +1 (407) 793-7951

Phone (Brazil): +55 (98) 99110-1412

Statement of Other Employment Links

Ministry of Labor and Employment

This statement includes employment relationships that are not part of your Digital Employment Record Book.

Personal Information

Legal Name: **YGLESIO LUCIANO MOYSES SILVA DE SOUZA**
CPF: **832.461.003-06**
Date of Birth: **09/19/1980**
Sex: **Male**
Nationality: **Brazilian**
Mother's Name: **MARLENE DAS GRACAS MOYSES DA SILVA**

Employment Contracts

● 02/01/2019 - Open

STATE OF MARANHÃO - LEGISLATIVE ASSEMBLY OF THE STATE
CNPJ: 05.294.848/0001-94
Address: **AVENIDA JERONIMO DE ALBUQUERQUE, MARANHÃO, NO NUMBER: SITIO RANGEDOR;**
Initial Position: **111105 - SENATOR**
Contract Type: **Indefinite Term**
Hiring Type: **-**
Contractual Salary: **-**
Initial remuneration: **R$25,322.25**
Last reported remuneration: **R$25,322.25** (08/2019)
Employment status: **Employee**
Information source: **CNIS (National Registry of Social Information)**
Annotations:

02/01/2019 - CBO (Brazilian Classification of Occupations) Occupation Code held 1111-05

02/01/2019 - Hiring

Notes: -

Statement of Other Employment Links

Ministry of Labor and Employment

This statement includes employment relationships that are not part of your Digital Employment Record Book.

● 04/01/2010 - 12/14/2010

JOSUÉ MONTELLO FOUNDATION

CNPJ: 01.441.372/0001-16

Address: **TRAVESSA SILVA JARDIM 42**

Initial Position**:** **225225 - GENERAL SURGEON**

Contract Type: **Indefinite term**

Hiring Type: **-**

Contractual Salary: **-**

Initial remuneration: **R$4,102.00**

Last reported remuneration: **R$1,914.27** (12/2010)

Employment status: **Employee**

Information source: **CNIS**

Annotations:

12/14/2010 - Contract Termination

04/01/2010 - CBO Occupation Code held 2252-25

04/01/2010 - Hiring

Notes: -

● 03/19/2010 - 12/17/2018

CEUMA-HIGHER EDUCATION ASSOCIATION

CNPJ: 23.689.763/0003-59

Address: **RUA ANAPURUS**

Initial Position: **234505 - HIGHER EDUCATION PROFESSOR IN THE AREA OF**

Contract Type: **Indefinite term**

Hiring Type: **-**

Contractual Salary: **-**

Initial remuneration: **R$4.452,00**

Last reported remuneration: **R$2,910.51** (12/2018)

Employment status: **Employee**

Information source: **CNIS**

Annotations:

12/17/2018 - Contract Termination

03/19/2010 - CBO Occupation Code held 2345-05

03/19/2010 - Hiring

Notes: -

Statement of Other Employment Links

Ministry of Labor and Employment

This statement includes employment relationships that are not part of your Digital Employment Record Book.

● 07/25/2009 - 01/01/2010

MUNICIPAL HOSPITAL AUTHORITY

CNPJ: 04.995.603/0001-21

Address:

Initial Position:

Contract Type:

Hiring type:

Contractual Salary: **-**

Initial remuneration: **R$3,955.25**

Last reported remuneration: **R$475.66** (01/2010)

Employment status:

Information source:

Annotations:

01/01/2010 - Contract Termination

12/01/2009 - CBO Occupation Code held 2231-10

07/25/2009 - CBO Occupation Code held 2231-05

07/25/2009 - Hiring

Notes: -

● 01/19/2009 - Open

MUNICIPALITY OF SÃO LUIS

CNPJ UNIQUE IDENTIFICATION: 06.307.102

Address:

Initial Position:

Contract Type:

Hiring type:

Contractual Salary: **-**

Initial Remuneration: **-**

Last reported remuneration: **-**

Employment status:

Information source:

Annotations:

01/19/2009 - Contract type set as Indefinite term

01/19/2009 - CBO Position performed 2251-25

01/19/2009 - CBO Occupation Code held 2251-25

01/19/2009 - Hiring

Notes: -

Statement of Other Employment Links

Ministry of Labor and Employment

This statement includes employment relationships that are not part of your Digital Employment Record Book.

● 01/19/2009 - Open

EMERGENCY HOSPITAL OF SÃO LUIS
CNPJ: 07.008.865/0001-43
Address: **RUA DO PASSEIO NO NUMBER**
Initial Position: **225125 - PHYSICIAN**
Contract Type: **Indefinite term**
Hiring Type: **Admission to first job**
Contractual Salary: **-**
Initial remuneration: **R$1,272.81**
Last reported remuneration: **R$12,054.91** (12/2018)
Employment status: **Employee**
Information source: **CNIS**

Annotations:

01/01/2013 - CBO Occupation Code held 2251-25
01/01/2012 - CBO Occupation Code held 4110-10
01/01/2011 - CBO Occupation Code held 2251-25
01/19/2009 - CBO Occupation Code held 4110-10
01/19/2009 – Hiring to first job

Notes:

● 01/01/2009 - Open

SÃO CAMILO BANDEIRANTE CRUSADE FOR MEDICAL-SOCIAL ASSISTANCE
CNPJ: 60.598.448/0004-23
Address:
Initial Position:
Contract Type:
Hiring type:
Contractual Salary: **-**
Initial remuneration: **R$7,717.76**
Last reported remuneration: **R$7,717.76** (01/2009)
Employment status:
Information source:

Annotations:

02/01/2009 - CBO Occupation Code held 2231-10
01/01/2009 - CBO Occupation Code held 2231-05
01/01/2009 – Hiring

Notes: -

Statement of Other Employment Links

Ministry of Labor and Employment

This statement includes employment relationships that are not part of your Digital Employment Record Book.

● 04/09/2008 - 07/14/2015

MUNICIPAL HEALTH FUND OF SÃO LUÍS, MARANHÃO

CNPJ: 13.816.886/0001-98

Address: **PRQ DO BOM MENINO 2000**

Initial Position: **225125 - PHYSICIAN**

Contract Type: **Indefinite term**

Hiring Type: **Admission to first job**

Contractual Salary: **-**

Initial remuneration: **R$1,458.73**

Last reported remuneration: **R$2,210.81** (07/2015)

Employment status: **Employee**

Information source: **CNIS**

Annotations:

08/14/2015 - Contract Termination

04/09/2008 - CBO Occupation Code held 2251-25

04/09/2008 – Hiring to the first job

Notes: -

● 04/09/2008 - Open

MUNICIPALITY OF SÃO LUIS - MUNICIPAL HEALTH DEPARTMENT

CNPJ: 05.760.293/0009-86

Address: **RUA DEPUTADO RAIMUNDO VIEIRA SILVA**

Initial Position: **411010 - ADMINISTRATIVE ASSISTANT**

Contract Type: **Indefinite term**

Hiring Type: **Admission to first job**

Contractual Salary: **-**

Initial remuneration: **R$2,291.06**

Last reported remuneration: **R$1,458.73** (12/2010)

Employment status: **Employee**

Information source: **CNIS**

Annotations:

09/04/2008 - CBO Occupation Code held 4110-10

09/04/2008 - Hiring to the first job

Notes: -

Statement of Other Employment Links

Ministry of Labor and Employment

This statement includes employment relationships that are not part of your Digital Employment Record Book.

● 04/09/2008 - Open

MUNICIPALITY OF SÃO LUIS

CNPJ UNIQUE IDENTIFICATION: 06.307.102

Address:

Initial Position:

Contract Type:

Hiring type:

Contractual Salary: **-**

Initial Remuneration: **-**

Last reported remuneration: **-**

Employment status:

Information source:

Annotations:

04/09/2008 - Salary set to

04/09/2008 - Contract type set as Indefinite term

04/09/2008 - Establishment: MUNICIPAL HEALTH FUND OF SÃO LUÍS MARANHÃO

04/09/2008 - Position held: MUNICIPAL TECHNICIAN HIGHER EDUCATION LEVEL IN MEDICINE

04/09/2008 - Employment relationship defined as Public Servant – holder of a permanent position

04/09/2008 - CBO Occupation Code held 2251-25

04/09/2008 - Hiring

Notes: -

Statement of Other Employment Links

Ministry of Labor and Employment

This statement includes employment relationships that are not part of your Digital Employment Record Book.

● 04/14/2007 - 07/30/2009

SÃO CAMILO BANDEIRANTE CRUSADE FOR MEDICAL-SOCIAL ASSISTANCE

CNPJ: 60.598.44 8/0004-23

Address:

Initial Position:

Contract Type:

Hiring type:

Contractual Salary: **-**

Initial remuneration: **R$10,697.79**

Last reported remuneration: **R$120.59** (08/2009)

Employment status:

Information source:

Annotations:

07/30/2009 - Contract Termination

04/14/2007 - CBO Occupation Code held 2231-05

04/14/2007 - Hiring

Notes: -

● 04/14/2007 - Open

SANATORINHOS COMMUNITY HEALTH ACTION

CNPJ: 60.740.719/0007-86

Address:

Initial Position:

Contract Type:

Hiring type:

Contractual Salary: **-**

Initial remuneration: **R$1,752.00**

Last reported remuneration: **R$8,848.29** (12/2008)

Employment status:

Information source:

Annotations:

14/04/2007 - CBO Occupation Code held 2231-05

14/04/2007 - Hiring

Notes: -

Statement of Other Employment Links

Ministry of Labor and Employment

This statement includes employment relationships that are not part of your Digital Employment Record Book.

● 08/01/2002 - 02/02/2004

JOSUÉ MONTELLO FOUNDATION

CNPJ: 01.441.372/0001-16

Address: **TV SILVA JARDIM 42**

Initial Position: **999999 - Not Informed**

Contract Type: **Indefinite term**

Hiring Type: **-**

Contractual Salary: **-**

Initial remuneration: **R$520.00**

Last reported remuneration: **R$34.93** (02/2004)

Employment status: **Employee**

Information source: **CNIS**

Annotations:

02/02/2004 - Contract Termination

01/09/2002- CBO Occupation Code held 9999-99

01/08/2002- CBO Occupation Code held 3513-05

01/08/2002- Hiring

Notes: -

I, Carolina Favero da Silva, certify that the professional translation of this document from Portuguese to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.



_____ Date: May 22, 2025.

Extrato de Outros Vínculos

Ministério do Trabalho e Emprego

Este extrato contempla os vínculos de trabalho que não fazem parte da sua Carteira de Trabalho Digital.

Dados Pessoais

Nome Civil: **YGLESIO LUCIANO MOYSES SILVA DE SOUZA**
CPF: **832.461.003-06**
Data de Nascimento: **19/09/1980**
Sexo: **Masculino**
Nacionalidade: **Brasileiro**
Nome da Mãe: **MARLENE DAS GRACAS MOYSES DA SILVA**

Contratos de Trabalho

- 01/02/2019 - Aberto

ESTADO DO MARANHAO - ASSEMBLEIA LEGISLATIVA DO ESTADO
CNPJ: 05.294.848/0001-94
Endereço: **AV JERONIMO DE ALBUQUERQUE MARANHAO S/N : SITIO RANGEDOR;**
Ocupação inicial: **111105 - SENADOR**
Tipo de contrato: **Indeterminado**
Tipo de admissão: **-**
Salário contratual: **-**
Remuneração inicial: **R$ 25.322,25**
Última remuneração informada: **R$ 25.322,25** (08/2019)
Relação de trabalho: **Empregado**
Fonte da informação: **CNIS**
Anotações:

01/02/2019 - CBO Cargo exercido 1111-05

01/02/2019 - Admissão

Observações: -

Extrato de Outros Vínculos

Ministério do Trabalho e Emprego

Este extrato contempla os vínculos de trabalho que não fazem parte da sua Carteira de Trabalho Digital.

- 01/04/2010 - 14/12/2010

FUNDACAO JOSUE MONTELLO
CNPJ: 01.441.372/0001-16
Endereço: **TV SILVA JARDIM 42**
Ocupação inicial: **225225 - MEDICO CIRURGIAO GERAL**
Tipo de contrato: **Prazo indeterminado**
Tipo de admissão: **-**
Salário contratual: **-**
Remuneração inicial: **R$ 4.102,00**
Última remuneração informada: **R$ 1.914,27** (12/2010)
Relação de trabalho: **Empregado**
Fonte da informação: **CNIS**
Anotações:

14/12/2010 - Rescisão Contratual

01/04/2010 - CBO Cargo exercido 2252-25

01/04/2010 - Admissão

Observações: -

- 19/03/2010 - 17/12/2018

CEUMA-ASSOCIACAO DE ENSINO SUPERIOR
CNPJ: 23.689.763/0003-59
Endereço: **RUA ANAPURUS**
Ocupação inicial: **234505 - PROFESSOR DE ENSINO SUPERIOR NA AREA DE**
Tipo de contrato: **Prazo indeterminado**
Tipo de admissão: **-**
Salário contratual: **-**
Remuneração inicial: **R$ 4.452,00**
Última remuneração informada: **R$ 2.910,51** (12/2018)
Relação de trabalho: **Empregado**
Fonte da informação: **CNIS**
Anotações:

17/12/2018 - Rescisão Contratual

19/03/2010 - CBO Cargo exercido 2345-05

19/03/2010 - Admissão

Observações: -

Extrato de Outros Vínculos

Ministério do Trabalho e Emprego

Este extrato contempla os vínculos de trabalho que não fazem parte da sua Carteira de Trabalho Digital.

- 25/07/2009 - 01/01/2010

AUTARQUIA HOSPITALAR MUNICIPAL
CNPJ: 04.995.603/0001-21
Endereço:
Ocupação inicial:
Tipo de contrato:
Tipo de admissão:
Salário contratual: **-**
Remuneração inicial: **R$ 3.955,25**
Última remuneração informada: **R$ 475,66** (01/2010)
Relação de trabalho:
Fonte da informação:
Anotações:

01/01/2010 - Rescisão Contratual

01/12/2009 - CBO Cargo exercido 2231-10

25/07/2009 - CBO Cargo exercido 2231-05

25/07/2009 - Admissão

Observações: -

- 19/01/2009 - Aberto

MUNICIPIO DE SAO LUIS
CNPJ RAIZ: 06.307.102
Endereço:
Ocupação inicial:
Tipo de contrato:
Tipo de admissão:
Salário contratual: **-**
Remuneração inicial: **-**
Última remuneração informada: **-**
Relação de trabalho:
Fonte da informação:
Anotações:

19/01/2009 - Tipo de contrato definido para Prazo indeterminado

19/01/2009 - CBO Função exercida 2251-25

19/01/2009 - CBO Cargo exercido 2251-25

19/01/2009 - Admissão

Observações: -

Extrato de Outros Vínculos

Ministério do Trabalho e Emprego

Este extrato contempla os vínculos de trabalho que não fazem parte da sua Carteira de Trabalho Digital.

- 19/01/2009 - Aberto

HOSPITAL PRONTO SOCORRO DE SAO LUIS
CNPJ: 07.008.865/0001-43
Endereço: **R DO PASSEIO SN**
Ocupação inicial: **225125 - MEDICO CLINICO**
Tipo de contrato: **Prazo indeterminado**
Tipo de admissão: **Admissão no primeiro emprego**
Salário contratual: **-**
Remuneração inicial: **R$ 1.272,81**
Última remuneração informada: **R$ 12.054,91** (12/2018)
Relação de trabalho: **Empregado**
Fonte da informação: **CNIS**
Anotações:

01/01/2013 - CBO Cargo exercido 2251-25

01/01/2012 - CBO Cargo exercido 4110-10

01/01/2011 - CBO Cargo exercido 2251-25

19/01/2009 - CBO Cargo exercido 4110-10

19/01/2009 - Admissão no primeiro emprego

Observações: -

- 01/01/2009 - Aberto

CRUZADA BANDEIRANTE SAO CAMILO ASSISTENCIA MEDICO-SOCIAL
CNPJ: 60.598.448/0004-23
Endereço:
Ocupação inicial:
Tipo de contrato:
Tipo de admissão:
Salário contratual: **-**
Remuneração inicial: **R$ 7.717,76**
Última remuneração informada: **R$ 7.717,76** (01/2009)
Relação de trabalho:
Fonte da informação:
Anotações:

01/02/2009 - CBO Cargo exercido 2231-10

01/01/2009 - CBO Cargo exercido 2231-05

01/01/2009 - Admissão

Observações: -

Extrato de Outros Vínculos

Ministério do Trabalho e Emprego

Este extrato contempla os vínculos de trabalho que não fazem parte da sua Carteira de Trabalho Digital.

- 09/04/2008 - 14/07/2015

FUNDO MUNICIPAL DE SAUDE DE SAO LUIS MARANHAO
CNPJ: 13.816.886/0001-98
Endereço: **PRQ DO BOM MENINO 2000**
Ocupação inicial: **225125 - MEDICO CLINICO**
Tipo de contrato: **Prazo indeterminado**
Tipo de admissão: **Admissão no primeiro emprego**
Salário contratual: **-**
Remuneração inicial: **R$ 1.458,73**
Última remuneração informada: **R$ 2.210,81** (07/2015)
Relação de trabalho: **Empregado**
Fonte da informação: **CNIS**
Anotações:

14/07/2015 - Rescisão Contratual

09/04/2008 - CBO Cargo exercido 2251-25

09/04/2008 - Admissão no primeiro emprego

Observações: -

- 09/04/2008 - Aberto

MUNICIPIO DE SAO LUIS - SECRETARIA MUNICIPAL DE SAUDE
CNPJ: 05.760.293/0009-86
Endereço: **RUA DEPUTADO RAIMUNDO VIEIRA SILVA**
Ocupação inicial: **411010 - ASSISTENTE ADMINISTRATIVO**
Tipo de contrato: **Prazo indeterminado**
Tipo de admissão: **Admissão no primeiro emprego**
Salário contratual: **-**
Remuneração inicial: **R$ 2.291,06**
Última remuneração informada: **R$ 1.458,73** (12/2010)
Relação de trabalho: **Empregado**
Fonte da informação: **CNIS**
Anotações:

09/04/2008 - CBO Cargo exercido 4110-10

09/04/2008 - Admissão no primeiro emprego

Observações: -

Extrato de Outros Vínculos

Ministério do Trabalho e Emprego

Este extrato contempla os vínculos de trabalho que não fazem parte da sua Carteira de Trabalho Digital.

- 09/04/2008 - Aberto

MUNICIPIO DE SAO LUIS
CNPJ RAIZ: 06.307.102
Endereço:
Ocupação inicial:
Tipo de contrato:
Tipo de admissão:
Salário contratual: **-**
Remuneração inicial: **-**
Última remuneração informada: **-**
Relação de trabalho:
Fonte da informação:
Anotações:

09/04/2008 - Salário definido para

09/04/2008 - Tipo de contrato definido para Prazo indeterminado

09/04/2008 - Estabelecimento definido para FUNDO MUNICIPAL DE SAUDE DE SAO LUIS MARANHAO

09/04/2008 - Cargo exercido de TEC MUN NIVEL SUPERIOR MEDICINA

09/04/2008 - Relação de trabalho definida para Servidor público–titular de cargo efetivo

09/04/2008 - CBO Cargo exercido 2251-25

09/04/2008 - Admissão

Observações: -

Extrato de Outros Vínculos

Ministério do Trabalho e Emprego

Este extrato contempla os vínculos de trabalho que não fazem parte da sua Carteira de Trabalho Digital.

- 14/04/2007 - 30/07/2009

CRUZADA BANDEIRANTE SAO CAMILO ASSISTENCIA MEDICO-SOCIAL
CNPJ: 60.598.448/0004-23
Endereço:
Ocupação inicial:
Tipo de contrato:
Tipo de admissão:
Salário contratual: **-**
Remuneração inicial: **R$ 10.697,79**
Última remuneração informada: **R$ 120,59** (08/2009)
Relação de trabalho:
Fonte da informação:
Anotações:

30/07/2009 - Rescisão Contratual

14/04/2007 - CBO Cargo exercido 2231-05

14/04/2007 - Admissão

Observações: -

- 14/04/2007 - Aberto

SANATORINHOS ACAO COMUNITARIA DE SAUDE
CNPJ: 60.740.719/0007-86
Endereço:
Ocupação inicial:
Tipo de contrato:
Tipo de admissão:
Salário contratual: **-**
Remuneração inicial: **R$ 1.752,00**
Última remuneração informada: **R$ 8.848,29** (12/2008)
Relação de trabalho:
Fonte da informação:
Anotações:

14/04/2007 - CBO Cargo exercido 2231-05

14/04/2007 - Admissão

Observações: -

Extrato de Outros Vínculos

Ministério do Trabalho e Emprego

Este extrato contempla os vínculos de trabalho que não fazem parte da sua Carteira de Trabalho Digital.

- 01/08/2002 - 02/02/2004

FUNDACAO JOSUE MONTELLO
CNPJ: 01.441.372/0001-16
Endereço: **TV SILVA JARDIM 42**
Ocupação inicial: **999999 - Não Informada**
Tipo de contrato: **Prazo indeterminado**
Tipo de admissão: **-**
Salário contratual: **-**
Remuneração inicial: **R$ 520,00**
Última remuneração informada: **R$ 34,93** (02/2004)
Relação de trabalho: **Empregado**
Fonte da informação: **CNIS**
Anotações:

02/02/2004 - Rescisão Contratual

01/09/2002 - CBO Cargo exercido 9999-99

01/08/2002 - CBO Cargo exercido 3513-05

01/08/2002 - Admissão

Observações: -

Dr. Yglésio Luciano Moyses Silva de Souza
M.D., Ph.D., Attorney at Law

State Representative – Legislative Assembly of Maranhão
Former Professor – Federal University of Maranhão
Email: yglesio@yahoo.com
Phone (USA): +1 (407) 793-7951 | Phone (Brazil): +55 (98) 99110-1412

EDUCATION

- Doctor of Medicine (M.D.), Federal University of Maranhão (UFMA), São Luís, Brazil, 1998–2003
- Residency in General Surgery, Hospital do Servidor Público Estadual, São Paulo, 2004–2008
- Ph.D. in Experimental Pathophysiology, University of São Paulo (USP), São Paulo, Brazil, 2008–2009
- Bachelor of Laws (LL.B.), CEUMA University, São Luís, Brazil, 2022

PROFESSIONAL LICENSES

- Medical License (CRM) – Brazil – Active
- Attorney – Brazilian Bar Association (OAB) – Active Member
- Candidate for USMLE Step 1 and 2

PROFESSIONAL EXPERIENCE

- State Representative – Legislative Assembly of Maranhão (2019–Present): Authored over 12,000 bills and motions. Led public health emergency measures during the COVID-19 pandemic. Delivered nationally-covered speech defending free speech referencing President Donald Trump.

- General and Digestive Surgeon – Maranhão (2005–Present): Specialist in laparoscopic and metabolic surgery. Introduced duodenojejunal bypass for low-BMI type 2 diabetics in Brazil.
- Academic Supervisor and Professor – UFMA and CEUMA University (2010–2018): Youngest Ph.D. professor in Anatomy at UFMA. Supervised students and surgical residents.

RESEARCH AND PUBLICATIONS

- Ph.D. Thesis: "Evaluation of the effects of ozone therapy in intra-abdominal infections in rats" – USP

Key publications:

- Obesity Surgery (Springer)
- Surgical Endoscopy (Springer)
- Revista Brasileira de Coloproctologia
- SciELO
- PMC – NIH
- ResearchGate (technical innovations in pancreatic surgery)

HONORS AND AWARDS

- Simão Estácio de Sá Medal – Municipal Chamber of São Luís
- Public recognition for reopening Aldenora Bello Cancer Hospital emergency unit
- Acknowledged leadership during COVID-19 crisis
- Certified accountant letter validating high-income and significant assets

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ENTREPRENEURIAL ACTIVITY

Founder – MYG Properties Real Estate Investments LLC (Florida): Owner of two U.S. properties. Strategic focus on real estate combined with healthcare and legal consulting.

PROFESSIONAL MEMBERSHIPS

- Brazilian Society of Digestive Surgery
- Brazilian College of Surgeons (CBC)
- Brazilian Bar Association (OAB)
- Candidate for Mensa International (IQ estimate: 135–145)

LANGUAGES AND SKILLS

- Languages: Portuguese (native), English (advanced), Spanish and French (intermediate)
- Skills: Surgical innovation, health policy, academic leadership, legal compliance, legislative drafting, public speaking

contribution to the **Critical Care and Medicine** community.

To submit your article, please email it as an attachment to **below mail** or You may submit your manuscript as an attachment to this link: **Click here to submit**. In the email, please include a cover letter with the following information:

- Article title
- Abstract
- Statement confirming that the article is original and has not been published elsewhere.

If you have any questions or need further clarification, please do not hesitate to contact us.

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Thank you for considering our journal as a potential publication venue.

Regards

Emily Roberts

Annals of Critical Care and Medicine

USA

Email: emilyroberts@directivepub.org

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- Article title
- Abstract
- Statement confirming that the article is original and has not been published elsewhere.

If you have any questions or need further clarification, please do not hesitate to contact us.

We look forward to receiving your submission and potentially publishing your work in the **Annals of Critical Care and Medicine.**

Thank you for considering our journal as a potential publication venue.

Regards

Emily Roberts

Annals of Critical Care and Medicine

USA

Email: emilyroberts@directivepub.org

criticalmed@directivepubli... 08:20
Para: Yglésio Moyses >
Responder A: emilyroberts@direc... >

Publish your research - Annals of Critical Care and Medicine

Dear **Dr. Yglesio Moyses de Souza,**

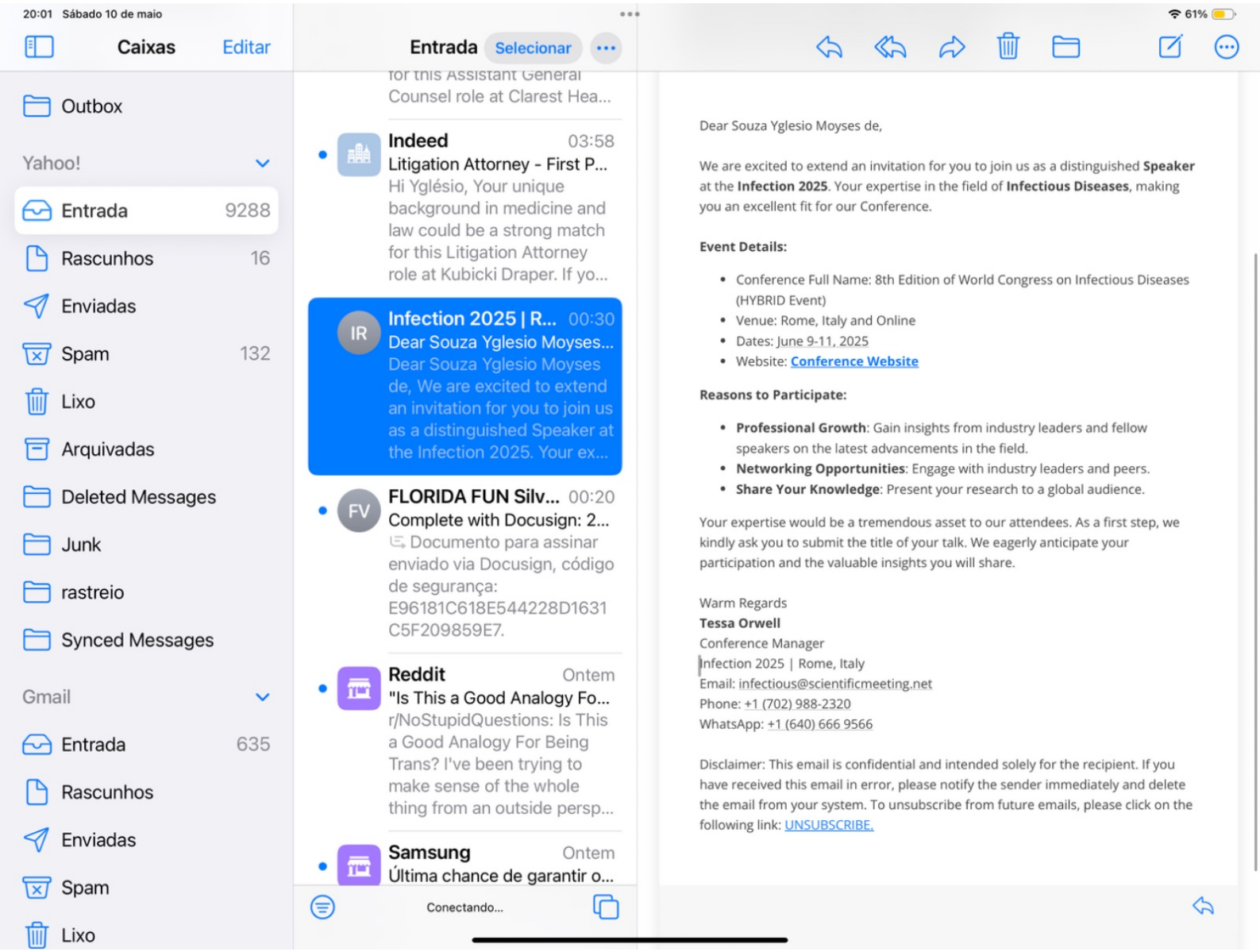
We hope this email finds you well.

We are writing to invite you to submit your research article to the **Annals of Critical Care and Medicine** for consideration for publication.

Annals of Critical Care and Medicine is a prestigious publication in the field of **Critical Care and Medicine**, and we are dedicated to publishing high-quality and innovative research articles. We believe that your work aligns perfectly with our journal's scope and would be a valuable contribution to the **Critical Care and Medicine** community.

To submit your article, please email it as an attachment to **below mail** or You may submit your manuscript as an attachment to this link: **Click here to submit**. In the email, please include a cover letter with the following information:

- Article title
- Abstract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Dear Souza Yglesio Moyses...
Dear Souza Yglesio Moyses de, We are excited to extend an invitation for you to join us as a distinguished Speaker at the Infection 2025. Your ex...
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Dear Souza Yglesio Moyses de,
We are excited to extend an invitation for you to join us as a distinguished Speaker at the Infection 2025. Your expertise in the field of Infectious Diseases, making you an excellent fit for our Conference.
Event Details:
Conference Full Name: 8th Edition of World Congress on Infectious Diseases (HYBRID Event)
Venue: Rome, Italy and Online
Dates: June 9-11, 2025
Website: Conference Website
Reasons to Participate:
Professional Growth: Gain insights from industry leaders and fellow speakers on the latest advancements in the field.
Networking Opportunities: Engage with industry leaders and peers.
Share Your Knowledge: Present your research to a global audience.
Your expertise would be a tremendous asset to our attendees. As a first step, we kindly ask you to submit the title of your talk. We eagerly anticipate your participation and the valuable insights you will share.
Warm Regards
Tessa Orwell
Conference Manager
Infection 2025 | Rome, Italy
Email: infectious@scientificmeeting.net
Phone: +1 (702) 988-2320
WhatsApp: +1 (640) 666 9566
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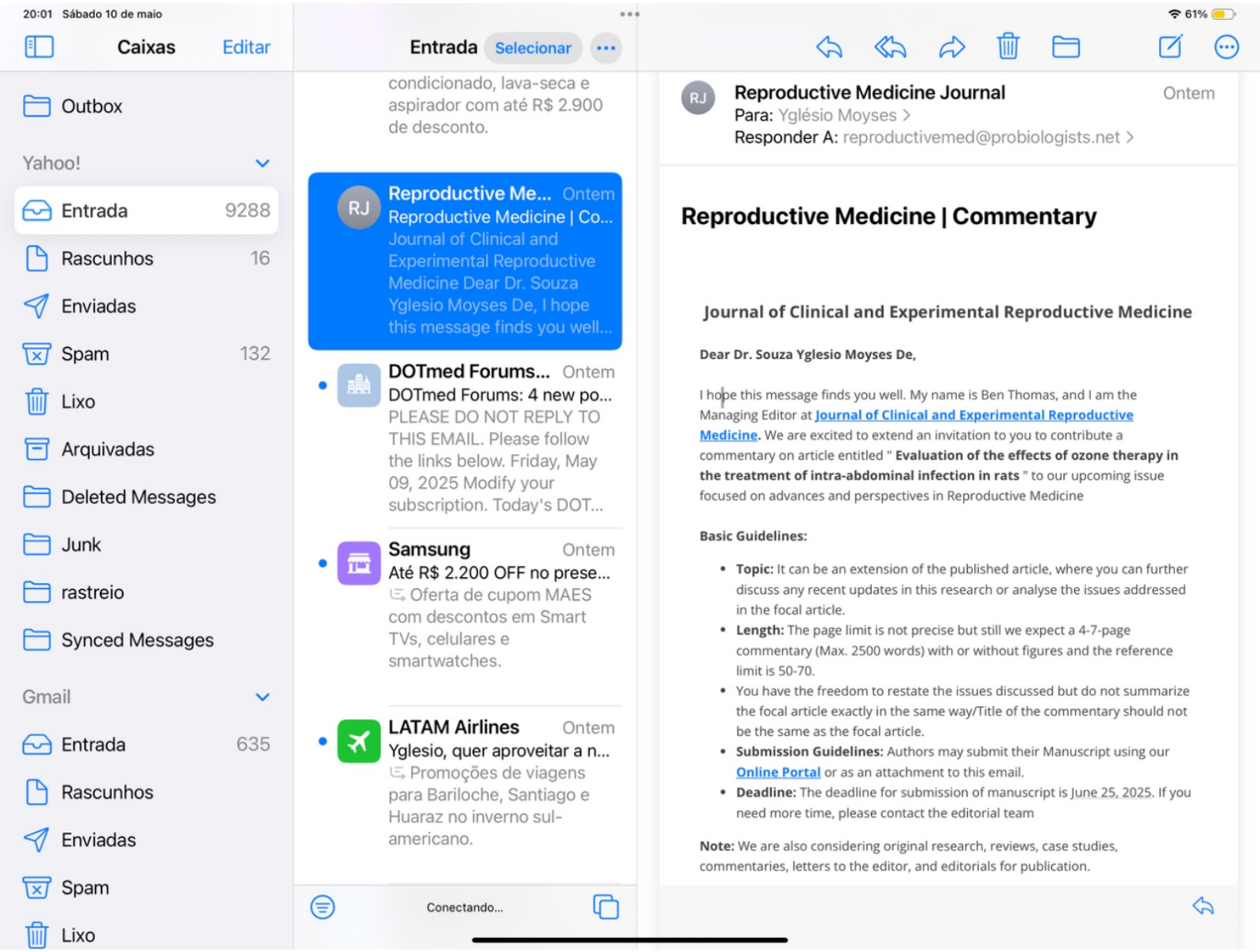
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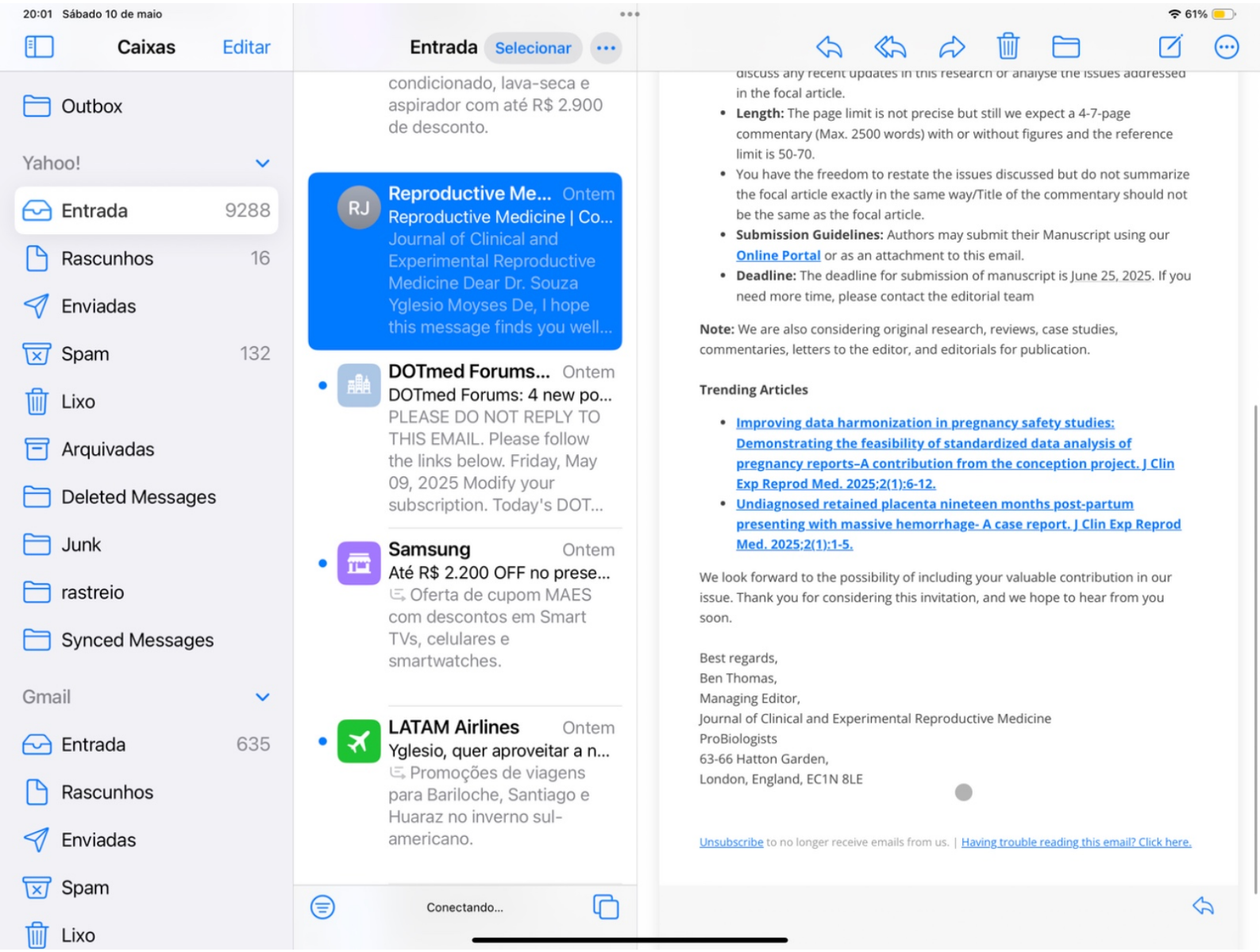
RJ
Reproductive Medicine Journal
Ontem
Para: Yglésio Moyses >
Responder A: reproductivemed@probiologists.net >
Reproductive Medicine | Commentary
Journal of Clinical and Experimental Reproductive Medicine
Dear Dr. Souza Yglesio Moyses De,
I hope this message finds you well. My name is Ben Thomas, and I am the Managing Editor at Journal of Clinical and Experimental Reproductive Medicine. We are excited to extend an invitation to you to contribute a commentary on article entitled " Evaluation of the effects of ozone therapy in the treatment of intra-abdominal infection in rats " to our upcoming issue focused on advances and perspectives in Reproductive Medicine
Basic Guidelines:
Topic: It can be an extension of the published article, where you can further discuss any recent updates in this research or analyse the issues addressed in the focal article.
Length: The page limit is not precise but still we expect a 4-7-page commentary (Max. 2500 words) with or without figures and the reference limit is 50-70.
You have the freedom to restate the issues discussed but do not summarize the focal article exactly in the same way/Title of the commentary should not be the same as the focal article.
Submission Guidelines: Authors may submit their Manuscript using our Online Portal or as an attachment to this email.
Deadline: The deadline for submission of manuscript is June 25, 2025. If you need more time, please contact the editorial team
Note: We are also considering original research, reviews, case studies, commentaries, letters to the editor, and editorials for publication.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Promoções de viagens para Bariloche, Santiago e Huaraz no inverno sul-americano.
Conectando...
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Note: We are also considering original research, reviews, case studies, commentaries, letters to the editor, and editorials for publication.
Trending Articles
Improving data harmonization in pregnancy safety studies: Demonstrating the feasibility of standardized data analysis of pregnancy reports–A contribution from the conception project. J Clin Exp Reprod Med. 2025;2(1):6-12.
Undiagnosed retained placenta nineteen months post-partum presenting with massive hemorrhage- A case report. J Clin Exp Reprod Med. 2025;2(1):1-5.
We look forward to the possibility of including your valuable contribution in our issue. Thank you for considering this invitation, and we hope to hear from you soon.
Best regards,
Ben Thomas,
Managing Editor,
Journal of Clinical and Experimental Reproductive Medicine
ProBiologists
63-66 Hatton Garden,
London, England, EC1N 8LE
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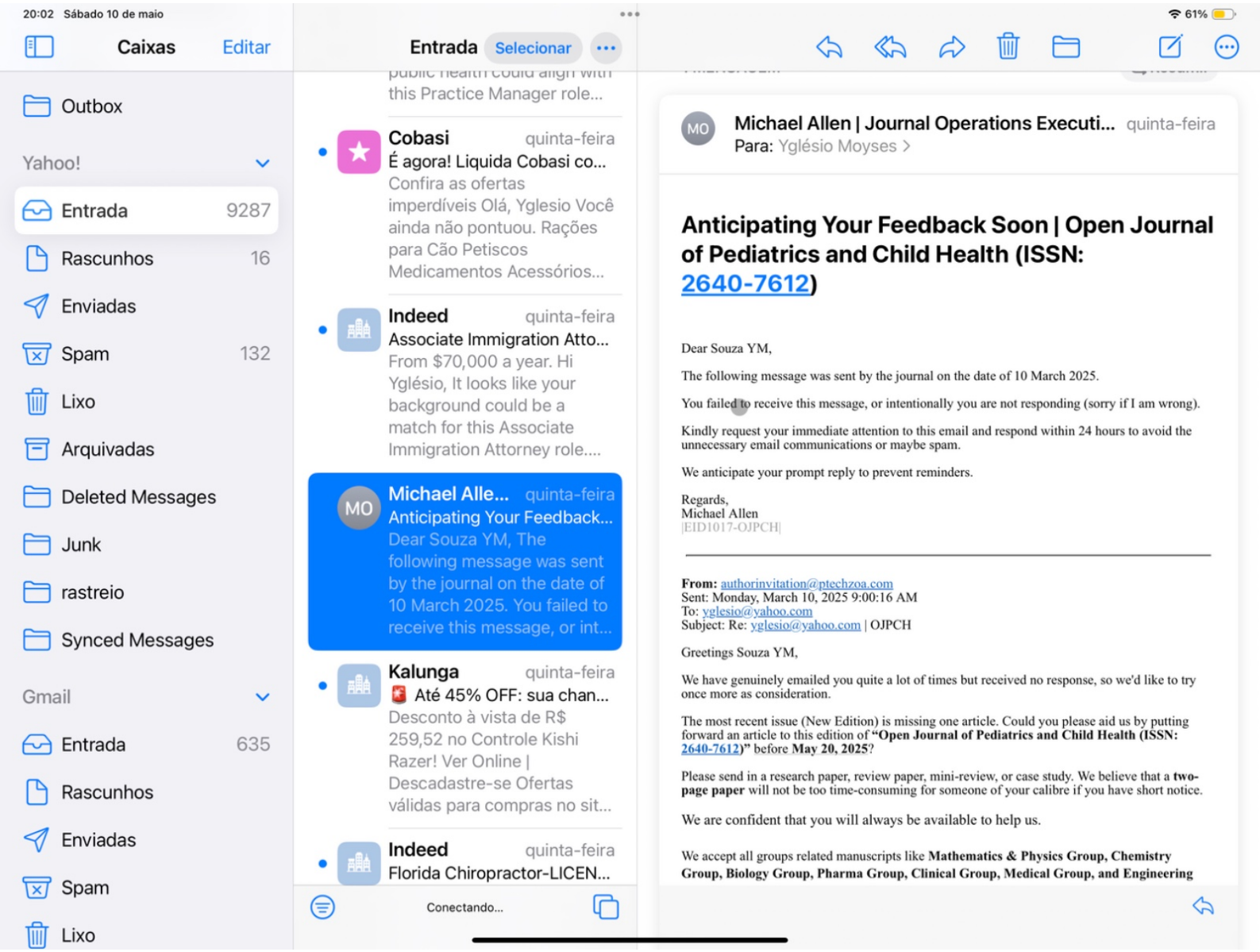
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Indeed quinta-feira
Associate Immigration Atto...
From $70,000 a year. Hi Yglésio, It looks like your background could be a match for this Associate Immigration Attorney role....
MO
Michael Alle... quinta-feira
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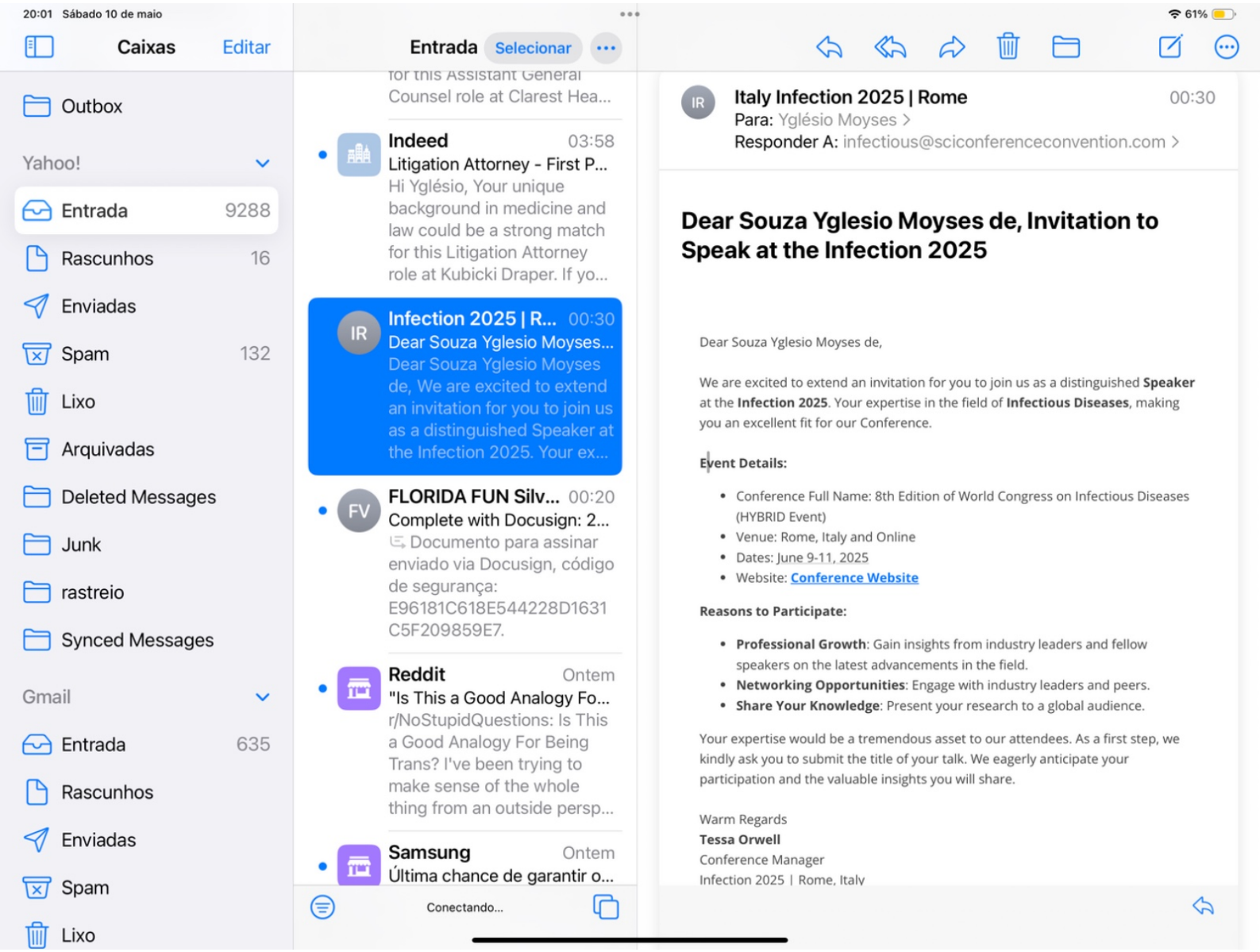
MO
Michael Allen | Journal Operations Executi... quinta-feira
Para: Yglésio Moyses >
Anticipating Your Feedback Soon | Open Journal of Pediatrics and Child Health (ISSN: 2640-7612)
Dear Souza YM,
The following message was sent by the journal on the date of 10 March 2025.
You failed to receive this message, or intentionally you are not responding (sorry if I am wrong).
Kindly request your immediate attention to this email and respond within 24 hours to avoid the unnecessary email communications or maybe spam.
We anticipate your prompt reply to prevent reminders.
Regards,
Michael Allen
|EID1017-OJPCH|
From: authorinvitation@ptechzoa.com
Sent: Monday, March 10, 2025 9:00:16 AM
To: yglesio@yahoo.com
Subject: Re: yglesio@yahoo.com | OJPCH
Greetings Souza YM,
We have genuinely emailed you quite a lot of times but received no response, so we'd like to try once more as consideration.
The most recent issue (New Edition) is missing one article. Could you please aid us by putting forward an article to this edition of "Open Journal of Pediatrics and Child Health (ISSN: 2640-7612)" before May 20, 2025?
Please send in a research paper, review paper, mini-review, or case study. We believe that a two-page paper will not be too time-consuming for someone of your calibre if you have short notice.
We are confident that you will always be available to help us.
We accept all groups related manuscripts like Mathematics & Physics Group, Chemistry Group, Biology Group, Pharma Group, Clinical Group, Medical Group, and Engineering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Italy Infection 2025 | Rome 00:30
Para: Yglésio Moyses
Responder A: infectious@sciconferenceconvention.com
Dear Souza Yglesio Moyses de, Invitation to Speak at the Infection 2025
Dear Souza Yglesio Moyses de,
We are excited to extend an invitation for you to join us as a distinguished Speaker at the Infection 2025. Your expertise in the field of Infectious Diseases, making you an excellent fit for our Conference.
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Networking Opportunities: Engage with industry leaders and peers.
Share Your Knowledge: Present your research to a global audience.
Your expertise would be a tremendous asset to our attendees. As a first step, we kindly ask you to submit the title of your talk. We eagerly anticipate your participation and the valuable insights you will share.
Warm Regards
Tessa Orwell
Conference Manager
Infection 2025 | Rome, Italy


VP Digestive Health Institute - 25011314
Your application has been received. It will be reviewed by our Talent Acquisition Team.
US-FL-Altamonte Springs
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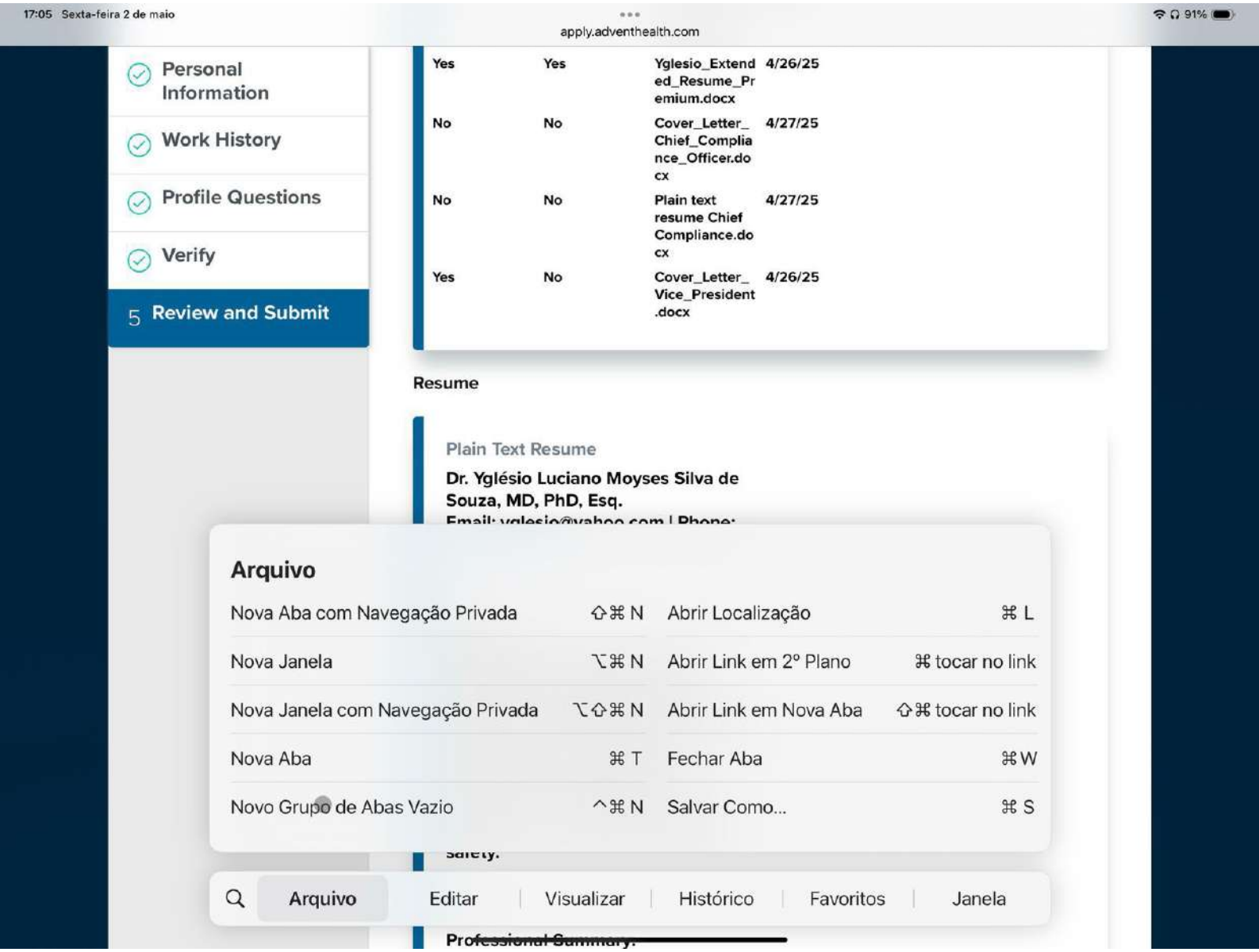
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Resume
Plain Text Resume
Dr. Yglésio Luciano Moyses Silva de Souza, MD, PhD, Esq.
Arquivo
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Nova Janela ⌥⌘N
Nova Janela com Navegação Privada ⌥⇧⌘N
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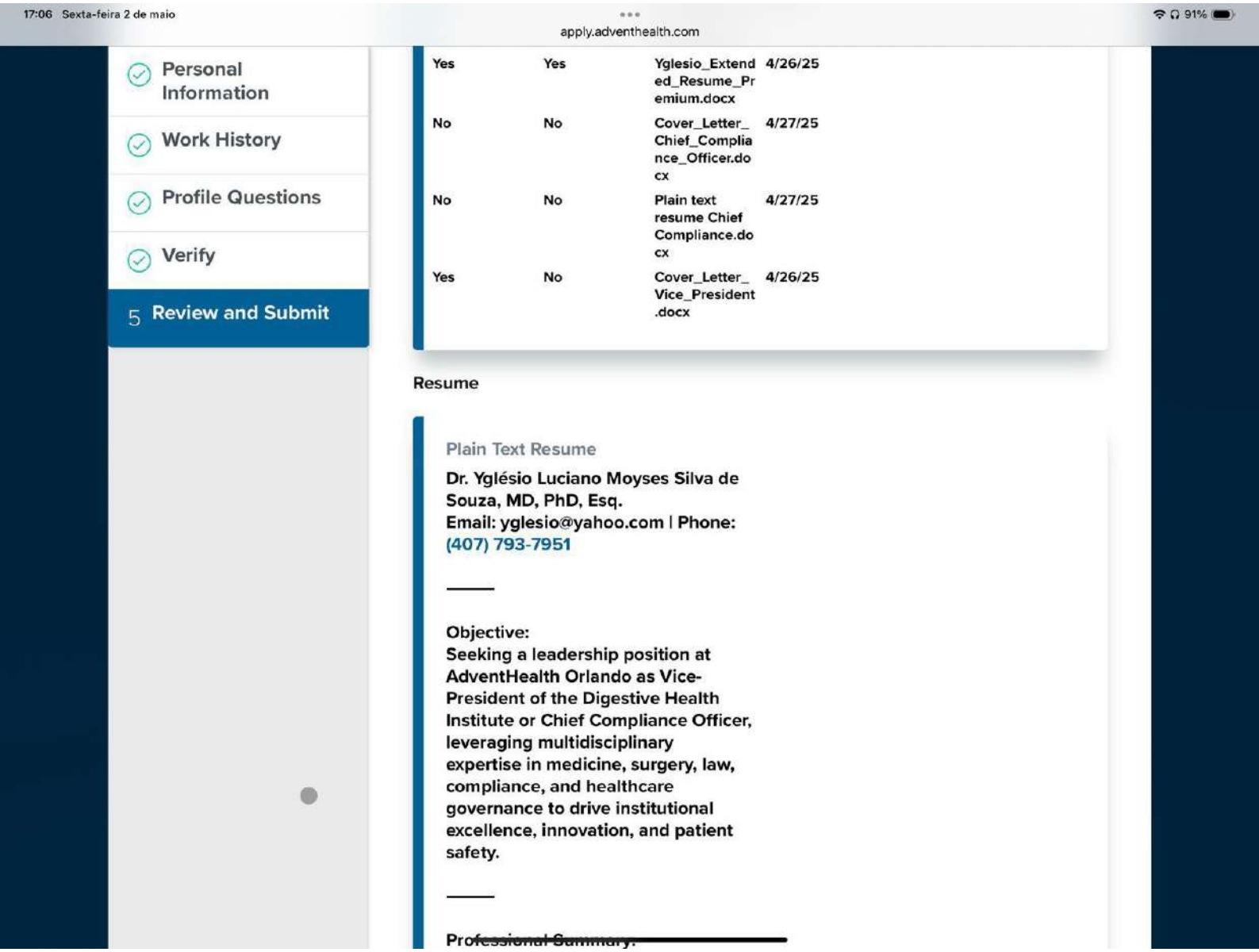
Professional Summary: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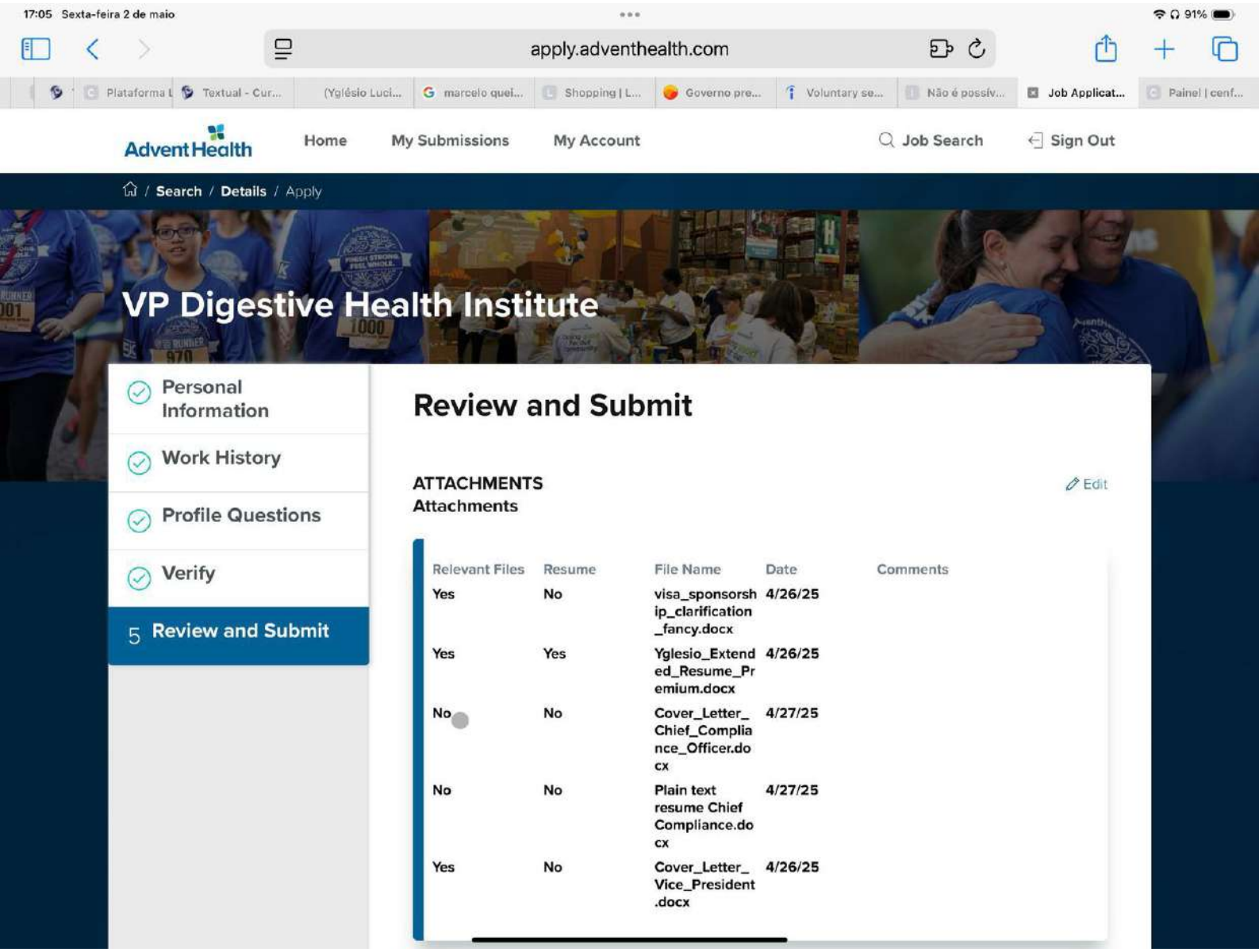
Yes No Cover_Letter_Vice_President.docx 4/26/25
Resume
Plain Text Resume
Dr. Yglésio Luciano Moyses Silva de Souza, MD, PhD, Esq.
Email: yglesio@yahoo.com | Phone: (407) 793-7951
Objective:
Seeking a leadership position at AdventHealth Orlando as Vice-President of the Digestive Health Institute or Chief Compliance Officer, leveraging multidisciplinary expertise in medicine, surgery, law, compliance, and healthcare governance to drive institutional excellence, innovation, and patient safety.
Professional Summary: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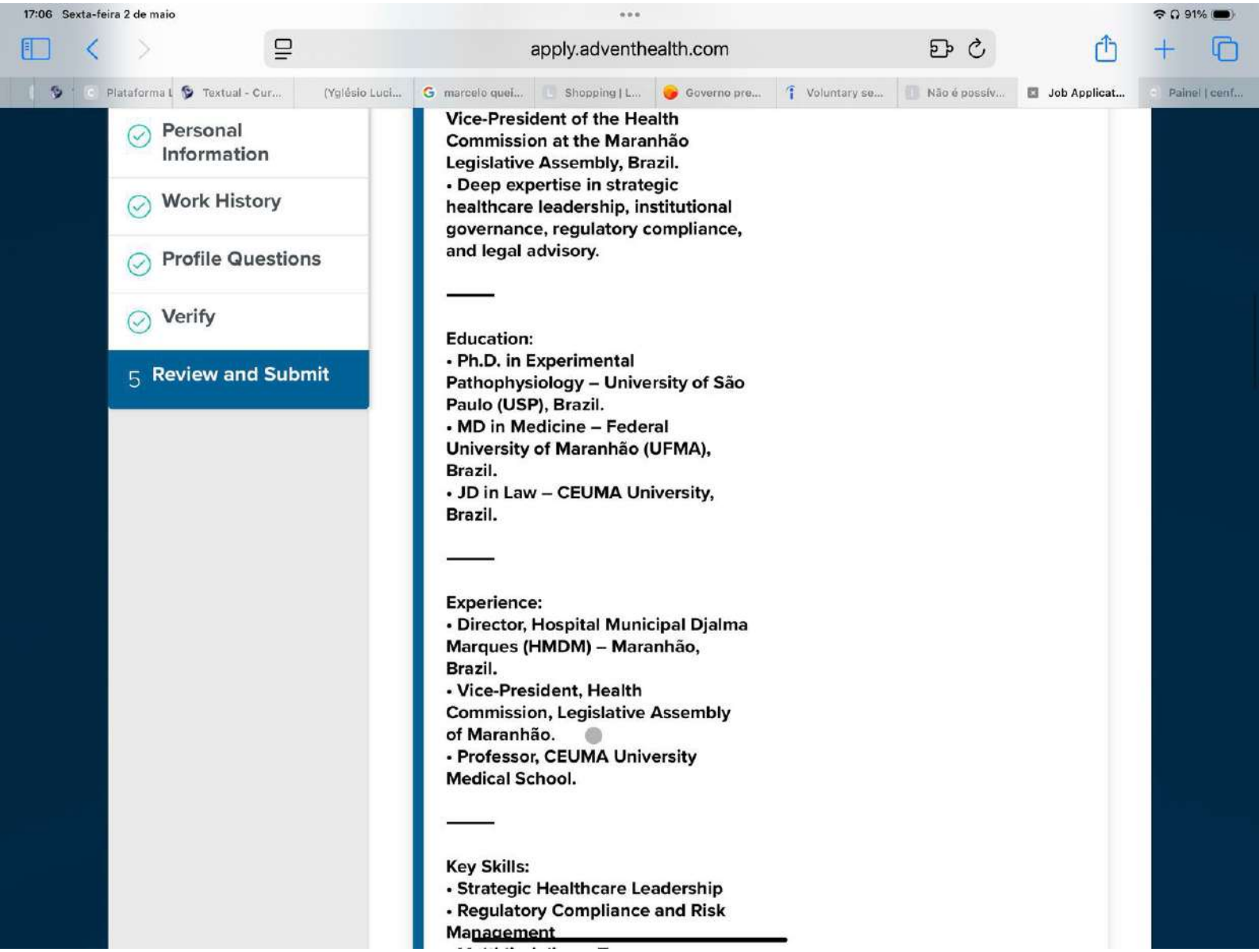
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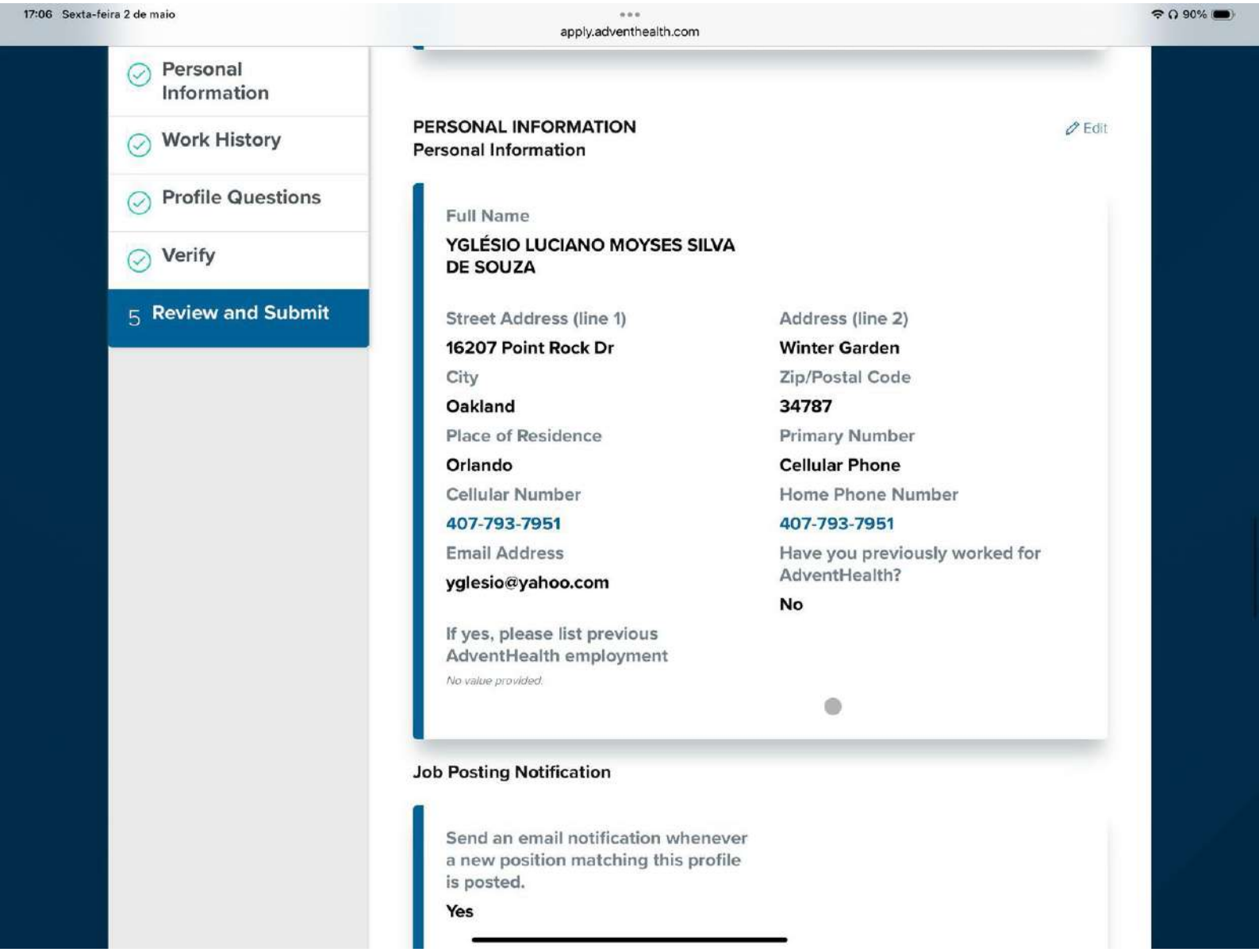
Vice-President of the Health Commission at the Maranhão Legislative Assembly, Brazil.
• Deep expertise in strategic healthcare leadership, institutional governance, regulatory compliance, and legal advisory.
Education:
• Ph.D. in Experimental Pathophysiology – University of São Paulo (USP), Brazil.
• MD in Medicine – Federal University of Maranhão (UFMA), Brazil.
• JD in Law – CEUMA University, Brazil.
Experience:
• Director, Hospital Municipal Djalma Marques (HMDM) – Maranhão, Brazil.
• Vice-President, Health Commission, Legislative Assembly of Maranhão.
• Professor, CEUMA University Medical School.
Key Skills:
• Strategic Healthcare Leadership
• Regulatory Compliance and Risk Management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Full Name
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Street Address (line 1)
16207 Point Rock Dr
Address (line 2)
Winter Garden
City
Oakland
Zip/Postal Code
34787
Place of Residence
Orlando
Primary Number
Cellular Phone
Cellular Number
407-793-7951
Home Phone Number
407-793-7951
Email Address
yglesio@yahoo.com
Have you previously worked for AdventHealth?
No
If yes, please list previous AdventHealth employment
No value provided.
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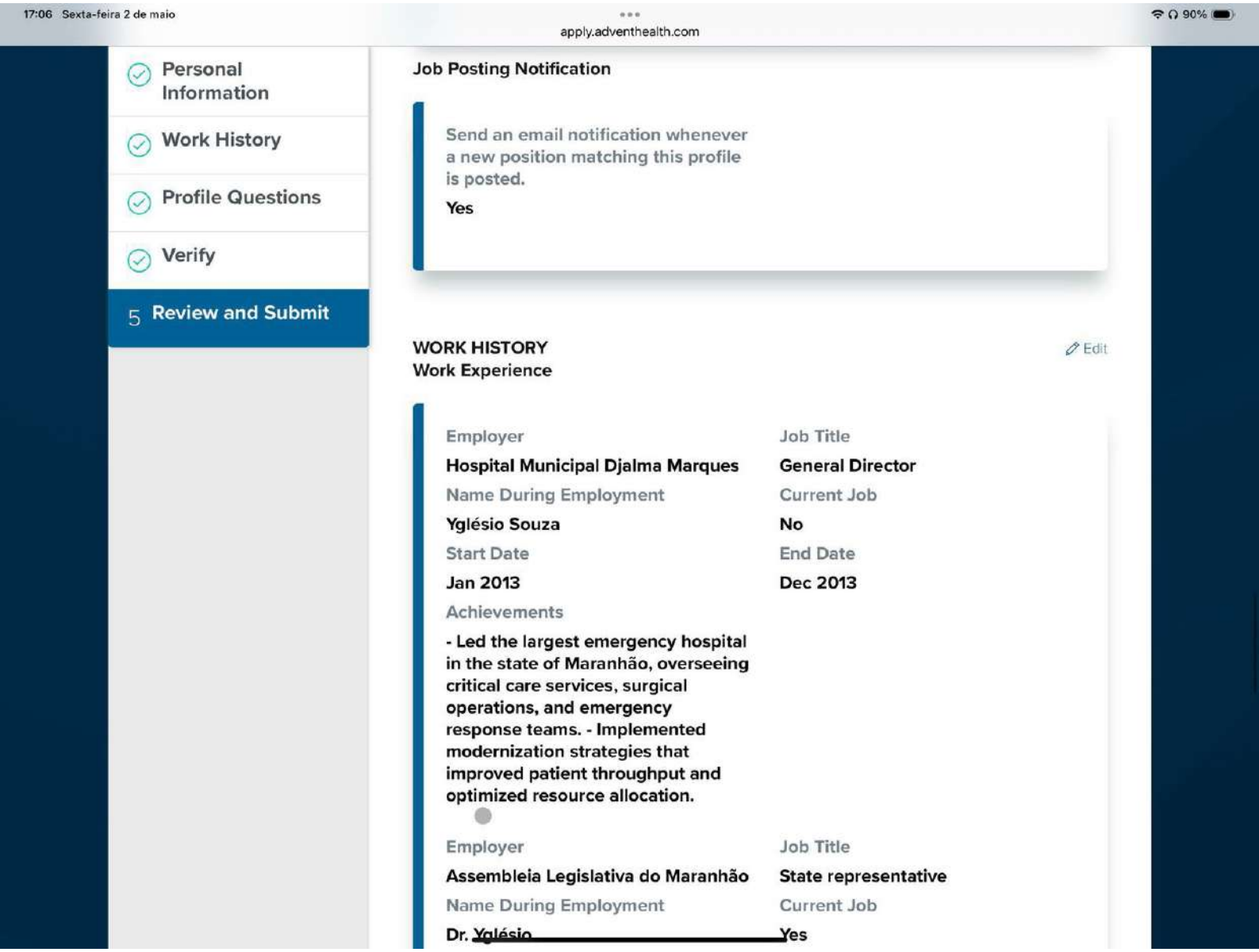
Send an email notification whenever a new position matching this profile is posted.
Yes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Send an email notification whenever a new position matching this profile is posted.
Yes
WORK HISTORY
Work Experience
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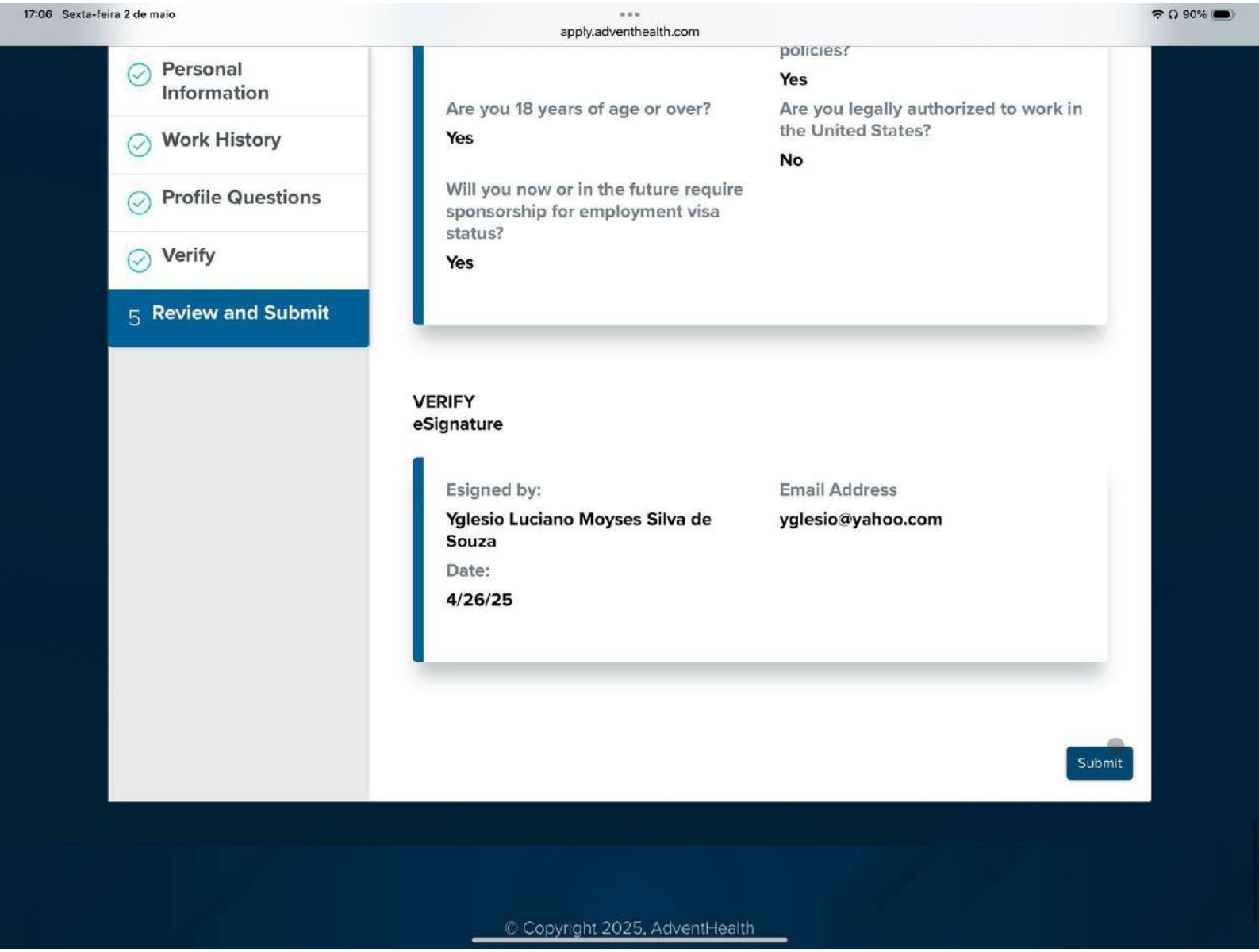
Employer
Hospital Municipal Djalma Marques
Job Title
General Director
Name During Employment
Yglésio Souza
Current Job
No
Start Date
Jan 2013
End Date
Dec 2013
Achievements
- Led the largest emergency hospital in the state of Maranhão, overseeing critical care services, surgical operations, and emergency response teams. - Implemented modernization strategies that improved patient throughput and optimized resource allocation.
Employer
Assembleia Legislativa do Maranhão
Job Title
State representative
Name During Employment
Dr. Yglésio
Current Job
Yes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Yes
Are you legally authorized to work in the United States?
No
Will you now or in the future require sponsorship for employment visa status?
Yes
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Email Address
yglesio@yahoo.com
Date:
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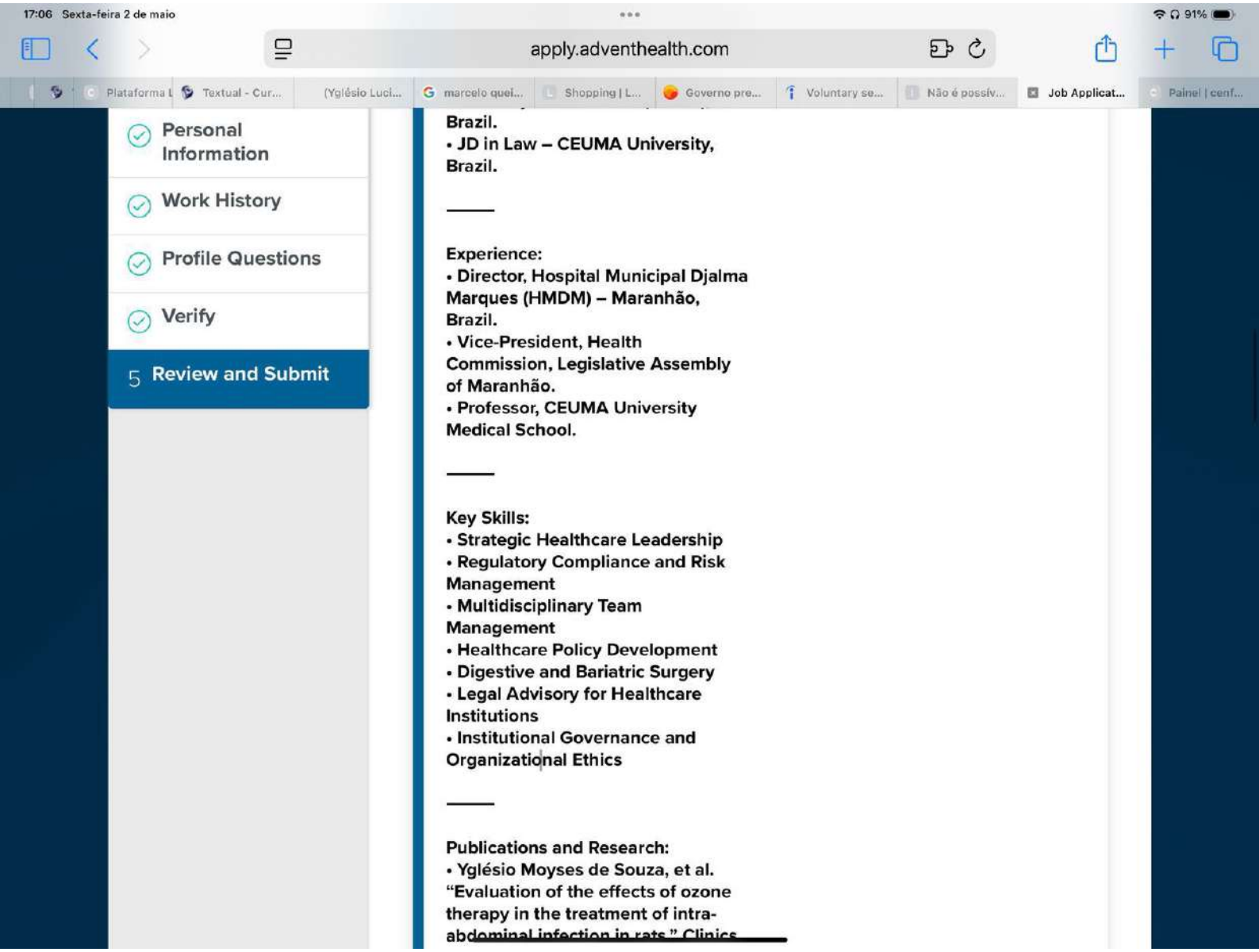
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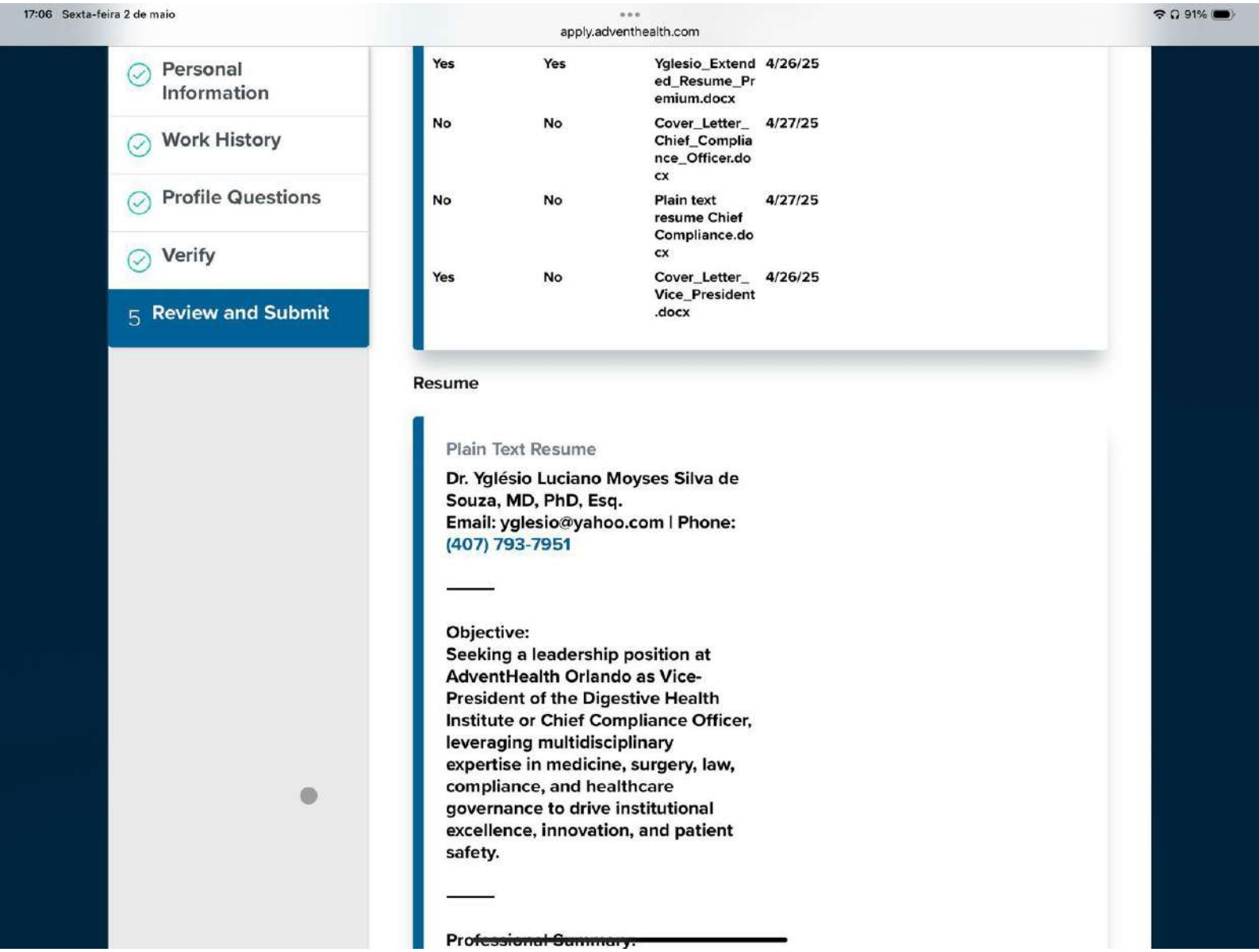
• Vice-President, Health Commission, Legislative Assembly of Maranhão.
• Professor, CEUMA University Medical School.
Key Skills:
• Strategic Healthcare Leadership
• Regulatory Compliance and Risk Management
• Multidisciplinary Team Management
• Healthcare Policy Development
• Digestive and Bariatric Surgery
• Legal Advisory for Healthcare Institutions
• Institutional Governance and Organizational Ethics
Publications and Research:
• Yglésio Moyses de Souza, et al. "Evaluation of the effects of ozone therapy in the treatment of intra-abdominal infection in rats." Clinics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Email: yglesio@yahoo.com | Phone: (407) 793-7951
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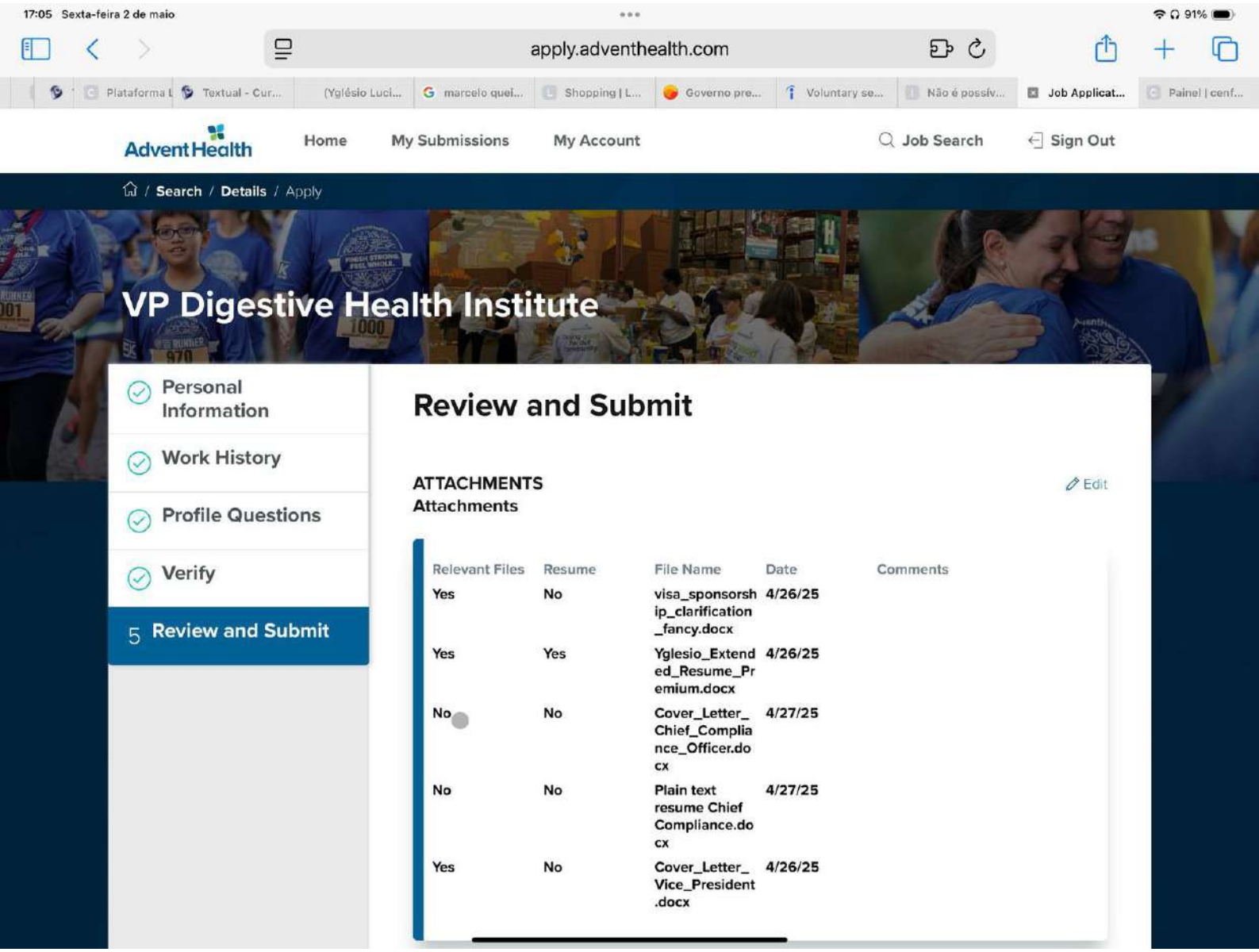
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Cover_Letter_Vice_President.docx
4/26/25

Personal Information
Work History
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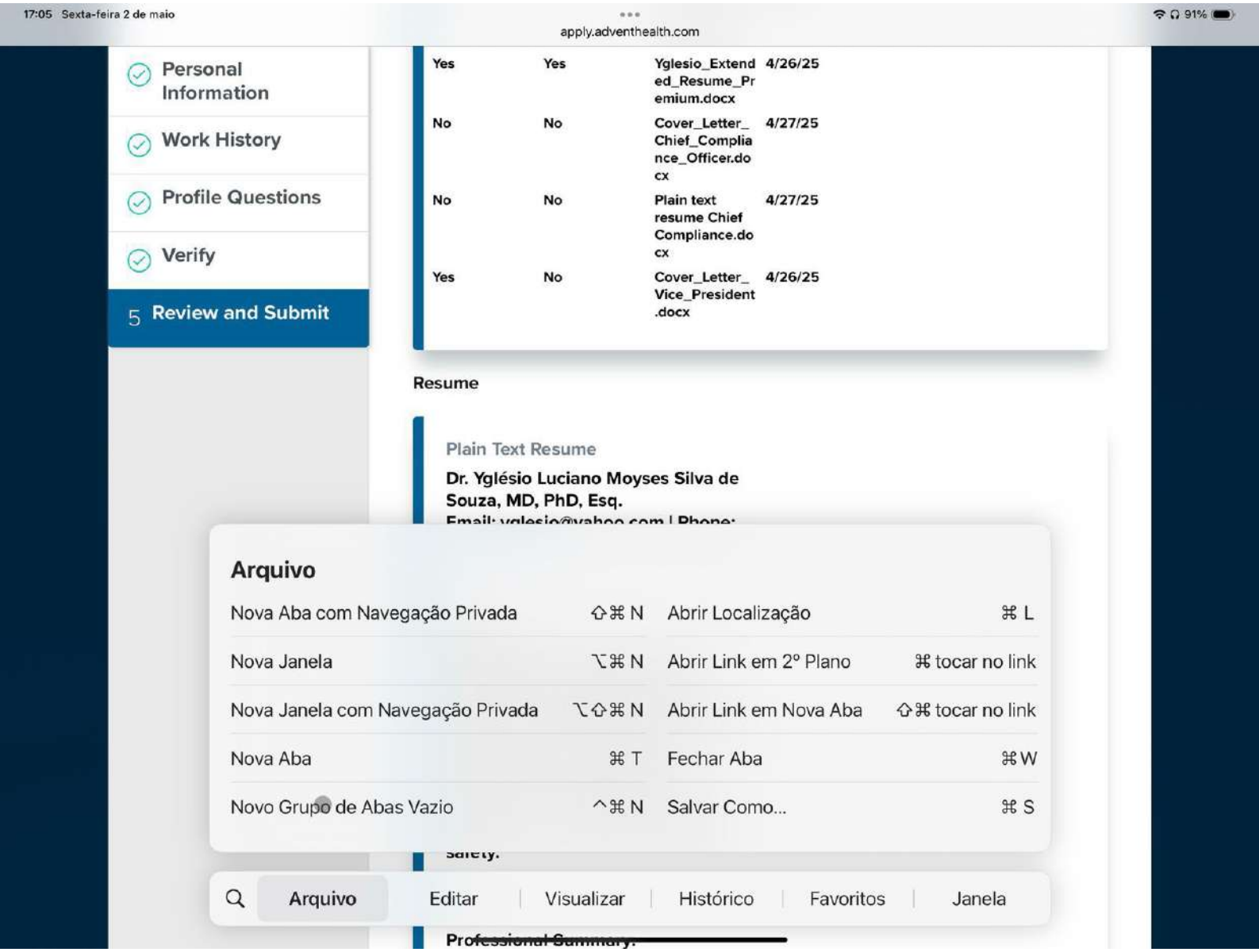
Institute or Chief Compliance Officer, leveraging multidisciplinary expertise in medicine, surgery, law, compliance, and healthcare governance to drive institutional excellence, innovation, and patient safety.

Professional Summary:
• Digestive Surgeon with a Ph.D. in Experimental Pathophysiology.
• Licensed Attorney registered with the Brazilian Bar Association (OAB).
• Titular Member of the Brazilian College of Surgeons (Colégio Brasileiro de Cirurgiões - CBC).
• Titular Member of the Brazilian College of Digestive Surgery (Colégio Brasileiro de Cirurgia Digestiva - CBCD).
• Associate Member of the Brazilian Society for Bariatric and Metabolic Surgery (Sociedade Brasileira de Cirurgia Bariátrica e Metabólica - SBCBM).
• Experienced hospital director and healthcare executive.
• Former State Representative and Vice-President of the Health Commission at the Maranhão Legislative Assembly, Brazil.
• Deep expertise in strategic healthcare leadership, institutional governance, regulatory compliance, and legal advisory.

Education: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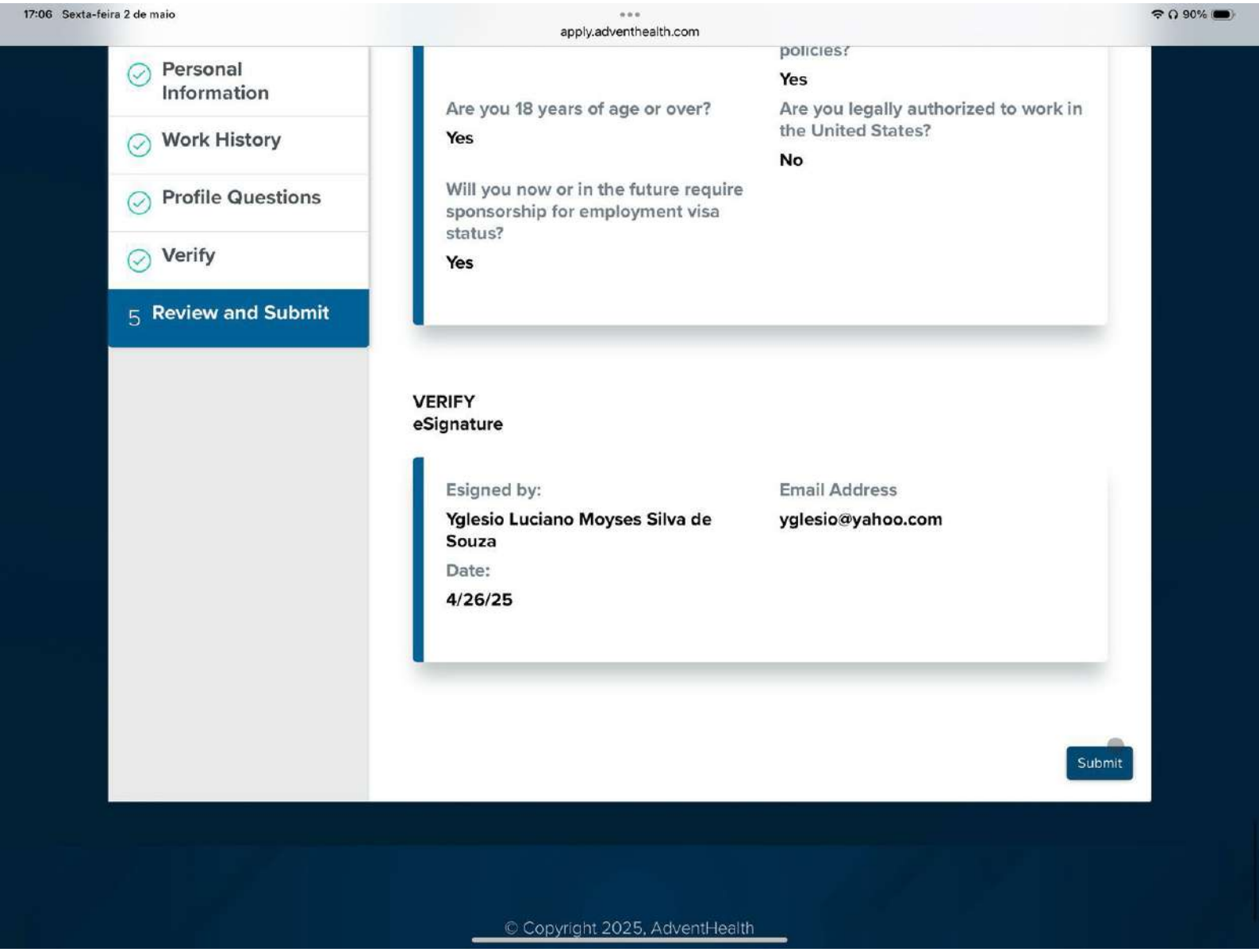
No No Cover_Letter_Chief_Compliance_Officer.docx 4/27/25
No No Plain text resume Chief Compliance.docx 4/27/25
Yes No Cover_Letter_Vice_President.docx 4/26/25
Resume
Plain Text Resume
Dr. Yglésio Luciano Moyses Silva de Souza, MD, PhD, Esq.
Arquivo
Nova Aba com Navegação Privada ⇧⌘N
Nova Janela ⌥⌘N
Nova Janela com Navegação Privada ⌥⇧⌘N
Nova Aba ⌘T
Novo Grupo de Abas Vazio ^⌘N
Abrir Localização ⌘L
Abrir Link em 2º Plano ⌘ tocar no link
Abrir Link em Nova Aba ⇧⌘ tocar no link
Fechar Aba ⌘W
Salvar Como... ⌘S
Arquivo
Editar
Visualizar
Histórico
Favoritos
Janela
Professional Summary: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Personal Information
Work History
Profile Questions
Verify
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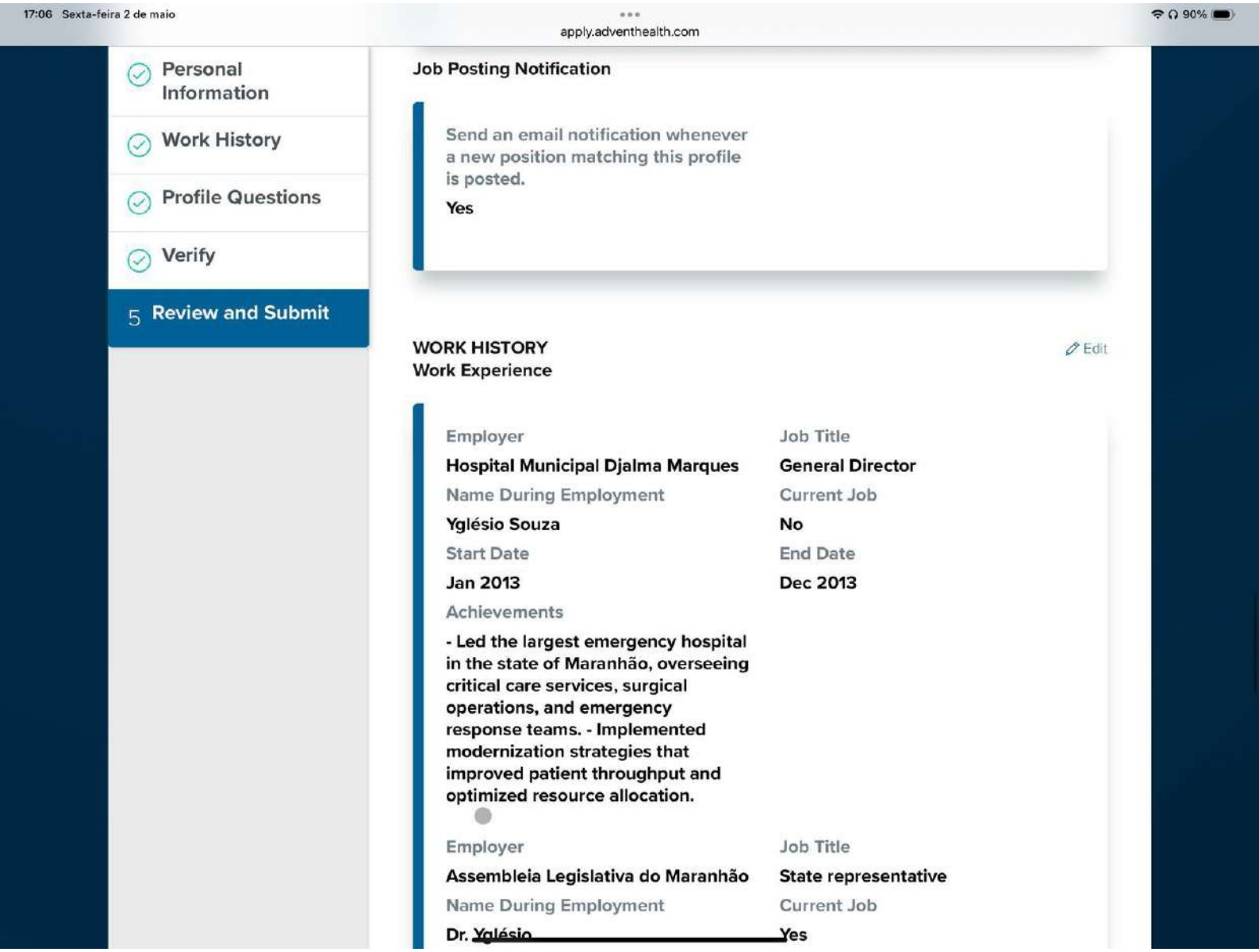
policies?
Yes
Are you 18 years of age or over?
Yes
Are you legally authorized to work in the United States?
No
Will you now or in the future require sponsorship for employment visa status?
Yes
VERIFY
eSignature
Esigned by:
Yglesio Luciano Moyses Silva de Souza
Email Address
yglesio@yahoo.com
Date:
4/26/25
Submit
© Copyright 2025, AdventHealth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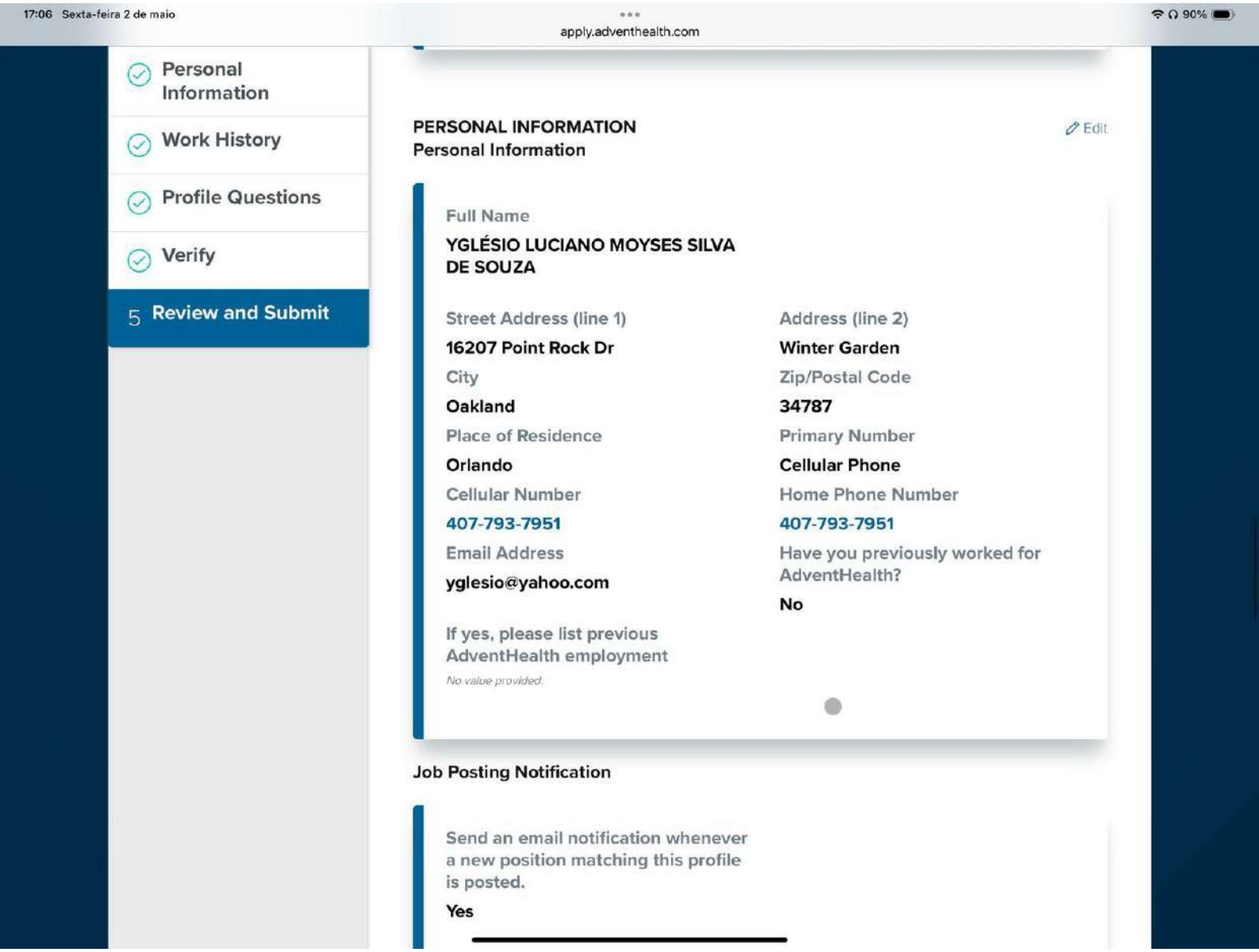
Personal Information
Work History
Profile Questions
Verify
5 Review and Submit
Job Posting Notification
Send an email notification whenever a new position matching this profile is posted.
Yes
WORK HISTORY
Work Experience
Edit
Employer
Hospital Municipal Djalma Marques
Job Title
General Director
Name During Employment
Yglésio Souza
Current Job
No
Start Date
Jan 2013
End Date
Dec 2013
Achievements
- Led the largest emergency hospital in the state of Maranhão, overseeing critical care services, surgical operations, and emergency response teams. - Implemented modernization strategies that improved patient throughput and optimized resource allocation.
Employer
Assembleia Legislativa do Maranhão
Job Title
State representative
Name During Employment
Dr. Yglésio
Current Job
Yes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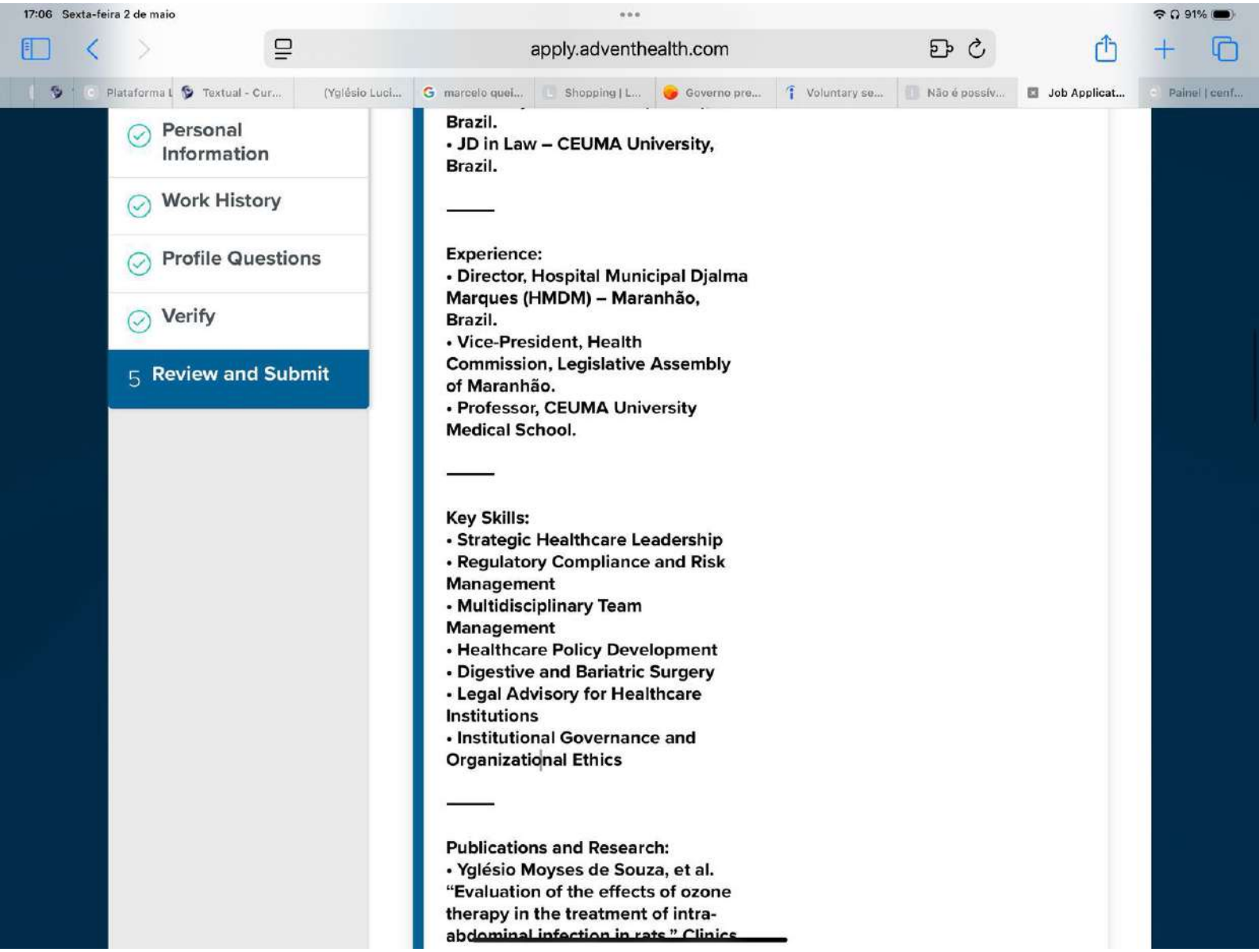
Personal Information
Work History
Profile Questions
Verify
5 Review and Submit
PERSONAL INFORMATION
Personal Information
Edit
Full Name
YGLÉSIO LUCIANO MOYSES SILVA DE SOUZA
Street Address (line 1)
16207 Point Rock Dr
Address (line 2)
Winter Garden
City
Oakland
Zip/Postal Code
34787
Place of Residence
Orlando
Primary Number
Cellular Phone
Cellular Number
407-793-7951
Home Phone Number
407-793-7951
Email Address
yglesio@yahoo.com
Have you previously worked for AdventHealth?
No
If yes, please list previous AdventHealth employment
No value provided.
Job Posting Notification
Send an email notification whenever a new position matching this profile is posted.
Yes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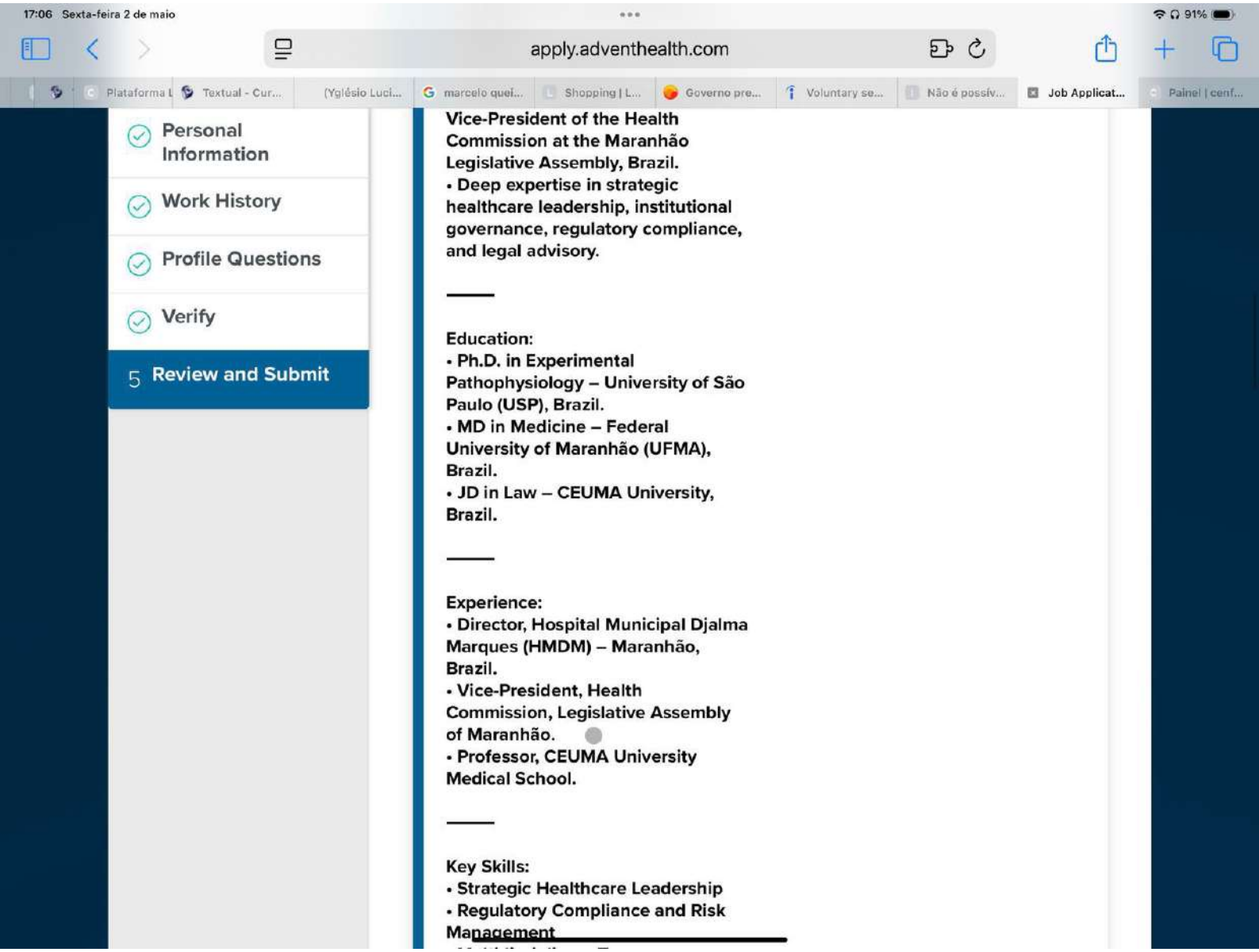
Personal Information
Work History
Profile Questions
Verify
5 Review and Submit
Brazil.
• JD in Law – CEUMA University, Brazil.
Experience:
• Director, Hospital Municipal Djalma Marques (HMDM) – Maranhão, Brazil.
• Vice-President, Health Commission, Legislative Assembly of Maranhão.
• Professor, CEUMA University Medical School.
Key Skills:
• Strategic Healthcare Leadership
• Regulatory Compliance and Risk Management
• Multidisciplinary Team Management
• Healthcare Policy Development
• Digestive and Bariatric Surgery
• Legal Advisory for Healthcare Institutions
• Institutional Governance and Organizational Ethics
Publications and Research:
• Yglésio Moyses de Souza, et al. "Evaluation of the effects of ozone therapy in the treatment of intra-abdominal infection in rats." Clinics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Personal Information
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5 Review and Submit
Vice-President of the Health Commission at the Maranhão Legislative Assembly, Brazil.
• Deep expertise in strategic healthcare leadership, institutional governance, regulatory compliance, and legal advisory.
Education:
• Ph.D. in Experimental Pathophysiology – University of São Paulo (USP), Brazil.
• MD in Medicine – Federal University of Maranhão (UFMA), Brazil.
• JD in Law – CEUMA University, Brazil.
Experience:
• Director, Hospital Municipal Djalma Marques (HMDM) – Maranhão, Brazil.
• Vice-President, Health Commission, Legislative Assembly of Maranhão.
• Professor, CEUMA University Medical School.
Key Skills:
• Strategic Healthcare Leadership
• Regulatory Compliance and Risk Management

Personal Information
Work History
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Institute or Chief Compliance Officer, leveraging multidisciplinary expertise in medicine, surgery, law, compliance, and healthcare governance to drive institutional excellence, innovation, and patient safety.

Professional Summary:
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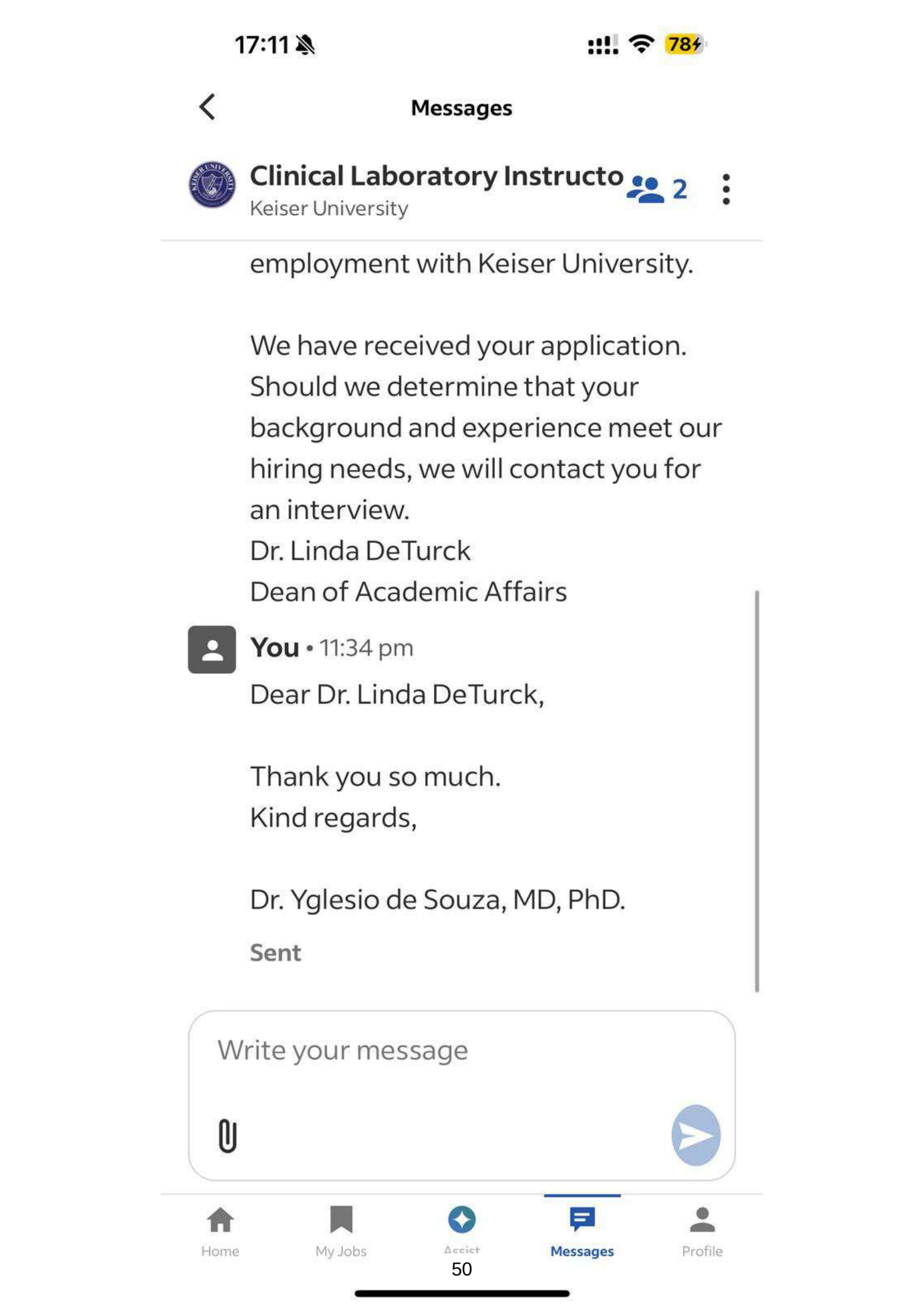
• Titular Member of the Brazilian College of Digestive Surgery (Colégio Brasileiro de Cirurgia Digestiva - CBCD).
• Associate Member of the Brazilian Society for Bariatric and Metabolic Surgery (Sociedade Brasileira de Cirurgia Bariátrica e Metabólica - SBCBM).
• Experienced hospital director and healthcare executive.
• Former State Representative and Vice-President of the Health Commission at the Maranhão Legislative Assembly, Brazil.
• Deep expertise in strategic healthcare leadership, institutional governance, regulatory compliance, and legal advisory.

Education: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Messages
Clinical Laboratory Instructo
2
Keiser University
employment with Keiser University.
We have received your application. Should we determine that your background and experience meet our hiring needs, we will contact you for an interview.
Dr. Linda DeTurck
Dean of Academic Affairs
You • 11:34 pm
Dear Dr. Linda DeTurck,
Thank you so much.
Kind regards,
Dr. Yglesio de Souza, MD, PhD.
Sent
Write your message
Home
My Jobs
Assist
Messages
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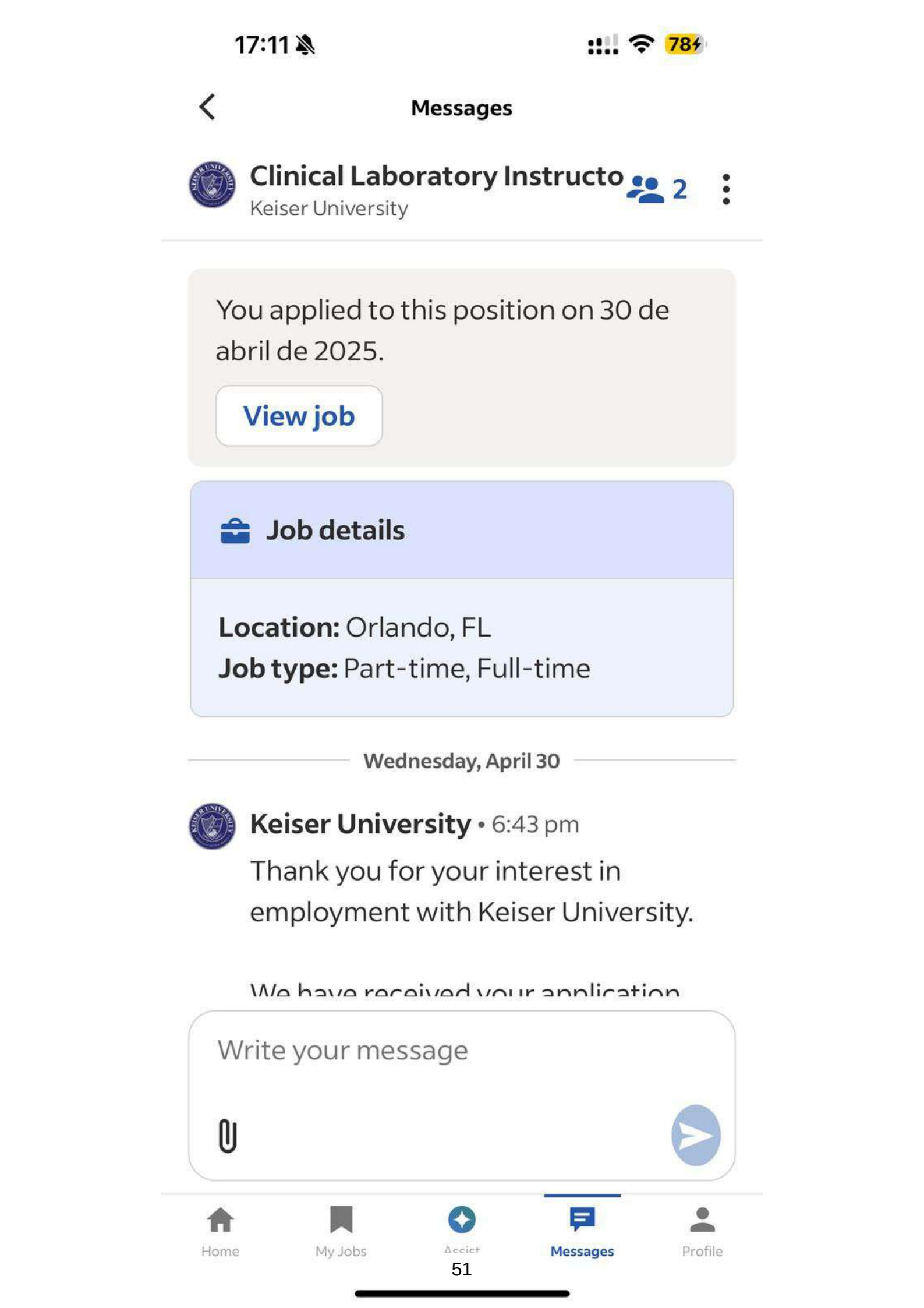
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Clinical Laboratory Instructo
Keiser University
2
You applied to this position on 30 de abril de 2025.
View job
Job details
Location: Orlando, FL
Job type: Part-time, Full-time
Wednesday, April 30
Keiser University • 6:43 pm
Thank you for your interest in employment with Keiser University.
We have received your application
Write your message
Home
My Jobs
Assist
Messages
Profile

Exhibit I - Academic Appointment and Teaching Experience

FEDERAL UNIVERSITY OF MARANHÃO
Avenida dos Portugueses, 1966, - Vila Bacanga District, São Luís/MA, ZIP Code 65080-805
Phone: (98) 3272-8000 - https://www.ufma.br

Declaration No. 1424264/2025/ FUMA/OEA/CCBS/UFMA/DA/CCBS/DEMOR/CCBS

Process No. 23115.022329/2023-34

Interested Party: DEPARTMENT OF MORPHOLOGY/CCBS

I hereby declare, for all due purposes, that **Professor Dr. YGLÉSIO LUCIANO MOYSÉS SILVA DE SOUZA, SIAPE registration number 1814622**, performed his duties with diligence and dedication as a Professor of Higher Education at the Department of Morphology of the Center for Biological and Health Sciences at the Federal University of Maranhão, during the period from 09/09/2010, to 08/03/2015.

Sincerely,

Electronically signed by **DIOGO SOUZA FERREIRA RUBIM DE ASSIS**, **Head**, on 04/11/2025, at 07:51 AM (official Brasília time), pursuant to Law No. 14,063, of September 23, 2020.

The authenticity of this document can be verified at https://sei.ufmg.br/sei/controlador_externo.php? acao=documento_conferir&id_orgao_acesso_externo=0, by entering the verification code **1424264** and CRC code **558E2BD0**.

Reference: Process No. 23115.022329/2023-34 SEI No. 1424264

FUMA - Foundation of the Federal University of Maranhão
OEA - Executing Body of Activities
CCBS - Center for Biological and Health Sciences
UFMA - Federal University of Maranhão
DA - Administrative Directorate
DEMOR - Department of Morphology
SIAPE - Integrated Personnel Administration System
SEI - Electronic Information System

I, Carolina Favero da Silva, certify that the professional translation of this document from Portuguese to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.



Date: May 22, 2025.

UNIVERSIDADE FEDERAL DO MARANHÃO
Av. dos Portugueses, 1966, - Bairro Vila Bacanga, São Luís/MA, CEP 65080-805
Telefone: (98) 3272-8000 - https://www.ufma.br

Declaração nº 1424264/2025/FUMA/OEA/CCBS/UFMA/DA/CCBS/DEMOR/CCBS

Processo nº 23115.022329/2023-34

Interessado: DEPARTAMENTO DE MORFOLOGIA/CCBS

Declaro, para os devidos fins, que **o Professor Dr. YGLÉSIO LUCIANO MOYSÉS SILVA DE SOUZA, matrícula SIAPE 1814622,** exerceu a função com zelo e dedicação de Professor do Magistério Superior no Departamento de Morfologia do Centro de Ciências Biológicas e da Saúde da Universidade Federal do Maranhão, no período de 09.09.2010 a 03.08.2015.

Atenciosamente,

Documento assinado eletronicamente por **DIOGO SOUZA FERREIRA RUBIM DE ASSIS**, **Chefe**, em 11/04/2025, às 07:51, conforme horário oficial de Brasília, com fundamento na Lei nº14.063, de 23 de setembro de 2020.

A autenticidade deste documento pode ser conferida no site https://sei.ufma.br/sei/controlador_externo.php?acao=documento_conferir&id_orgao_acesso_externo=0, informando o código verificador **1424264** e o código CRC **558E2BD0**.

Referência: Processo nº 23115.022329/2023-34 SEI nº 1424264

CEUMA HIGHER EDUCATION ASSOCIATION – RENASCENÇA
Rua dos Castanheiros, No. 01, Jardim Renascença, MA
CITY: SÃO LUÍS, ZIP CODE: 65.075-120
CNPJ: 23.689.763/0003-59

DECLARATION OF TEACHING HOURS FOR COURSE INSTRUCTION

Employee:	002899 – YGLÉSIO LUCIANO MOYSÉS SILVA DE SOUZA
CPF:	83246100306
Employment Record Book:	88342. 0021
Position:	PROFESSOR
Status:	Terminated
Section:	01 01.01 09.06.032 – RENASCENÇA – UNDERGRADUATE PROGRAM – MEDICINE

We hereby declare, for all due purposes, that the above-mentioned employee was part of our faculty from **March 19, 2010** to **December 17, 2018**, during which time he held the position of Professor, teaching the following courses and activities:

PROGRAM	ACTIVITY/COURSE	YEAR/TERM	HOURS
MEDICINE	MANDATORY INTERNSHIP IV OPTIONAL ROTATING	2012/2, 2018/1	240
MEDICINE	MANDATORY ROTATING INTERNSHIP I ADULT HEALTH CARE	2015/2	240
MEDICINE	MANDATORY ROTATING INTERNSHIP II WOMEN'S HEALTH CARE	2015/2, 2016/2, 2018/1, 2018/2	250
MEDICINE	MANDATORY ROTATING INTERNSHIP II ADULT HEALTH CARE	2015/1	250
MEDICINE	MEDICAL SKILLS VIII	2018/1, 2018/2	160
MEDICINE	SKILLS V	2010/1, 2011/1	288
MEDICINE	SKILLS VI	2011/1	288
MEDICINE	SKILLS VII	2010/2, 2011/2, 2012/1, 2014/1, 2014/2, 2015/1, 2015/2	360
MEDICINE	SKILLS VIII	2010/2, 2011/1, 2011/2, 2012/1, 2012/2, 2013/1, 2013/2, 2014/1, 2014/2, 2015/1, 2015/2, 2016/1, 2016/2, 2017/1, 2017/2	160
MEDICINE	UNDERGRADUATE THESIS	2010/1, 2011/1, 2015/1	40

São Luís – MA, April 14, 2025.

-----// signature //-----
Ronayck Marques Garcia
Enrollment No.: 005825
CEUMA University

_____

CEUMA HIGHER EDUCATION ASSOCIATION – RENASCENÇA
CNPJ: 23.689.763/0003-59

I, Raphael Michels Fantinato de Moura, certify that the professional translation of this document from Portuguese to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.

Raphael Michels Fantinato de Moura. **Date: May 22, 2025.**

CEUMA ASSOCIAÇÃO DE ENSINO SUPERIOR - RENASCENÇA
Rua dos Castanheiros, Nº 01, Jardim Renascença, MA
CIDADE: SÃO LUÍS, CEP: 65.075-120
CNPJ: 23.689.763/0003-59

DECLARAÇÃO DE CARGA HORÁRIA DOCENTE DE DISCIPLINA

Funcionário (a):	002899 - YGLESIO LUCIANO MOYSES SILVA DE SOUZA
CPF:	83246100306
CTPS:	88342. 0021
Função:	PROFESSOR (A)
Situação:	Demitido
Seção:	01.01.01.09.06.032 - RENASCENCA - GRA - MEDICINA

Declaramos, para os devidos fins, que o empregado acima citado foi nosso funcionário do período de **19/03/2010** até **17/12/2018,** onde exerceu a função de Professor(a), ministrando a(s) seguinte(s) atividade(s) e disciplina(s):

Curso	Atividade / Disciplina	Ano / Semestre	CH
MEDICINA	ESTAGIO OBRIGATORIO IV ROTATIVO OPCIONAL	2012/2, 2018/1	240
MEDICINA	ESTAGIO OBRIGATORIO ROTATIVO I CUIDADO EM SAUDE DA ADULTO	2015/2	240
MEDICINA	ESTAGIO OBRIGATORIO ROTATIVO II CUIDADO EM SAUDE DA MULHER	2015/2, 2016/2, 2018/1, 2018/2	250
MEDICINA	ESTAGIO OBRIGATORIO ROTATIVO II CUIDADO EM SAUDE DO ADULTO	2015/1	250
MEDICINA	HABILIDADES MEDICAS VIII	2018/1, 2018/2	160
MEDICINA	HABILIDADES V	2010/1, 2011/1	288
MEDICINA	HABILIDADES VI	2011/1	288
MEDICINA	HABILIDADES VII	2010/2, 2011/2, 2012/1, 2014/1, 2014/2, 2015/1, 2015/2	360
MEDICINA	HABILIDADES VIII	2010/2, 2011/1, 2011/2, 2012/1, 2012/2, 2013/1, 2013/2, 2014/1, 2014/2, 2015/1, 2015/2, 2016/1, 2016/2, 2017/1, 2017/2	160
MEDICINA	TRABALHO DE CONCLUSÃO DE CURSO	2010/1, 2011/1, 2015/1	40

São Luís, 14 de Abril de 2025

Ronaycla Marques Garcia
Mat. 005825
Universidade CEUMA

CEUMA ASSOCIAÇÃO DE ENSINO SUPERIOR - RENASCENÇA
23.689.763/0003-59

CEUMA HIGHER EDUCATION ASSOCIATION – RENASCENÇA
Rua dos Castanheiros, No. 01, Jardim Renascença, MA
CITY: SÃO LUÍS, ZIP CODE: 65.075-120
CNPJ: 23.689.763/0003-59

PROFESSIONAL EXPERIENCE VERIFICATION CERTIFICATE

We hereby certify, for all due purposes, that Mr. **002899 – YGLÉSIO LUCIANO MOYSÉS SILVA DE SOUZA**, registered with CPF No. **832.461.003-06**, PIS No. **128.46092.37-2**, and Employment Record Book (CTPS) No. **88342, SERIES 0021/MA**, residing at **RUA DAS LETRAS, BLOCK A02, HOUSE 11, COHAFUMA, NO. 0, SÃO LUÍS, MA, ZIP CODE: 65.074-780**, was employed by us, having been admitted on **March 19, 2010**, and served in the position of **Professor** from the date of admission until **December 17, 2018**. Said employment was governed by the General Social Security System (RGPS).

We further declare that **Prof. Dr. Yglésio Luciano Moysés Silva de Souza** supervised some experimental surgery projects in the Medical Program, including the following:

PROJECT TITLES	STUDENTS
Evaluation of gastric vascularization in experimental models subjected to ischemic gastric conditioning	Jéssica Santana Pereira
Comparative analysis of the pre- and postoperative glycemic profile in restrictive bariatric surgeries – experimental study in rats	Érika Maria do Nascimento Sá
Comparative analysis of the pre- and postoperative lipid profile in restrictive bariatric surgeries – experimental study in rats	Ridailda de Oliveira Amaral

São Luís – MA, April 14, 2025.

-----// signature //-----
Felipe Henrique Pavão Almeida
Enrollment No.: 005640
CEUMA University

_____

CEUMA HIGHER EDUCATION ASSOCIATION – RENASCENÇA
CNPJ: 23.689.763/0003-59

I, Raphael Michels Fantinato de Moura, certify that the professional translation of this document from Portuguese to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.

Raphael Michels Fantinato de Moura. **Date: May 22, 2025.**

CEUMA ASSOCIAÇÃO DE ENSINO SUPERIOR - RENASCENÇA
Rua dos Castanheiros, Nº 01, Jardim Renascença, MA
CIDADE: SÃO LUÍS, CEP: 65.075-120
CNPJ: 23.689.763/0003-59

DECLARAÇÃO DE COMPROVAÇÃO DE EXPERIÊNCIA PROFISSIONAL

Declaramos, para os devidos fins, que o(a) Sr(a). **002899 - YGLESIO LUCIANO MOYSES SILVA DE SOUZA**, inscrito no CPF sob nº. **832.461.003-06**, PIS nº. **128.46092.37-2**, CTPS nº. **88342,SERIE 0021/MA** , residente no endereço **RUA DAS LETRAS QD. A02, CASA 11, COHAFUMA, N° 0, SÃO LUÍS, MA, CEP: 65.074-780,** foi nosso(a) funcionário(a) admitido(a) em **19/03/2010**, exerceu a função de **Professor (a),** do período de admissão até a data de **17/12/2018.** Sendo vinculado ao Regime Geral da Previdência Social.

Declaramos ainda, que o **Prof. Dr. Yglésio Luciano Moysés Silva Souza**, supervisionou alguns projetos de cirurgia experimental no Curso de Medicina, tais como:

TÍTULOS DOS PROJETOS	ALUNOS
Avaliação da vascularização gástrica em modelos experimentais submetidos a condicionamento gástrico isquêmico	Jéssica Santana Pereira
Análise comparativa do perfil glicêmico pré e pós-operatório em cirurgias bariátricas restritivas-estudo experimental em ratos	Érika Maria do Nascimento Sá
Análise comparativa do perfil lipídico pré e pós-operatório em cirurgias bariátricas restritivas – estudo experimental em ratos	Ridailda de Oliveira Amaral

São Luís - MA , 14 de abril de 2025

Felipe Henrique Pavão Almeida
Matrícula: 005640
Universidade CEUMA

CEUMA ASSOCIAÇÃO DE ENSINO SUPERIOR - RENASCENÇA
CNPJ: 23.689.763/0003-59

CEUMA HIGHER EDUCATION ASSOCIATION – RENASCENÇA
Rua dos Castanheiros, No. 01, Jardim Renascença, MA
CITY: SÃO LUÍS, ZIP CODE: 65.075-120
CNPJ: 23.689.763/0003-59

PROFESSIONAL EXPERIENCE VERIFICATION CERTIFICATE

We hereby certify, for all due purposes, that Mr. **002899 – YGLÉSIO LUCIANO MOYSÉS SILVA DE SOUZA**, registered with CPF No. **832.461.003-06**, PIS No. **128.46092.37-2**, and Employment Record Book (CTPS) No. **88342, SERIES 0021/MA**, residing at **RUA DAS LETRAS, BLOCK A02, HOUSE 11, COHAFUMA, NO. 0, SÃO LUÍS, MA, ZIP CODE: 65.074-780**, was employed by us, having been admitted on **March 19, 2010**, and served in the position of **Professor** from the date of admission until **December 17, 2018**. Said employment was governed by the General Social Security System (RGPS).

We further declare that **Prof. Dr. Yglésio Luciano Moysés Silva de Souza** served as a member of the examining committee for the student **VANESSA LISBOA TELLES**, on **May 25, 2012**, in the Undergraduate Thesis of the Medical Program, entitled **"EPIDEMIOLOGICAL PROFILE OF LOWER LIMB AMPUTATIONS IN DIABETIC PATIENTS IN AN EMERGENCY HOSPITAL,"** in the capacity of **committee chair**, as he was the advisor of the aforementioned paper.

São Luís – MA, April 14, 2025.

-----// signature //-----
Felipe Henrique Pavão Almeida
Enrollment No.: 005640
CEUMA University

_____

CEUMA HIGHER EDUCATION ASSOCIATION – RENASCENÇA
CNPJ: 23.689.763/0003-59

I, Raphael Michels Fantinato de Moura, certify that the professional translation of this document from Portuguese to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.

Raphael Michels Fantinato de Moura. **Date: May 21, 2025.**

CEUMA ASSOCIAÇÃO DE ENSINO SUPERIOR - RENASCENÇA
Rua dos Castanheiros, Nº 01, Jardim Renascença, MA
CIDADE: SÃO LUÍS, CEP: 65.075-120
CNPJ: 23.689.763/0003-59

DECLARAÇÃO DE COMPROVAÇÃO DE EXPERIÊNCIA PROFISSIONAL

Declaramos, para os devidos fins, que o(a) Sr(a). **002899 - YGLESIO LUCIANO MOYSES SILVA DE SOUZA**, inscrito no CPF sob nº. **832.461.003-06**, PIS nº. **128.46092.37-2**, CTPS nº. **88342,SERIE 0021/MA** , residente no endereço **RUA DAS LETRAS QD. A02, CASA 11, COHAFUMA, N° 0, SÃO LUÍS, MA, CEP: 65.074-780,** foi nosso(a) funcionário(a) admitido(a) em **19/03/2010**, exerceu a função de **Professor (a),** do período de admissão até a data de **17/12/2018.** Sendo vinculado ao Regime Geral da Previdência Social.

Declaramos ainda, que o **Prof. Dr. Yglesio Luciano Moysés Silva de Souza** orientou a aluna **VANESSA LISBOA TELLES**, no dia **25 de maio de 2012,** no Trabalho de Conclusão do Curso de Medicina intitulado **"PERFIL EPIDEMIOLÓGICO DE AMPUTAÇÃO DE MEMBROS INFERIORES EM PACIENTES DIABÉTICOS EM HOSPITAL DE URGÊNCIA E EMERGÊNCIA",** na condição de presidente da banca por ser o orientador do referido trabalho.

São Luís - MA , 14 de abril de 2025

Felipe Henrique Pavão Almeida
Matrícula: 005640
Universidade CEUMA

CEUMA ASSOCIAÇÃO DE ENSINO SUPERIOR - RENASCENÇA
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CEUMA HIGHER EDUCATION ASSOCIATION – RENASCENÇA
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PROFESSIONAL EXPERIENCE VERIFICATION CERTIFICATE

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We further declare that **Prof. Dr. YGLÉSIO LUCIANO SILVA DE SOUZA** served as a member of the examining committee for the student **VANESSA COURAS REGADAS** in the Undergraduate Thesis of the Medical Program, entitled **"CRITICAL ANALYSIS OF THE EPIDEMIOLOGICAL PROFILE OF EMERGENCY ROOM CARE IN 2013 – THE PROFILE OF THE CAPITAL,"** in the capacity of committee chair, as he was the advisor.

São Luís – MA, April 14, 2025.

-----// signature //-----
Felipe Henrique Pavão Almeida
Enrollment No.: 005640
CEUMA University

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CEUMA HIGHER EDUCATION ASSOCIATION – RENASCENÇA
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Raphael Michels Fantinato de Moura. **Date: May 21, 2025.**

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Declaramos ainda, que o **Prof. Dr. YGLÉSIO LUCIANO SILVA DE SOUSA** participou da banca examinadora, da aluna **VANESSA COURAS REGADAS** no Trabalho de Conclusão do Curso de Medicina intitulado **"ANÁLISE CRÍTICA DO PERFIL EPIDEMIOLÓGICO DO ATENDIMENTO NO PRONTO SOCORRO NO ANO DE 2013- O PERFIL DA CAPITAL",** na condição de ser presidente da banca por orientadora.

São Luís - MA , 14 de abril de 2025

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São Luís – MA, April 14, 2025.

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Felipe Henrique Pavão Almeida
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Declaramos ainda, que o **Prof. Dr. Yglesio Luciano Moyses Silva de Souza** participou da banca examinadora, da aluna **Patrícia Eduardo Porfírio da Silva** no Trabalho de Conclusão do Curso de Medicina intitulado **"TERMOPLASTIA BRÔNQUICA NA ASMA – UMA REVISÃO SISTEMÁTICA".**

São Luís - MA , 14 de abril de 2025

Felipe Henrique Pavão Almeida
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São Luís – MA, April 14, 2025.

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Declaramos ainda, que o **Prof. Dr. YGLÉSIO LUCIANO MOYSÉSSILVA DE SOUZA** participou da banca examinadora, do aluno **PAOLO MENEZES MIRANDA** no Trabalho de Conclusão do Curso de Medicina intitulado **"PERFIL CLINICO-EPIDEMIOLOGICO DE PACIENTES COM ABDOME AGUDO OBSTRUTIVO EM UM HOSPITAL PÚBLICO DE EMERGENCIA DE SÃO LUIS, MA".**

São Luís - MA , 14 de abril de 2025

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We further declare that **Prof. Dr. Yglésio Luciano Moysés Silva Souza** served as a member of the examining committee for the student **NATÁLIA NOBRE DE ALENCAR** in the Undergraduate Thesis of the Medical Program, entitled **"ASSESSMENT OF THE IMPACT OF REALISTIC SIMULATION IN THE TEACHING-LEARNING PROCESS OF MEDICAL STUDENTS,"** in the capacity of committee chair, as he was the advisor.

São Luís – MA, April 14, 2025.

-----// signature //-----
Felipe Henrique Pavão Almeida
Enrollment No.: 005640
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São Luís - MA , 14 de abril de 2025

Felipe Henrique Pavão Almeida
Matrícula: 005640
Universidade CEUMA

CEUMA ASSOCIAÇÃO DE ENSINO SUPERIOR - RENASCENÇA
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We further declare that **Prof. Dr. Yglésio Luciano Moysés Silva de Souza** served as a member of the examining committee, on **May 25, 2012**, for the student **Ludmila Bacelar Palhano** in the Undergraduate Thesis of the Medical Program, entitled **"PROSPECTIVE DOUBLE-BLIND STUDY WITH TRANSCRANIAL MAGNETIC STIMULATION AS ADJUVANT TREATMENT FOR DEPRESSION."**

São Luís – MA, April 14, 2025.

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São Luís - MA , 14 de abril de 2025

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Universidade CEUMA

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São Luís – MA, April 14, 2025.

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São Luís – MA, April 14, 2025.

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Declaramos, para os devidos fins, que o(a) Sr(a). **002899 - YGLESIO LUCIANO MOYSES SILVA DE SOUZA**, inscrito no CPF sob nº. **832.461.003-06**, PIS nº. **128.46092.37-2**, CTPS nº. **88342,SERIE 0021/MA** , residente no endereço **RUA DAS LETRAS QD. A02, CASA 11, COHAFUMA, N° 0, SÃO LUÍS, MA, CEP: 65.074-780,** foi nosso(a) funcionário(a) admitido(a) em **19/03/2010**, exerceu a função de **Professor (a),** do período de admissão até a data de **17/12/2018.** Sendo vinculado ao Regime Geral da Previdência Social.

Declaramos ainda, que o **Prof. Dr. YGLESIO LUCIANO MOYSES SILVA DE SOUZA** participou da banca examinadora, da aluna **Lorena Cruz Coelho De Sousa** no Trabalho de Conclusão do Curso de Medicina intitulado **"ALVOS TERAPÊUTICOS DA INJÚRIA RENAL AGUDA EM PACIENTES SÉPTICOS: REVISÃO DE LITERATURA",** na condição de presidente da banca por ser o orientador.

São Luís - MA , 14 de abril de 2025

Telipe Henrique Pavão Almeida
Matrícula: 005640
Universidade CEUMA

CEUMA ASSOCIAÇÃO DE ENSINO SUPERIOR - RENASCENÇA
CNPJ: 23.689.763/0003-59

CEUMA HIGHER EDUCATION ASSOCIATION – RENASCENÇA
Rua dos Castanheiros, No. 01, Jardim Renascença, MA
CITY: SÃO LUÍS, ZIP CODE: 65.075-120
CNPJ: 23.689.763/0003-59

PROFESSIONAL EXPERIENCE VERIFICATION CERTIFICATE

We hereby certify, for all due purposes, that Mr. **002899 – YGLÉSIO LUCIANO MOYSÉS SILVA DE SOUZA**, registered with CPF No. **832.461.003-06**, PIS No. **128.46092.37-2**, and Employment Record Book (CTPS) No. **88342, SERIES 0021/MA**, residing at **RUA DAS LETRAS, BLOCK A02, HOUSE 11, COHAFUMA, NO. 0, SÃO LUÍS, MA, ZIP CODE: 65.074-780**, was employed by us, having been admitted on **March 19, 2010**, and served in the position of **Professor** from the date of admission until **December 17, 2018**. Said employment was governed by the General Social Security System (RGPS).

We further declare that **Prof. Dr. Yglésio Luciano Moysés Silva de Souza** served as a member of the examining committee, on **May 25, 2012**, for the student **Lindomar de Moura Barbosa Filho** in the Undergraduate Thesis of the Medical Program, entitled: **"ASSESSMENT OF COMPLICATIONS RELATED TO ENDOSCOPIC RETROGRADE CHOLANGIOPANCREATOGRAPHY IN A PRIVATE CLINIC IN SÃO LUÍS-MA."**

São Luís – MA, April 14, 2025.

-----// signature //-----
Felipe Henrique Pavão Almeida
Enrollment No.: 005640
CEUMA University

CEUMA HIGHER EDUCATION ASSOCIATION – RENASCENÇA
CNPJ: 23.689.763/0003-59

I, Raphael Michels Fantinato de Moura, certify that the professional translation of this document from Portuguese to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.

Raphael Michels Fantinato de Moura. **Date: May 21, 2025.**

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Declaramos ainda, que o **Prof. Dr. Yglesio Luciano Moysés Silva de Souza** participou da banca examinadora, no dia **25 de maio de 2012**, do aluno **Lindomar de Moura Barbosa Filho** no Trabalho de Conclusão do Curso de Medicina intitulado **"AVALIAÇÃO DE COMPLICAÇÕES RELACIONADAS À COLANGIOPANCREATOGRAFIA RETRÓGRADAS ENDOSCÓPICA EM UMA CLÍNICA PARTICULAR DE SÃO LUÍS-MA".**

São Luís - MA , 14 de abril de 2025

Felipe Henrique Pavão Almeida
Matrícula: 005640
Universidade CEUMA

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We further declare that **Prof. Dr. YGLÉSIO LUCIANO SILVA DE SOUZA** served as a member of the examining committee for the student **João Felix de Andrade Neto** in the Undergraduate Thesis of the Medical Program, entitled **"NUTRITIONAL THERAPY APPROACH IN PATIENTS WITH ACUTE PANCREATITIS,"** in the capacity of committee chair, as he was the advisor.

São Luís – MA, April 14, 2025.

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Felipe Henrique Pavão Almeida
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São Luís - MA , 14 de abril de 2025

Felipe Henrique Pavão Almeida
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We further declare that **Prof. Dr. YGLÉSIO LUCIANO MOYSÉS SILVA DE SOUZA** served as a member of the examining committee for the student **Hiago Sousa Bastos** in the Undergraduate Thesis of the Medical Program, entitled **"COLLOIDS VERSUS CRYSTALLOIDS IN SEPTIC PATIENTS: A LITERATURE REVIEW,"** in the capacity of committee chair, as he was the advisor.

São Luís – MA, April 14, 2025.

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Enrollment No.: 005640
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São Luís - MA , 14 de abril de 2025

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We further declare that **Prof. Dr. Yglésio Luciano Moysés Silva Souza** served as a member of the examining committee for the student **GIULIANA BALLUZ DA CUNHA SANTOS ARÔSO** in the Undergraduate Thesis of the Medical Program, entitled **"PREVALENCE OF RISK FACTORS FOR OBSTRUCTIVE SLEEP APNEA SYNDROME IN BUS DRIVERS,"** in the capacity of committee chair, as he was the advisor.

São Luís – MA, April 14, 2025.

-----// signature //-----
Felipe Henrique Pavão Almeida
Enrollment No.: 005640
CEUMA University

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Declaramos ainda, que o **Prof. Dr. Yglésio Luciano Moysés Silva Souza** participou da banca examinadora, da aluna **GIULIANA BALLUZ DA CUNHA SANTOS ARÔSO** no Trabalho de Conclusão do Curso de Medicina intitulado **"PREVALÊNCIA DOS FATORES DE RISCO PARA SÍNDROME DA APNÉIA OBSTRUTIVA DO SONO EM MOTORISTAS DE ÔNIBUS",** na condição de presidente da banca por ser orientador.

São Luís - MA , 14 de abril de 2025

Felipe Henrique Pavão Almeida
Matrícula: 005640
Universidade CEUMA

CEUMA ASSOCIAÇÃO DE ENSINO SUPERIOR - RENASCENÇA
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We further declare that **Prof. Dr. YGLÉSIO LUCIANO SILVA DE SOUZA** served as a member of the examining committee, on **June 28, 2012**, for the student **Erika Veronesi Camilo** in the Undergraduate Thesis of the Medical Program, entitled: **"PRE- AND POSTOPERATIVE ASSESSMENT OF RENAL FUNCTION IN PATIENTS UNDERGOING ROUX-EN-Y GASTRIC BYPASS BY VIDEO LAPAROSCOPY,"** in the capacity of committee chair, as he was the advisor of the aforementioned thesis.

São Luís – MA, April 14, 2025.

-----// signature //-----
Felipe Henrique Pavão Almeida
Enrollment No.: 005640
CEUMA University

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Declaramos ainda, que o **Prof. Dr. YGLÉSIO LUCIANO SILVA DE SOUSA** participou da banca examinadora, no dia **28 de junho de 2012,** da aluna **Erika Veronesi Camilo** no Trabalho de Conclusão do Curso de Medicina intitulado **"AVALIAÇÃO PRÉ E PÓS OPERATÓRIO DA FUNÇÃO RENAL DOS PACIENTES SUBMETIDOS A BYPASS GÁSTRICO EM Y-DE-ROUX POR VÍDEO LAPAROSCOPIA**". na condição de presidente da banca por ser orientador do referido trabalho.

São Luís - MA , 14 de abril de 2025

Felipe Henrique Pavão Almeida
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We further declare that **PROF. DR. YGLÉSIO LUCIANO SILVA DE SOUZA** served as a member of the examining committee for the student **Bruna Pandolfo** in the Undergraduate Thesis of the Medical Program, entitled: **"CRITICAL ANALYSIS OF THE EPIDEMIOLOGICAL PROFILE OF EMERGENCY ROOM HOSPITALIZATIONS IN 2014 – THE PROFILE OF THE CAPITAL,"** in the capacity of committee chair, as he was the advisor.

São Luís – MA, April 14, 2025.

-----// signature //-----
Felipe Henrique Pavão Almeida
Enrollment No.: 005640
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São Luís - MA , 14 de abril de 2025

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We further declare that **Prof. Dr. Yglésio Luciano Moysés Silva de Souza** served as a member of the examining committee, **in the year 2012,** for the student **Augusto Granado Bottino** in the **Undergraduate Thesis of the Medical Program** entitled: **"THE IMPACT OF REALISTIC SIMULATION ON THE LEARNING OF MEDICAL STUDENTS."**

São Luís – MA, April 14, 2025.

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CNPJ: 23.689.763/0003-59

DECLARAÇÃO DE COMPROVAÇÃO DE EXPERIÊNCIA PROFISSIONAL

Declaramos, para os devidos fins, que o(a) Sr(a). **002899 - YGLESIO LUCIANO MOYSES SILVA DE SOUZA**, inscrito no CPF sob nº. **832.461.003-06**, PIS nº. **128.46092.37-2**, CTPS nº. **88342,SERIE 0021/MA** , residente no endereço **RUA DAS LETRAS QD. A02, CASA 11, COHAFUMA, N° 0, SÃO LUÍS, MA, CEP: 65.074-780,** foi nosso(a) funcionário(a) admitido(a) em **19/03/2010**, exerceu a função de **Professor (a),** do período de admissão até a data de **17/12/2018.** Sendo vinculado ao Regime Geral da Previdência Social.

Declaramos ainda, que o **Prof. Dr. Yglesio Luciano Moysés Silva de Souza** participou da banca examinadora, **no ano de 2012,** do aluno **Augusto Granado Bottino** no **Trabalho de Conclusão do Curso de Medicina** intitulado **"IMPACTO DA SIMULAÇÃO REALISTICA NO APRENDIZADO E ESTUDANTES DE MEDICINA".**

São Luís - MA , 14 de abril de 2025

Felipe Henrique Pavão Almeida
Matrícula: 005640
Universidade CEUMA

CEUMA ASSOCIAÇÃO DE ENSINO SUPERIOR - RENASCENÇA
CNPJ: 23.689.763/0003-59

CEUMA HIGHER EDUCATION ASSOCIATION – RENASCENÇA
Rua dos Castanheiros, No. 01, Jardim Renascença, MA
CITY: SÃO LUÍS, ZIP CODE: 65.075-120
CNPJ: 23.689.763/0003-59

PROFESSIONAL EXPERIENCE VERIFICATION CERTIFICATE

We hereby certify, for all due purposes, that Mr. **002899 – YGLÉSIO LUCIANO MOYSÉS SILVA DE SOUZA**, registered with CPF No. **832.461.003-06**, PIS No. **128.46092.37-2**, and Employment Record Book (CTPS) No. **88342, SERIES 0021/MA**, residing at **RUA DAS LETRAS, BLOCK A02, HOUSE 11, COHAFUMA, NO. 0, SÃO LUÍS, MA, ZIP CODE: 65.074-780**, was employed by us, having been admitted on **March 19, 2010**, and served in the position of **Professor** from the date of admission until **December 17, 2018**. Said employment was governed by the General Social Security System (RGPS).

We further declare that **Prof. Dr. Yglésio Luciano Moysés Silva de Souza** served as the advisor for the scientific research project (Undergraduate Thesis) of the student **Vanessa Lisboa Telles**, in the research area: **Diabetes and Complications**.

São Luís – MA, April 14, 2025.

-----// signature //-----
Felipe Henrique Pavão Almeida
Enrollment No.: 005640
CEUMA University

CEUMA HIGHER EDUCATION ASSOCIATION – RENASCENÇA
CNPJ: 23.689.763/0003-59

I, Raphael Michels Fantinato de Moura, certify that the professional translation of this document from Portuguese to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.

Raphael Michels Fantinato de Moura. **Date: May 22, 2025.**

CEUMA ASSOCIAÇÃO DE ENSINO SUPERIOR - RENASCENÇA
Rua dos Castanheiros, Nº 01, Jardim Renascença, MA
CIDADE: SÃO LUÍS, CEP: 65.075-120
CNPJ: 23.689.763/0003-59

DECLARAÇÃO DE COMPROVAÇÃO DE EXPERIÊNCIA PROFISSIONAL

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Declaramos ainda, que o **Prof. Dr. Yglésio Luciano Moysés Silva Souza**, atuou como orientador do trabalho científico (TCC - Trabalho de Conclusão de Curso) da aluna **Vanessa Lisboa Telles**, linha de pesquisa: **Diabetes e Complicações.**

São Luís - MA , 14 de abril de 2025

Felipe Henrique Pavão Almeida
Matrícula: 005640
Universidade CEUMA

CEUMA ASSOCIAÇÃO DE ENSINO SUPERIOR - RENASCENÇA
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CNPJ: 23.689.763/0003-59

PROFESSIONAL EXPERIENCE VERIFICATION CERTIFICATE

We hereby certify, for all due purposes, that Mr. **002899 – YGLÉSIO LUCIANO MOYSÉS SILVA DE SOUZA**, registered with CPF No. **832.461.003-06**, PIS No. **128.46092.37-2**, and Employment Record Book (CTPS) No. **88342, SERIES 0021/MA**, residing at **RUA DAS LETRAS, BLOCK A02, HOUSE 11, COHAFUMA, NO. 0, SÃO LUÍS, MA, ZIP CODE: 65.074-780**, was employed by us, having been admitted on **March 19, 2010**, and served in the position of **Professor** from the date of admission until **December 17, 2018**. Said employment was governed by the General Social Security System (RGPS).

We further declare that **Prof. Dr. Yglésio Luciano Moysés Silva de Souza** served as the advisor for the scientific research project (Undergraduate Thesis) of the student **Érika Veronesi Camilo**, in the research area: **Obesity and Renal Function**.

São Luís – MA, April 14, 2025.

-----// signature //-----
Felipe Henrique Pavão Almeida
Enrollment No.: 005640
CEUMA University

CEUMA HIGHER EDUCATION ASSOCIATION – RENASCENÇA
CNPJ: 23.689.763/0003-59

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Raphael Michels Fantinato de Moura. **Date: May 22, 2025.**

CEUMA ASSOCIAÇÃO DE ENSINO SUPERIOR - RENASCENÇA
Rua dos Castanheiros, Nº 01, Jardim Renascença, MA
CIDADE: SÃO LUÍS, CEP: 65.075-120
CNPJ: 23.689.763/0003-59

DECLARAÇÃO DE COMPROVAÇÃO DE EXPERIÊNCIA PROFISSIONAL

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Declaramos ainda, que o **Prof. Dr. Yglésio Luciano Moysés Silva Souza**, atuou como orientador do trabalho científico (TCC - Trabalho de Conclusão de Curso) da aluna **Érika Veronesi Camilo**, linha de pesquisa: **Obesidade e função renal**.

São Luís - MA , 14 de abril de 2025

Felipe Henrique Pavão Almeida
Matrícula: 005640
Universidade CEUMA

CEUMA ASSOCIAÇÃO DE ENSINO SUPERIOR - RENASCENÇA
CNPJ: 23.689.763/0003-59

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CNPJ: 23.689.763/0003-59

PROFESSIONAL EXPERIENCE VERIFICATION CERTIFICATE

We hereby certify, for all due purposes, that Mr. **002899 – YGLÉSIO LUCIANO MOYSÉS SILVA DE SOUZA**, registered with CPF No. **832.461.003-06**, PIS No. **128.46092.37-2**, and Employment Record Book (CTPS) No. **88342, SERIES 0021/MA**, residing at **RUA DAS LETRAS, BLOCK A02, HOUSE 11, COHAFUMA, NO. 0, SÃO LUÍS, MA, ZIP CODE: 65.074-780**, was employed by us, having been admitted on **March 19, 2010**, and served in the position of **Professor** from the date of admission until **December 17, 2018**. Said employment was governed by the General Social Security System (RGPS).

We further declare that **Prof. Dr. Yglésio Luciano Moysés Silva de Souza** served as the technical director (physician) of the **Experimental Surgery Laboratory** and the **Realistic Simulation Center**.

We hereby declare, finally, that the professor made a significant contribution to the development of the Institution.

São Luís – MA, April 15, 2025.

-----// signature //-----
Felipe Henrique Pavão Almeida
Enrollment No.: 005640
CEUMA University

_____

CEUMA HIGHER EDUCATION ASSOCIATION – RENASCENÇA
CNPJ: 23.689.763/0003-59

I, Raphael Michels Fantinato de Moura, certify that the professional translation of this document from Portuguese to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.

Raphael Michels Fantinato de Moura. **Date: May 22, 2025.**

CEUMA ASSOCIAÇÃO DE ENSINO SUPERIOR - RENASCENÇA
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DECLARAÇÃO DE COMPROVAÇÃO DE EXPERIÊNCIA PROFISSIONAL

Declaramos, para os devidos fins, que o(a) Sr(a). **002899 - YGLESIO LUCIANO MOYSES SILVA DE SOUZA**, inscrito no CPF sob nº. **832.461.003-06**, PIS nº. **128.46092.37-2**, CTPS nº. **88342,SERIE 0021/MA** , residente no endereço **RUA DAS LETRAS QD. A02, CASA 11, COHAFUMA, N° 0, SÃO LUÍS, MA, CEP: 65.074-780,** foi nosso(a) funcionário(a) admitido(a) em **19/03/2010**, exerceu a função de **Professor (a),** do período de admissão até a data de **17/12/2018.** Sendo vinculado ao Regime Geral da Previdência Social.

Declaramos ainda, que o **Prof. Dr. Yglésio Luciano Moysés Silva Souza**, foi o responsável técnico (médico) do **Laboratório de Cirurgia Experimental** e **Centro de Simulação Realística**.

Declaramos finalmente, que o professor teve uma contribuição significativa para o desenvolvimento da Instituição.

São Luís - MA , 15 de abril de 2025

Felipe Henrique Pavão Almeida
Matrícula: 005640
Universidade CEUMA

CEUMA ASSOCIAÇÃO DE ENSINO SUPERIOR - RENASCENÇA
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CNPJ: 23.689.763/0003-59

PROFESSIONAL EXPERIENCE VERIFICATION CERTIFICATE

We hereby declare, for all due purposes, that **Prof. Dr. YGLÉSIO LUCIANO SILVA DE SOUZA** was invited to serve as a member of the examining committees for the following topics, as already stated in individual declarations.

- THERAPEUTIC TARGETS OF ACUTE KIDNEY INJURY IN SEPTIC PATIENTS: A LITERATURE REVIEW – STUDENT: LORENA CRUZ COELHO DE SOUSA

- PROSPECTIVE DOUBLE-BLIND STUDY WITH TRANSCRANIAL MAGNETIC STIMULATION AS ADJUVANT TREATMENT FOR DEPRESSION – STUDENT: LUDMILA BACELAR PALHANO

- ASSESSMENT OF COMPLICATIONS RELATED TO ENDOSCOPIC RETROGRADE CHOLANGIOPANCREATOGRAPHY IN A PRIVATE CLINIC IN SÃO LUÍS, MA – STUDENT: LINDOMAR DE MOURA BARBOSA FILHO

- EPIDEMIOLOGICAL PROFILE OF LOWER LIMB AMPUTATIONS IN DIABETIC PATIENTS IN AN EMERGENCY HOSPITAL – STUDENT: VANESSA LISBOA TELES

- PREVALENCE OF RISK FACTORS FOR OBSTRUCTIVE SLEEP APNEA SYNDROME IN BUS DRIVERS – STUDENT: GIULIANA BALLUZ DA CUNHA SANTOS ARÔSO

- PRE- AND POSTOPERATIVE ASSESSMENT OF RENAL FUNCTION IN PATIENTS UNDERGOING ROUX-EN-Y GASTRIC BYPASS BY VIDEO LAPAROSCOPY – STUDENT: ERIKA VERONESI CAMILO

- CRITICAL ANALYSIS OF THE EPIDEMIOLOGICAL PROFILE OF EMERGENCY ROOM HOSPITALIZATIONS IN 2014 – THE PROFILE OF THE CAPITAL – STUDENT: BRUNA PANDOLFO

- NUTRITIONAL THERAPY APPROACH IN PATIENTS WITH ACUTE PANCREATITIS – STUDENT: JOÃO FELIX DE ANDRADE NETO

- CRITICAL ANALYSIS OF THE EPIDEMIOLOGICAL PROFILE OF EMERGENCY ROOM HOSPITALIZATIONS IN 2014 – THE PROFILE OF THE CAPITAL – STUDENT: VANESSA COURAS REGADAS

- CLINICAL AND EPIDEMIOLOGICAL PROFILE OF PATIENTS WITH OBSTRUCTIVE ACUTE ABDOMEN IN A PUBLIC EMERGENCY HOSPITAL IN SÃO LUÍS, MA – STUDENT: PAOLO MENEZES MIRANDA

CEUMA HIGHER EDUCATION ASSOCIATION – RENASCENÇA
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PROFESSIONAL EXPERIENCE VERIFICATION CERTIFICATE

- COLLOIDS VERSUS CRYSTALLOIDS IN SEPTIC PATIENTS: A LITERATURE REVIEW – STUDENT: HIAGO SOUSA BASTOS

- BRONCHIAL THERMOPLASTY IN ASTHMA – A SYSTEMATIC REVIEW – STUDENT: PATRÍCIA EDUARDO PORFIRIO DA SILVA

- EFFICACY OF SEDATION WITH DEXMEDETOMIDINE IN CRITICAL PATIENTS: A LITERATURE REVIEW – STUDENT: LUCIANA SOUSA SILVA

- IMPACT OF REALISTIC SIMULATION ON THE LEARNING OF MEDICAL STUDENTS – STUDENT: AUGUSTO GRANADO BOTTINO

- ASSESSMENT OF THE IMPACT OF REALISTIC SIMULATION IN THE TEACHING-LEARNING PROCESS OF MEDICAL STUDENTS – STUDENT: NATÁLIA NOBRE DE ALENCAR.

São Luís – MA, April 14, 2025.

-----// signature //-----
Felipe Henrique Pavão Almeida
Enrollment No.: 005640
CEUMA University

_____

CEUMA HIGHER EDUCATION ASSOCIATION – RENASCENÇA
CNPJ: 23.689.763/0003-59

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Raphael Michels Fantinato de Moura. **Date: May 22, 2025.**

CEUMA ASSOCIAÇÃO DE ENSINO SUPERIOR - RENASCENÇA
Rua dos Castanheiros, Nº 01, Jardim Renascença, MA
CIDADE: SÃO LUÍS, CEP: 65.075-120
CNPJ: 23.689.763/0003-59

DECLARAÇÃO DE COMPROVAÇÃO DE EXPERIÊNCIA PROFISSIONAL

Declaramos para os devidos fins, que o **Prof. Dr. YGLÉSIO LUCIANO SILVA DE SOUZA** , foi convidado para participar das bancas examinadora, com os temas a seguir, conforme já enviado em declarações individuais.

· ALVOS TERAPÊUTICOS DA INJÚRIA RENAL AGUDA EM PACIENTES SÉPTICOS: REVISÃO DE LITERATURA- ALUNA: LORENA CRUZ COELHO DE SOUSA

· ESTUDO DUPLO CEDO PROSPECTIVO COM ESTIMULAÇÃO MAGNÉTICA TRANSCRANIANA NO TRATAMENTO COADJUVANTE DA DEPRESSÃO - ALUNA: LUDMILA BACELAR PALHANO

· AVALIAÇÃO DE COMPLICAÇÕES RELACIONADAS À COLANGIOPANCREATOGRAFIA RETRÓGRADAS ENDOSCÓPICA EM UMA CLÍNICA PARTICULAR DE SÃO LUÍS-MA- ALUNO: LINDOMAR DE MOURA BARBOSA FILHO

· PERFIL EPIDEMIOLÓGICO DE AMPUTAÇÃO DE MEMBROS INFERIORES EM PACIENTES DIABÉTICOS EM HOSPITAL DE URGÊNCIA E EMERGÊNCIA-ALUNA VANESSA LISBOA TELES

· PREVALÊNCIA DOS FATORES DE RISCO PARA SÍNDROME DA APNÉIA OBSTRUTIVA DO SONO EM MOTORISTAS DE ÔNIBUS- ALUNA GIULIANA BALLUZ DA CUNHA SANTOS ARÔSO

· AVALIAÇÃO PRÉ E PÓS OPERATÓRIO DA FUNÇÃO RENAL DOS PACIENTES SUBMETIDOS A BYPASS GÁSTRICO EM Y-DE-ROUX POR VÍDEO LAPAROSCOPIA- ALUNA: ERIKA VERONESI CAMILO

· ANÁLISE CRÍTICA DO PERFIL EPIDEMIOLÓGICO DA INTERNAÇÃO NO PRONTO SOCORRO NO ANO DE 2014 - O PERFIL DA CAPITAL- ALUNA: BRUNA PANDOLFO

·ABORDAGEM DA TERAPIA NUTRICIONAL EM PACIENTES COM PANCREATITE AGUDA- ALUNO: JOÃO FELIX DE ANDRADE NETO

· ANÁLISE CRÍTICA DO PERFIL EPIDEMIOLÓGICO DO ATENDIMENTO NO PRONTO SOCORRO NO ANO DE 2013-O PERFIL DA CAPITAL- ALUNA: VANESSA COURAS REGADAS

· PERFIL CLINICO-EPIDEMIOLOGICO DE PACIENTES COM ABDOME AGUDO OBSTRUTIVO EM UM HOSPITAL PÚBLICO DE EMERGENCIA DE SÃO LUIS-MA- ALUNO: PAOLO MENEZES MIRANDA

CEUMA ASSOCIAÇÃO DE ENSINO SUPERIOR - RENASCENÇA
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DECLARAÇÃO DE COMPROVAÇÃO DE EXPERIÊNCIA PROFISSIONAL

· COLÓIDES VERSUS CRISTALÓIDES EM PACIENTES SÉPTICOS: REVISÃO DE LITERATURA- ALUNO: HIAGO SOUSA BASTOS

· TERMOPLASTIA BRÔNQUICA NA ASMA - UMA REVISÃO SISTEMÁTICA- ALUNA: PATRÍCIA EDUARDO PORFIRIO DA SILVA

· EFICACIA DA SEDAÇÃO COM DEXMEDETOMIDINA EM PACIENTES CRÍTICOS: REVISÃO DE LITERATURA- ALUNA: LUCIANA SOUSA SILVA

· IMPACTO DA SIMULAÇÃO REALISTICA NO APRENDIZADO E ESTUDANTES DE MEDICINA- ALUNO: AUGUSTO GRANADO BOTTINO

· AVALIAÇÃO DO IMPACTO DA SIMULAÇÃO REALISTA NO PROCESSO ENSINO APRENDIZAGEM EM ESTUDANTES DE MEDICINA- ALUNA: NATÁLIA NOBRE DE ALENCAR.

São Luís - MA , 14 de abril de 2025

Felipe Henrique Pavão Almeida
Matrícula: 005640
Universidade CEUMA

CEUMA ASSOCIAÇÃO DE ENSINO SUPERIOR - RENASCENÇA
CNPJ: 23.689.763/0003-59

Exhibit I - Evidence of Research Collaboration with Orlando Health

YOUSA Law Firm

Nilzo Gustavo Farias <nilzo.farias@yousalaw.com>

Fwd: Articulo SPR

1 mensagem

Yglésio Luciano <yglesio@yahoo.com> 10 de julho de 2025 às 15:21
Para: nilzo.farias@yousalaw.com

Enviado do meu iPad

Início da mensagem encaminhada:

De: "Sanchez, Alexis E" <Alexis.Sanchez@orlandohealth.com>
Data: 8 de julho de 2025 às 10:40:52 GMT-4
Para: "Aguirre, Lillian H." <Lillian.Aguirre@orlandohealth.com>, Yglésio Luciano <yglesio@yahoo.com>
Assunto: FW: Articulo SPR

Dear Yglesio,

Please find attached the initial draft of the SPR – Tamis paper.

We need to add the results

I am also cc'ing Lillian to this email chain.

Lillian, could you please send the excel spreadsheet to Yglesio.

Thank you both for your support to this project.

Best,

Alexis Sanchez MD MS MBA

52 W. Underwood Street | MP 61 | Orlando, FL 32806

From: Alexis Sanchez <dralexissanchez@gmail.com>
Sent: Tuesday, July 8, 2025 7:49 AM
To: Sanchez, Alexis E <Alexis.Sanchez@orlandohealth.com>
Subject: Fwd: Articulo SPR

WARNING! EXTERNAL SENDER!

Stop and think before acting: Do you know and trust this sender? Were you expecting this email?

If the email looks suspicious:	**Do not click on links, open attachments, enter your ID, or password!** ***REPORT AS PHISHING IMMEDIATELY!*** **When in doubt report it and let the security team investigate.**

To report this message as Phishing click the "Report Suspicious" button.

Report Suspicious

Begin forwarded message:

From: SANDRA GUTIERREZ <sandragutierrezcx@gmail.com>

Subject: Articulo SPR

Date: July 7, 2025 at 5:28:54 PM EDT

To: DrAlexisSanchez@gmail.com

Hola Dr. Buenas tardes. Envío la versión de Mayo solicitada. Entiendo que el Dr Caycedo quería hacerle algunos ajustes.

Un abrazo, quedamos atentas

2 anexos

ORLANDO HEALTH® **image001.jpg**
13K

Single Port Robotic TAMIS_ A Novel Approach for Transanal Local Excision of Rectal Lesions. Technical Insights and Literature Review.(1).docx
1483K

YOUSA Law Firm

Nilzo Gustavo Farias <nilzo.farias@yousalaw.com>

Fwd: Attached file- First review

1 mensagem

Yglésio Luciano <yglesio@yahoo.com> 10 de julho de 2025 às 15:22
Para: nilzo.farias@yousalaw.com

Enviado do meu iPad

Início da mensagem encaminhada:

De: Yglésio Luciano <yglesio@yahoo.com>
Data: 10 de julho de 2025 às 01:49:13 GMT-4
Para: Alexis E Sanchez <Alexis.Sanchez@orlandohealth.com>
Assunto: Re: Attached file- First review

Dear Dr. Sanchez,

Please find attached the complete draft for review of the SPR-Tamis paper. I made some modifications in order to improve the discussion with our results. I've marked it in blue.

Please let me know if you need any clarifications or want me in person to discuss.

Thank you,

Yglésio.

Enviado do meu iPad

Em 9 de jul. de 2025, à(s) 08:43, Sanchez, Alexis E <Alexis.Sanchez@orlandohealth.com> escreveu:

Dear Yglesio,

The most important thing to finish this paper is to add the data to the results.

Once you have done that we can review it.

Thank you!

Alexis Sanchez MD MS MBA

<image001.jpg>

52 W. Underwood Street | MP 61 | Orlando, FL 32806

From: Yglésio Luciano <yglesio@yahoo.com>
Sent: Wednesday, July 9, 2025 12:07 AM
To: Sanchez, Alexis E <Alexis.Sanchez@orlandohealth.com>
Subject: Attached file- First review

WARNING! EXTERNAL SENDER!

Stop and think before acting: Do you know and trust this sender? Were you expecting this email?	
If the email looks suspicious:	**Do not click on links, open attachments, enter your ID, or password!** ***REPORT AS PHISHING IMMEDIATELY!*** **When in doubt report it and let the security team investigate.**

To report this message as Phishing click the "Report Suspicious" button.

Report Suspicious

Dear Dr. Sanchez,

Sorry, I didn't sent you the file in the previous email .

Please find it attached now.

Regards,

Yglesio

Enviado do meu iPad

> Em 9 de jul. de 2025, à(s) 00:02, Yglésio Luciano <yglesio@yahoo.com> escreveu:

Dear Dr. Sanchez,

Please find attached the first review of the draft of the SPR- Tamis paper.

I've made some notes that are assigned in red and blue colors.

Please feel free to make any considerations you think necessary.

If you prefer, I am available to meet you at Orlando Health for fine adjustments in the draft, please just let me know if you want me to go and the best hour and date for you.

It is important to remember that I have not received so far the remaining information from Lilian. As soon as I get the information of the datasheet, I'll continue the draft.

Thank you once again for the opportunity,

Yglesio

Enviado do meu iPad

> Em 8 de jul. de 2025, à(s) 10:40, Sanchez, Alexis E <Alexis.Sanchez@orlandohealth.com> escreveu:
>
> Dear Yglesio,
>
> Please find attached the initial draft of the SPR – Tamis paper.
>
> We need to add the results
>
> I am also cc'ing Lillian to this email chain.
>
> Lillian, could you please send the excel spreadsheet to Yglesio.
>
> Thank you both for your support to this project.
>
> Best,
>
> **Alexis Sanchez MD MS MBA**
>
> <image001.jpg>
>
> 52 W. Underwood Street | MP 61 | Orlando, FL 32806

From: Alexis Sanchez <dralexissanchez@gmail.com>
Sent: Tuesday, July 8, 2025 7:49 AM
To: Sanchez, Alexis E <Alexis.Sanchez@orlandohealth.com>
Subject: Fwd: Articulo SPR

WARNING! EXTERNAL SENDER!

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To report this message as Phishing click the "Report Suspicious" button.

Report Suspicious

Begin forwarded message:

From: SANDRA GUTIERREZ <sandragutierrezcx@gmail.com>

Subject: Articulo SPR

Date: July 7, 2025 at 5:28:54 PM EDT

To: DrAlexisSanchez@gmail.com

Hola Dr. Buenas tardes. Envío la versión de Mayo solicitada. Entiendo que el Dr Caycedo

quería hacerle algunos ajustes.

Un abrazo, quedamos atentas

<Single Port Robotic TAMIS_ A Novel Approach for Transanal Local Excision of Rectal Lesions. Technical Insights and Literature Review. (1).docx>

Single port with data inserted.docx
1538K

YOUSA Law Firm

Nilzo Gustavo Farias <nilzo.farias@yousalaw.com>

Re: TELEMENTORING

1 mensagem

Yglésio Luciano <yglesio@yahoo.com> 10 de julho de 2025 às 15:23
Para: nilzo.farias@yousalaw.com

Enviado do meu iPad

> Em 10 de jul. de 2025, à(s) 02:13, Yglésio Luciano <yglesio@yahoo.com> escreveu:
>
> Dr. Sanchez,
>
> Graphs in fig 2 updated.
> Please take a look in a little omission in the table contents and let me know what you think is best.
>
> Thank you,
>
> Yglesio
>
> Enviado do meu iPad
>
> > Em 9 de jul. de 2025, à(s) 12:31, Yglésio Luciano <yglesio@yahoo.com> escreveu:
> >
> > Ok ! I'll work on them!
> > Thank you!
> >
> > Yglesio
> > Enviado do meu iPhone
> >
> > > Em 9 de jul. de 2025, à(s) 08:46, Sanchez, Alexis E <Alexis.Sanchez@orlandohealth.com> escreveu:
> > >
> > > The graphs in figure 2 are not up-to-date.
> > >
> > > Please use the excel file to update them.
> > >
> > > Thank you!
> > >
> > > Best,
> > >
> > > **Alexis Sanchez MD MS MBA**
> > >
> > > <image001.jpg>
> > >
> > > 52 W. Underwood Street | MP 61 | Orlando, FL 32806

From: Yglésio Luciano <yglesio@yahoo.com>
Sent: Wednesday, July 9, 2025 12:36 AM
To: Sanchez, Alexis E <Alexis.Sanchez@orlandohealth.com>
Subject: Re: TELEMENTORING

WARNING! EXTERNAL SENDER!

Stop and think before acting: Do you know and trust this sender? Were you expecting this email?	
If the email looks suspicious:	**Do not click on links, open attachments, enter your ID, or password!** ***REPORT AS PHISHING IMMEDIATELY!*** **When in doubt report it and let the security team investigate.**

To report this message as Phishing click the "Report Suspicious" button.

Report Suspicious

Dear Dr. Sanchez

I liked so much this paper. Please find attached the first review I've made with suggestions in red and blue. I'm not quite sure if I got the point about the graphics to build; if you can, please provide me aditional clarification about the data you want to report and the graph model you find best.

I've also made a draft of the legend of figure 1. Please tell me if it's ok or if changes are needed, I'll be glad to make them.

Thank you,

Yglesio

Enviado do meu iPad

Em 8 de jul. de 2025, à(s) 10:38, Sanchez, Alexis E <Alexis.Sanchez@orlandohealth.com> escreveu:

Dear Yglesio,

This paper is almost done. We just need to build the graph(s) with the results.

I have been thinking about removing some of the questions but we can decide that later.

I am also adding the image that corresponds to Figure #1.

Do not hesitate to contact me may I provide additional information.

Best,

<Screenshot 2025-05-09 at 10.32.15 PM.png>

Alexis Sanchez MD MS MBA

<image001.jpg>

52 W. Underwood Street | MP 61 | Orlando, FL 32806

From: Alexis Sanchez <dralexissanchez@gmail.com>
Sent: Tuesday, July 8, 2025 8:00 AM
To: Sanchez, Alexis E <Alexis.Sanchez@orlandohealth.com>
Subject: TELEMENTORING

<Screenshot 2025-05-09 at 10.32.15 PM.png>

WARNING! EXTERNAL SENDER!

Stop and think before acting: Do you know and trust this sender? Were you expecting this email?

If the email looks suspicious: **Do not click on links, open attachments, enter your ID, or password!**

REPORT AS PHISHING IMMEDIATELY!
When in doubt report it and let the security team investigate.

To report this message as Phishing click the "Report Suspicious" button.

Report Suspicious

<Robotic Surgery Training.docx>

<Tabla Cuestionario TELEM.xlsx>

Robotic Surgery Training- FIRST REVIEW.docx
922K

Exhibit I - Academic Credentials and Medical Training

FEDERATIVE REPUBLIC OF BRAZIL

MINISTRY OF EDUCATION

FEDERAL UNIVERSITY OF MARANHÃO

FOUNDATION ESTABLISHED PURSUANT TO LAW NO. 5,152 OF 10-21-1966

The President of the Federal University of Maranhão, by the authority granted to him by the General Bylaws and in view of the proceedings recorded in the Graduation Ceremony held on January twenty-first, two thousand and four, hereby confers upon

YGLÉSIO LUCIANO MOYSÉS SILVA DE SOUZA

of Brazilian nationality, from Maranhão, born on September 19, 1980, bearer of the identity document No. 697553397-3, issued by the Secretary of State for Public Security and Citizen Defense/MA, the present Diploma of

PHYSICIAN

so that he may enjoy all the legal rights and prerogatives pertaining to this degree under the laws of the Republic.

São Luís (MA), January 22, 2004.

-----// signature //-----

_____

President

-----// signature //-----

_____

Vice President of Academic Affairs

-----// signature //-----

_____

Graduate

MEDICAL PROGRAM - Recognized by Federal Decree No. 58,364 of 05.09.1966, published in the Federal Official Gazette on 05/10/1966.

MINISTRY OF EDUCATION (MEC) –
FEDERAL UNIVERSITY OF MARANHÃO
VICE PRESIDENT'S OFFICE OF ACADEMIC AFFAIRS
DIVISION OF DIPLOMA REGISTRATION

DIPLOMA – registered under No. *3042*, book No. *74*, pages *27358*, on *01/22/2004*. Process No. *000043/04-20*, Art. 48 of Law No. 9,394/96.

-----// signature //-----

Dayse Maria Menezes Moreira – Enrollment No. 4937-9
Director of the Division of Diploma Registration

APPROVED:

-----// signature //-----

Prof. Lindalva Martins Maia Maciel – Enrollment No. 6508.0
Director of the Department of Academic Development and Organization – DEOAC

-----// signature //-----

Prof. Dr. Fernando Antônio Guimarães Ramos – Enrollment No. 3471.1
President

STAMP

Brazilian Notarial Association
Arpen – SP
State of São Paulo
AUTENTICATION
1028AF589356

CREMESP

Regional Council of Medicine of the State of São Paulo
Diploma Registration

On this date, **DR. YGLESIO LUCIANO MOYSES SILVA DE SOUZA'S** present diploma was registered under number **114925**, in accordance with Article 17 of Law 3,268 of September 30, 1957.

São Paulo, **04/06/2004.**

-----// signature //-----

JAIR SOARES
Professional Registration Section

No. 016909

003718

I, Raphael Michels Fantinato de Moura, certify that the professional translation of this document from Portuguese to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.

Raphael Michels Fantinato de Moura. **Date: May 17, 2025.**

REPÚBLICA FEDERATIVA DO BRASIL

MINISTÉRIO DA EDUCAÇÃO

UNIVERSIDADE FEDERAL DO MARANHÃO

FUNDAÇÃO INSTITUÍDA NOS TERMOS DA LEI Nº 5. 152 DE 21-10-1966

O Reitor da Universidade Federal do Maranhão, com a autoridade que lhe confere o Regimento Geral e, tendo em vista os termos da Ata de Colação de Grau realizada no dia vinte e um de janeiro de dois mil e quatro, confere a

YGLÉSIO LUCIANO MOYSES SILVA DE SOUZA

nacionalidade Brasileira naturalidade Maranhense,

nascido (a) a 19 de setembro de 1980 identidade nº 69755397-3 SSP/MA, o presente Diploma de

MÉDICO

para que possa gozar de todos os direitos e prerrogativas concedidos a este título pelas leis da República.

São Luís (MA), 22 de janeiro de 2004

Reitor

Lourinete Marques Lima

Pro-Reitor de Ensino

Diplomado

AUTENTICAÇÃO 1028AE58933A

CURSO DE MEDICINA - Reconhecido através do(a) Decreto nº 58.364, de 09.05.1966,publicado no DOU de 10.05.1966.

MEC - UNIVERSIDADE FEDERAL DO MARANHÃO
PRÓ-REITORIA DE ENSINO
DIVISÃO DE REGISTRO DE DIPLOMAS

Diploma Registrado Sob o nº. 30422
Livro nº. 74 **Fls. nº.** 27358
em 22/01/04, **Processo nº.** 000043/04-20
Art 46 da Lei n. 9.394/96.

Dayse Maria Menezes Moreira - Mat. 4937-9
Diretora da Divisão de Registro de Diplomas - DIRED

VISTO:

Profª. Lindalva Martins Maia Maciel - Mat. 6508.0
Diretor do Departamento do Desenv. e Org. Acadêmica - DEOAC

Prof. Dr. Fernando Antônio Guimarães Ramos - Mat. 3471.1
Reitor

12 DEZ. 2007

Colégio Notarial do Brasil - Arpen - SP - Estado de São Paulo
AUTENTICAÇÃO
1028AF389356

CREMESP

Conselho Regional de Medicina do Estado de São Paulo

Registro de Diploma

Nesta data, o presente diploma do Dr(a). YGLESIO LUCIANO MOYSES SILVA DE SOUZA foi registrado sob o número **114925**, de acordo com o artigo 17 da Lei Número 3.268 de 30 de setembro de 1957.

São Paulo, 06/04/2004

Nº 016909

JAIR SOARES
Seção de Registro de Profissionais

003718

FEDERATIVE REPUBLIC OF BRAZIL
UNIVERSITY OF SÃO PAULO
MEDICAL SCHOOL

The President of the University of São Paulo,
in the exercise of his duties,
hereby confers upon

YGLÉSIO LUCIANO MOYSÉS SILVA DE SOUZA

OF BRAZILIAN NATIONALITY,
HOLDER OF IDENTITY CARD
ID NO. 069755397-3 MA,
BORN ON SEPTEMBER 19, 1980
AND FROM THE STATE OF MARANHÃO,
THE TITLE OF

DOCTOR OF SCIENCE

OBTAINED ON DECEMBER 9, 2009,
IN THE PROGRAM: SCIENCES (EXPERIMENTAL PATHOPHYSIOLOGY),
FIELD OF STUDY: EXPERIMENTAL PATHOPHYSIOLOGY.
AND, SO THAT HE MAY ENJOY ALL LEGAL RIGHTS AND PREROGATIVES,
HEREBY GRANTS HIM THIS DIPLOMA.

SÃO PAULO, JULY 13, 2010.

----- // signature //-----

PRESIDENT
PROF. DR. JOÃO GRANDINO RODAS

----- // signature //-----

VICE PRESIDENT OF GRADUATE STUDIES

PROF. DR. VAHAN AGOPYAN

----- // signature //-----

GRADUATE

YGLÉSIO LUCIANO MOYSÉS SILVA DE SOUZA

Program recognized following the provisions of MEC Ordinance No. 524 of 04/29/2008, published in the Federal Official Gazette on 04/30/2008.

UNIVERSITY OF SÃO PAULO
GENERAL SECRETARIAT
DIVISION OF ACADEMIC RECORDS

Diploma registered under No. **096588**
Process No. 2010.5.170.5.3
Under Article 48 of Law No. 9394/96.
São Paulo, July 28, 2010.

-----// signature //-----

Ricardo de Oliveira Klefens
Analyst for Administrative Affairs
Approved by

-----// signature //-----
Prof. Dr. Rubens Beçak
General Secretary

I, Raphael Michels Fantinato de Moura, certify that the professional translation of this document from Portuguese to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.

Raphael Michels Fantinato de Moura. **Date: May 17, 2025.**

REPÚBLICA FEDERATIVA DO BRASIL

UNIVERSIDADE DE SÃO PAULO
FACULDADE DE MEDICINA

O REITOR DA UNIVERSIDADE DE SÃO PAULO,
NO USO DE SUAS ATRIBUIÇÕES,
CONFERE A

YGLÉSIO LUCIANO MOYSÉS SILVA DE SOUZA

DE NACIONALIDADE BRASILEIRA,
PORTADOR DA CÉDULA DE IDENTIDADE
RG Nº 069755397-3 MA,
NASCIDO EM 19 DE SETEMBRO DE 1980
E NATURAL DO ESTADO DO MARANHÃO,
O TÍTULO DE

DOUTOR EM CIÊNCIAS

OBTIDO EM 9 DE DEZEMBRO DE 2009,
NO PROGRAMA: CIÊNCIAS (FISIOPATOLOGIA EXPERIMENTAL),
ÁREA DE CONCENTRAÇÃO: FISIOPATOLOGIA EXPERIMENTAL.
E, PARA QUE POSSA GOZAR DE TODOS OS DIREITOS E
PRERROGATIVAS LEGAIS, OUTORGA-LHE O PRESENTE DIPLOMA.

SÃO PAULO, 13 DE JULHO DE 2010.

REITOR
PROF. DR. JOÃO GRANDINO RODAS

PRÓ-REITOR DE
PÓS-GRADUAÇÃO
PROF. DR. VAHAN AGOPYAN

DIPLOMADO
YGLÉSIO LUCIANO MOYSÉS
SILVA DE SOUZA

PROGRAMA RECONHECIDO DE ACORDO COM O DISPOSTO NA PORTARIA MEC Nº 524 DE 29/04/2008, DOU DE 30/04/2008.

UNIVERSIDADE DE SÃO PAULO
SECRETARIA GERAL
DIVISÃO DE REGISTROS ACADÊMICOS

DIPLOMA REGISTRADO SOB Nº **096588**
PROCESSO Nº 2010.5.170.5.3
NOS TERMOS DO ARTIGO 48 DA LEI 9394/96.
SÃO PAULO, 28 DE JULHO DE 2010.

Ricardo Klefens

RICARDO DE OLIVEIRA KLEFENS
ANALISTA PARA ASSUNTOS ADMINISTRATIVOS
DE ACORDO.

PROF. DR. RUBENS BEÇAK
SECRETÁRIO GERAL

AMB
Brazilian Medical Association

Brazilian Medical Association

Brazilian College of Surgeons

Brazilian College of Surgeons

hereby confer the

TITLE OF SPECIALIST IN GENERAL SURGERY

to

Dr. Yglésio Luciano Moyses Silva de Souza

for having passed the examination conducted following the standards established by the Brazilian Medical Association and the Brazilian College of Surgeons.

São Paulo, July 25, 2009

Dr. José Luiz Gomes do Amaral
President of the AMB

Dr. Aldemir Humberto Soares
Secretary-General of the AMB

Dr. Edmundo Machado Ferraz
President of the CBC

Dra. Dayse Coutinho Valente
Secretary-General of the CBC

AMB Brazilian Medical Association

ENTRY OF OFFICIAL LETTER ..... :	10/17/2009
REQUEST FOR ISSUANCE ..... :	10/27/2009
DISPATCH TO SOCIETY ..... :	02/07/2009
RETURN FROM SOCIETY ..... :	01/04/2010
REGISTRATION ..... :	01/07/2010
DISPATCH TO FEDERAL ..... :	01/18/2010
RECORD ..... :	110573

Karina Soares

SECRETARIAT OF SPECIALIST TITLES

(The President and the Acting Secretary-General signed on the date of registration.)

AMB Title valid until December 2014

FEDERAL COUNCIL OF MEDICINE
REGIONAL COUNCIL OF MEDICINE OF MARANHÃO

CERTIFICATE

The Regional Council of Medicine of Maranhão, following CFM Resolution No. 1.634/2002, hereby certifies that it has registered under No. 803 the qualification of the physician Yglésio Luciano Moyses Silva de Souza in the specialty of General Surgery

São Luiz - MA 08/18/2010

-----//signature//-----

President of CRM - MA

NOTARY PUBLIC

12TH NOTARY PUBLIC OFFICE
Alameda Santos 1470 - São Paulo / SP ZIP Code 01418-100
Bachelor Homero Santos - Notary Public - Phone (11) 3549-6277 - Fax (11)3254-6362

I hereby certify the authenticity of the signatures JOSE LUIZ GOMES DO AMARAL and ALDEMAR HUMBERTO SOARES, which match the signature specimens on file at this Notary Office.
São Paulo, January 12, 2010
In witness whereof,
Cleber Gonçalves – Authorized Clerk
1001121244475: Signature:

Notarial College of Brazil
SIGNATURE 2
State of São Paulo
1042AA276493

12TH NOTARY PUBLIC OFFICE
Alameda Santos 1470 - São Paulo - SP ZIP Code 01418-100
Cleber Gonçalves - Authorized Clerk

I, Marina Viana Silva, certify that I, a qualified translator fluent in both languages, have performed the professional translation of this document from Portuguese to English and that the following is an accurate and complete translation of the document.

Marina Viana

Date: May 16, 2025.

AMB
Associação Médica Brasileira

Associação Médica Brasileira

Colégio Brasileiro de Cirurgiões

COLÉGIO BRASILEIRO DE CIRURGIÕES
MCMXXIX

conferem o

TÍTULO DE ESPECIALISTA EM CIRURGIA GERAL

ao

Dr. Yglésio Luciano Moyses Silva de Souza

por ter obtido aprovação em concurso realizado segundo as normas estabelecidas pela Associação Médica Brasileira e o Colégio Brasileiro de Cirurgiões.

São Paulo, 25 de julho de 2009

Dr. José Luiz Gomes do Amaral
Presidente da AMB

Dr. Aldemir Humberto Soares
Secretário Geral da AMB

Dr. Edmundo Machado Ferraz
Presidente do CBC

Dra. Dayse Coutinho Valente
Secretária Geral do CBC

AMB ASSOCIAÇÃO MÉDICA BRASILEIRA

ENTRADA OFÍCIO .....:	17/10/09
SOLICITAÇÃO CONFECÇÃO .....:	27/10/09
SAÍDA P/ SOCIEDADE .....:	07/12/09
RETORNO DA SOCIEDADE .....:	04/01/10
CADASTRAMENTO .....:	07/01/10
SAÍDA P/ FEDERADA .....:	18/01/10
REGISTRO .....:	110573

Karina Soares
SECRETARIA DE TÍTULOS DE ESPECIALISTA

(ASSINARAM O PRESIDENTE E O SECRETÁRIO GERAL EM EXERCÍCIO NA DATA DO REGISTRO)

AMB Título válido até dezembro/2014

CONSELHO FEDERAL DE MEDICINA
CONSELHO REGIONAL DE MEDICINA DO MA
CERTIFICADO
O Conselho Regional de Medicina do Maranhão, de acordo com a Resolução CFM nº 1.634/2002, certifica que registrou sob o nº 803 a qualificação do(a) médico(a) [illegible] na especialidade de [illegible]
São Luís - MA [illegible]
Presidente do CRM -MA

12º TABELIÃO de NOTAS
CARTÓRIO DO 12º TABELIÃO DE NOTAS
Alameda Santos, 1.470 - São Paulo - SP - Cep 01418-100
BEL. HOMERO SANTI - TABELIÃO - Tel (11) 3549-6277 - Fax (11) 3284-6362

Reconheço por semelhança as firmas: JOSE LUIZ GOMES DO A MARAL, ALDEMAR HUMBERTO SOARES, as quais conferem com os padrões depositados em Cartório.
São Paulo, 12 de Janeiro de 2010
Em testemunho da verdade.
Cleber Gonçalves - Escrevente Autorizado
1001121244475 ;Firma:

Colégio Notarial do Brasil
FIRMA 2
Estado de São Paulo
1042AA276493

CARTÓRIO DO 12º TABELIÃO DE NOTAS
ALAMEDA SANTOS, 1470
Cleber Gonçalves
Escrevente Autorizado

AMB
Brazilian Medical Association

Brazilian Medical Association
Brazilian College of Surgeons

Brazilian College of Digestive Surgery.

hereby confer the

TITLE OF SPECIALIST IN SURGERY OF THE DIGESTIVE SYSTEM

to



Dr. Yglésio Luciano Moyses Silva de Souza

for having passed the examination conducted following the standards established by the Brazilian Medical Association and the Brazilian College of Digestive Surgery.

São Paulo, October 9, 2009

Dr. José Luiz Gomes do Amaral
President of the AMB

Dr. Aldemir Humberto Soares
Secretary-General of the AMB

Dr. Nelson Adami Andreollo
President of the CBCD

Dr. Cláudio José Caldas Bresciani

AMB Brazilian Medical Association

ENTRY OF OFFICIAL LETTER ..... :	01/18/2010
REQUEST FOR ISSUANCE ..... :	01/28/2010
DISPATCH TO SOCIETY ..... :	03/16/2010
RETURN FROM SOCIETY ..... :	04/01/2010
REGISTRATION ..... :	04/05/2010
DISPATCH TO FEDERAL ..... :	04/19/2010
RECORD ..... :	112243

Karina Soares
SECRETARIAT OF SPECIALIST TITLES

(The President and the Acting Secretary-General signed on the date of registration.)

AMB Title valid until December 2014

FEDERAL COUNCIL OF MEDICINE
REGIONAL COUNCIL OF MEDICINE OF MARANHÃO

CERTIFICATE

The Regional Council of Medicine of Maranhão, following CFM Resolution No. 1.634/2002, hereby certifies that it has registered under No. 804 the qualification of the physician Yglésio Luciano Moyses Silva de Souza in the specialty of Digestive Surgery

São Luiz - MA 08/13/2010

-----//signature//-----

President of CRM - MA

NOTARY PUBLIC

12TH NOTARY PUBLIC OFFICE
Alameda Sahtos 1470 - São Paulo - SP - ZIP Code 01418-100
Bachelor Homero Santos - Notary Public - Phone (11) 3549-6277 - Fax (11) 3254-6362

I hereby certify the authenticity of the signatures JOSE LUIZ GOMES DO AMARAL and ALDEMAR HUMBERTO SOARES, which match the signature specimens on file at this Notary Office.
São Paulo, April 06, 2010
In witness whereof,
Cleber Gonçalves - Authorized Clerk
1004061612735 Signature:

12TH NOTARY PUBLIC OFFICE

Notarial College of Brazil

ARPEN SP

SIGNATURE 2

1042AA284879

I, Marina Viana Silva, certify that I, a qualified translator fluent in both languages, have performed the professional translation of this document from Portuguese to English and that the following is an accurate and complete translation of the document.

Marina Viana

Date: May 16, 2025.

AMB
Associação Médica Brasileira

Associação Médica Brasileira

Colégio Brasileiro de Cirurgia Digestiva

conferem o

TÍTULO DE ESPECIALISTA EM CIRURGIA DO APARELHO DIGESTIVO

ao

Dr. Yglésio Luciano Moyses Silva de Souza

por ter obtido aprovação em concurso realizado segundo as normas estabelecidas pela Associação Médica Brasileira e o Colégio Brasileiro de Cirurgia Digestiva.

São Paulo, 9 de outubro de 2009

Dr. José Luiz Gomes do Amaral
Presidente da AMB

Dr. Aldemir Humberto Soares
Secretário Geral da AMB

Dr. Nelson Adami Andreollo
Presidente do CBCD

Dr. Cláudio José Caldas Bresciani

AMB ASSOCIAÇÃO MÉDICA BRASILEIRA

ENTRADA OFÍCIO	18/01/10
SOLICITAÇÃO CONFECÇÃO	28/01/10
SAÍDA P/ SOCIEDADE	16/03/10
RETORNO DA SOCIEDADE	01/04/10
CADASTRAMENTO	05/04/10
SAÍDA P/ FEDERADA	19/04/10
REGISTRO	112243

Karina Soares
SECRETARIA DE TÍTULOS DE ESPECIALISTA

(ASSINARAM O PRESIDENTE E O SECRETÁRIO GERAL EM EXERCÍCIO NA DATA DO REGISTRO)

AMB Título válido até dezembro/2014

CONSELHO FEDERAL DE MEDICINA
CONSELHO REGIONAL DE MEDICINA DO MA

CERTIFICADO

O Conselho Regional de Medicina do Maranhão, de acordo com a Resolução CFM nº 1.634/2002, certifica que registrou sob o nº 804 a qualificação de(a) médico(a) [illegible] na especialidade de Cirurgia do Aparelho Digestivo

São Luís - MA, 13/[illegible]/2010

Presidente do CRM -MA

TABELIÃO de NOTAS

CARTÓRIO DO 12º TABELIÃO DE NOTAS
Alameda Santos, 1.470 - São Paulo - SP - Cnpj 01415 100
BEL. NOMERO SANTI - TABELIÃO - Tel. (11) 3[illegible]-5277 - Fax (11) 3284-6302

Reconheço por semelhança as firmas: JOSE LUIZ GOMES DO AMARAL, ALDEMIR HUMBERTO SOARES, as quais conferem com os padrões depositados em Cartório.
São Paulo, 06 de Abril de 2010
Em testemunho da verdade.
Cleber Gonçalves- Escrevente Autorizado
1004061612235 Firma:R$

Colégio Notarial do Brasil - SP
ARPEN SP
FIRMA 2
1042AA284879

REGIONAL COUNCIL OF MEDICINE OF THE STATE OF MARANHÃO

Specialist Certificate

The **Regional Council of Medicine of the State of Maranhão**, following the applicable resolution, hereby certifies that on 09/11/2017, it registered, in Book No. 9, RQE No. 2996, Page No. 132, the qualification of the physician

YGLESIO LUCIANO MOYSES SILVA DE SOUZA, CRM No. 5227,

in the specialty of

ONCOLOGY/SURGICAL CANCER

Validation key: **a3079525b911daf90298615acbab2c358f073ded**

Electronically issued via the internet on **04/03/2025**

Its authenticity can be verified on the **CRM-MA** website:
http://www.crmma.org.br/

I, Marina Viana Silva, certify that I, a qualified translator fluent in both languages, have performed the professional translation of this document from Portuguese to English and that the following is an accurate and complete translation of the document.

Marina Viana **Date: May 16, 2025.**

CONSELHO REGIONAL DE MEDICINA DO ESTADO DO MARANHÃO

Certificado de Especialista

O **CONSELHO REGIONAL DE MEDICINA DO ESTADO DO MARANHÃO**, de acordo com a resolução vigente, certifica que registrou, em 11/09/2017, no livro nº. 9, RQE nº. 2996, folha nº. 132, a qualificação do médico(a),

YGLESIO LUCIANO MOYSES SILVA DE SOUZA, CRM nº. 5227,

na especialidade de

CANCEROLOGIA/CANCEROLOGIA CIRÚRGICA

Chave de validação **a3079525b911daf90298615acbab2c358f073ded**

Emitida eletronicamente via internet em **03/04/2025**

Sua autenticidade poderá ser confirmada no site do **CRMMA**:
http://www.crmma.org.br/

Exhibit II

November 28, 2025

U.S. Department of Homeland Security
U.S. Citizenship and Immigration Services
Texas Service Center
6046 N Belt Line Rd STE 140
Irving, TX 75038-0014

YGLESIO LUCIANO MO SILVA DE SOUZA
c/o OTAVIO HAVERROTH SILVA
HS LAW CORP
PO BOX 90487
SAN DIEGO, CA 92169

U.S. Citizenship and Immigration Services

IOE0933358891

RE: YGLESIO LUCIANO MOYSES SILVA DE SOUZA
I-140, Immigrant Petition for Alien Worker

PREMIUM PROCESSING

Your Form I-140, Immigrant Petition for Alien Worker, has been denied for the following reason(s):

See Attachment

If you disagree with this decision, you may appeal to the Administrative Appeals Office (AAO) by filing a Notice of Appeal or Motion (Form I-290B) within 30 calendar days from the date of this letter, 33 calendar days if this letter is mailed.

Alternatively, you may use Form I-290B to submit a motion to reopen or reconsider. For the latest information on filing location, fee, and other requirements, please review the Form I-290B instructions at http://www.uscis.gov/forms, call our USCIS Contact Center at 1-800-375-5283, or visit your local USCIS office. If USCIS does not receive a properly filed appeal or motion, this decision will become final.

This decision does not prevent you from filing any petition or application in the future.

Sincerely,

Carrie M. Selby
Acting Associate Director, Service Center Operations
Officer: XM2031

ATTACHMENT

Reference is made to Immigrant Petition for Alien Worker (Form I-140) filed by YGLESIO LUCIANO MO SILVA DE SOUZA (the petitioner) on August 8, 2025. The petitioner seeks to classify YGLESIO LUCIANO MOYSES SILVA DE SOUZA (the beneficiary) as an alien with extraordinary ability in accordance with Section 203(b)(1)(A) of the Immigration and Nationality Act (Section 203(b)(1)(A) of the INA). After a review of the petition and all of the supporting evidence, it is the decision of U.S. Citizenship and Immigration Services (USCIS) to deny Form I-140.

The beneficiary intends to work as a Medical Scientist in the field of General and Digestive Surgery.

INA Section 203(b)(1)(A) defines an "alien with extraordinary ability" in the following terms:

--An alien is described in this subparagraph if-

i. The alien has extraordinary ability in the sciences, arts, education, business, or athletics which has been demonstrated by sustained national or international acclaim and whose achievements have been recognized in the field through extensive documentation,

ii. The alien seeks to enter the United States to continue work in the area of extraordinary ability, and

iii. The alien's entry into the United States will substantially benefit prospectively the United States.

Title 8, Code of Federal Regulations (8 CFR), Section 204.5(h)(2) defines "extraordinary ability" as:

A level of expertise indicating that the individual is one of that small percentage who has risen to the very top of the field of endeavor.

USCIS and the legacy Immigration and Naturalization Service (INS) have consistently recognized that Congress intended to limit the classification to individuals seeking immigrant visas in the extraordinary ability classification. See 56 Federal Register 60897, 69898-99 (Nov. 29, 1991).

Title 8 CFR, Section 204.5(h)(3) indicates that an individual can establish sustained national or international acclaim through evidence of a one-time achievement (that is, a major, internationally recognized award). Barring the individual's receipt of such an award, the regulation outlines ten criteria, at least three of which must be satisfied for an individual to establish the sustained acclaim necessary to qualify as an individual of extraordinary ability. The criteria are outlined below.

(i) Documentation of the alien's receipt of lesser nationally or internationally recognized prizes or awards for excellence in the field of endeavor;

(ii) Documentation of the alien's membership in associations in the field for which classification is sought, which require outstanding achievements of their members, as judged by recognized national or international experts in their disciplines or fields;

(iii) Published material about the alien in professional or major trade publications or other major media, relating to the alien's work in the field for which classification is sought. Such evidence shall include the title, date, and author of the material, and any necessary translation;

(iv) Evidence of the alien's participation, either individually or on a panel, as a judge of the work of others in the same or an allied field of specialization for which classification is sought;

(v) Evidence of the alien's original scientific, scholarly, artistic, athletic, or business-related contributions of major significance in the field;

(vi) Evidence of the alien's authorship of scholarly articles in the field, in professional or major trade publications or other major media;

(vii) Evidence of the display of the alien's work in the field at artistic exhibitions or showcases;

(viii) Evidence that the alien has performed in a leading or critical role for organizations or establishments that have a distinguished reputation;

(ix) Evidence that the alien has commanded a high salary or other significantly high remuneration for services, in relation to others in the field; or

(x) Evidence of commercial successes in the performing arts, as shown by box office receipts or record, cassette, compact disk, or video sales.

Additionally, 8 CFR 204.5(h)(4) states, "If the above standards do not readily apply to the beneficiary's occupation, the petitioner may submit comparable evidence to establish the beneficiary's eligibility."

In reviewing this petition, USCIS will first consider the evidence in relation to the plain language of the above criteria. If the individual has received a one-time achievement (a major internationally recognized award) or meets at least three criteria, USCIS will then consider the evidence in the context of a final merits determination. However, the fact that an individual meets the minimum requirement of providing required initial evidence does not, in itself, establish that the individual is one of the small percentage who have risen to the very top of the field of endeavor, and that the beneficiary has sustained national or international acclaim in the field. See *Kazarian v. USCIS*, 596 F. 3d 1115 (9th Cir. 2010).

USCIS has reviewed and considered each submitted document. When USCIS provides reasoned consideration to the petition, and has made adequate findings, it is not required to specifically address each claim the petitioner makes, nor is it necessary for it to discuss every piece of evidence the petitioner presents. See ScotlandShop USA, Inc. v. US Citizenship and Immigration Services, 23-CV-0703, 2024 WL 5137558, at *10 (N.D.N.Y., 2024)(noting that USCIS "need not discuss every piece of evidence" in order to show that it considered such evidence submitted in support of an L-1A nonimmigrant petition); see also Mestanek v. Jaddou, 93 F.4th 164, 174 (4th Cir. 2024) ("But we decline to impose on the agency a requirement to discuss every piece of evidence it receives,..."); D.W. v. Raufer, 839 F. App'x 723, 727 (3rd Cir. 2020); Diamond Miami Corp. v. U.S.C.I.S., 18-CV-24411, 2019 WL 4954807, at *2 (S.D. Fl Oct. 8, 2019).

On August 27, 2025, USCIS issued a request for evidence, informing the self-petitioner that the evidence of record shows that he has not met any of the seven criteria requested. The self-petitioner was afforded eighty-seven (87) days in which to respond. The self-petitioner's response was received on November 12, 2025 including the following additional evidence:

- RFE response letter;
- Excerpts from the Bylaws of the Brazilian College of Surgeons (Colegio Brasileiro de Cirurgioes - CBC) (approved July 10, 2020);
- Public Notice ("Edital") of the Brazilian College of Surgeons (CBC) Specialist Certification Examination in General Surgery (COTECIG-2025);
- Printout of the webpage "Diretoria Atual" (Current Board of Directors), Brazilian College of Surgeons (Colegio Brasileiro de Cirurgioes), https://cbc.org.br/o- cbc/a-estrutura/diretoria-atual/ (last visited Oct. 10, 2025);
- Excerpt from the Bylaws of the Brazilian College of Digestive Surgery (Colegio Brasileiro de Cirurgia Digestiva - CBCD), Article 4(HI), demonstrating that membership as a Specialist requires outstanding professional achievements;
- Public Notice No. 001/2025 of the Brazilian College of Digestive Surgery (CBCD) - Specialist Certification in Digestive System Surgery (TECAD), specifically Sections 4.1.1, 11.4-11.6, and 12.3, demonstrating that membership requires outstanding achievements as judged by experts;
- Curriculum Vitae of Dr. Paulo Kassab, current President of the Brazilian College of Digestive Surgery (CBCD);
- Previously submitted online article "MA: Cit res Emergency in Sao Luis' Health System",

published by Jornal Nacional (Globo Group) on January 11, 2013;

- Previously submitted online article "Hospital Director Asks for Food Donations Online in Maranhao", published by Jornal Hoje (Globo Group) on January 11, 2013;
- Updated website analysis retrieved from SimilarWeb, highlighting G1.globo.com's reach of 333.4 million visits worldwide as of September 2025 and its audience distribution;
- G1 - Globo's News Portal, About G1, https://g1.globo.com/institucional/sobre-o-g1.ghtml (last visited Oct. 13, 2025);
- Previously submitted article "Hospital Director in Maranhao Requests Food and Cleaning Products on Social Media" published by UOL Folha Digital, published on January 11, 2013;
- Updated website analysis retrieved from Semrush website, highlighting uol.com.br's reach of 178 million visits worldwide as of October 13, 2025;
- Statement Letter - Professional Experience Verification Certificate from CEUMA, issued on April 14, 2025, demonstrating that Dr. Souza was invited and actually evaluated the work of others in the medical field;
- Peer Review Email Correspondence (July 2025) - Email correspondence dated July 2025, confirming Dr. Souza's invitation by Dr. Alexis Sanchez (Orlando Health, USA) to critically evaluate a scientific manuscript, serving in a peer review capacity under the EB-1A "judging the work of others" criterion;
- Annotated manuscript titled "Robotic Surgery Training: Feasibility and User Perception," reviewed and edited by Dr. Souza, demonstrating that he participated in the evaluation of the work of others;
- Printout of search results for Yglesio L. Moyses S. Souza, displaying multiple scholarly publications authored or coauthored by Dr. Souza, retrieved from Google Scholar on October 7, 2025. Available at: https://scholar.google.com/scholar?l=en&q=ygl%C3%A9sio+l+moyses+s+souza, demonstrating that petitioner's scientific and scholarly contributions are of major significance;
- Almino C. Ramos et al., Laparoscopic Duodenal-Jejunal Exclusion in the Treatment of Type 2 Diabetes Mellitus in Patients with BMI < 30 kg/m2 (LBMI), 19 Obes. Surg. 307 (2009), https://doi.org/10.1007/s11695-008-9759-5, demonstrating that petitioner's contributions are of major significance;
- Printout of the official journal webpage describing Obesity Surgery, a peer-reviewed, international, and interdisciplinary publication that disseminates research and clinical knowledge on bariatric and metabolic surgery. Retrieved from: https://link.springer.com/journal/11695 on October 15, 2025, demonstrating the major impacts of petitioner's contributions;
- Declaration from State of Maranhao Legislative Proposals by Representative Dr. Yglesio (2019-2025), documenting a substantial number of enacted laws, the majority of which address public health issues, including palliative care, chronic disease management, food policy, and pandemic response, illustrating the petitioner's major contributions to the field;
- Previously submitted expert letter from PhD Professor Vinicius Jose da Silva Nina, President at the Brazilian Society of Cardiovascular Surgery (SBCCV), along with the recommender's curriculum, describing beneficiary's original contributions and demonstrating its major significance to the field;
- Previously submitted expert letter from Phd Professor Orlando Jorge Martins Torres, along with the recommender's curriculum, describing beneficiary's original contributions to the medical field and demonstrating that it is of major significance;
- Previously submitted expert letter from Dr. Manoel Galvao Neto, along with the recommender's curriculum, demonstrating that Dr. Souza's contributions are of major significance;
- Previously submitted letter from Dr. Almino [illegible] Ramos, along with the recommender's curriculum,

describing beneficiary's original contributions of major significance to the field;

- Previously submitted expert letter from Dr. Marcelo Antonio Cartaxo Queiroga Lopes, Former Minister of Health in Brazil, as evidence that Dr. Souza's contributions are of major significance to the field;
- Almino C. Ramos et al., Laparoscopic Duodenal-Jejunal Exclusion in the Treatment of Type 2 Diabetes Mellitus in Patients with BMI < 30 kg/m2 (LBMI), 19 Obes. Surg. 307 (2009), https://doi.org/10.1007/s11695-008-9759-5, demonstrating that Dr. Souza has authored scholarly article in his field;
- Springer Nature, Aims and Scope, Obesity Surgery, https://link.springer.com/journal/11695/aims-and-scope (last visited Oct. 16, 2025), demonstrating that Dr. Souza is the author of scholarly article in a professional publication;
- Orlando J. M. Torres et aL, Modified Heidelberg Technique for Pancreatic Anastomosis, 30(4) ABCD Arq. Bras. Cir. Dig. 260-63 (2017), https://doi.org/10.1590/0102-6720201700040008, demonstrating that Dr. Souza has authored scholarly publication in the field;
- SciELO Brazil, About the Journal, ABCD - Arquivos Brasileiros de Cirurgia Digestiva (Sao Paulo), https://www.scielo.br/journal/abcd/about/#about (last visited Oct. 16, 2025), demonstrating that Dr. Souza is the author of scholarly article in a professional publication;
- Yglesio Luciano Moyses Silva de Souza, Avaliacao dos efeitos da ozonioterapia no tratamento da infeepao intra-abdominal em ratos (Doctoral Dissertation, Univ, de Sao Paulo, Faculdade de Medicina, 2009), https://doi.Org/10.11606/T.5.2009.tde-05032010-164441, demonstrating that Dr. Souza is the author of scholarly publication in the the field;
- Universidade de Sao Paulo (USP), How to Publish Your Thesis or Dissertation, https://www.teses.usp.br/index.php?view=article&catid=38%3Aseu-trabalho-categoria&id=59%3Acomo-publicar-sua-tese-ou-dissertacao (last visited Oct. 16, 2025), demonstrating that papers submitted for publication to the Digital Library of Theses and Dissertations at USP undergo a peer-review process and also qualify as a professional publication;
- Joao B. P. Barreto et al., Tuberculose Enterica com Fistula Colo- Cutanea Espontanea: Relate de Caso, 23(2) Rev. Bras. Coloproct. 108-11 (2003), demonstrating that Dr. Souza is the author of scholarly article in the field;
- R.A. Lupinacci, M.A. Pedroso, Y.L.M.S. de Souza & B.S. Almeida, Proctocolectomy with Ileal Pouch - Video-Laparoscopic Access (video presentation, 55th Brazilian Congress of Coloproctology, Rio de Janeiro, Sept. 10, 2006), demonstrating that Dr. Souza's work was published at internationally recognized conferences;
- Sociedade Brasileira de Coloproctologia (SBCP), Scientific Work Submission and Evaluation Guidelines, 73rd Brazilian Congress of Coloproctology, https://coloprocto2025.com.br/trabalhos/index.php (last visited Oct. 17, 2025), demonstrating that the submitted works undergo a strict peer-review process before publication in the conference, demonstrating that the mandatory "proceedings" defines its qualification as a scholarly article;
- Sociedade Brasileira de Coloproctologia (SBCP), 73rd Brazilian Congress of 335 Coloproctology - Official Overview, https://www.coloprocto2025.com.br/ingles/index.php (last visited Oct. 17, 2025), demonstrating that Dr. Souza's accepted presentation qualified as a professional publication;
- Letter from Dr. Tiago Jose Mendes Fernandes, Secretary of Health, Maranhao State (May 11, 2025), demonstrating Dr. Souza's critical role for Socorrao I and as a Chair of the Health Commission;
- Article Ministerio da Saude Reconhece Empenho de Yglesio Moyses no Socorrao I, Nove Oito (Aug. 1, 2013), https://noveoito.com.br/2013/08/ministerio-d[illegible]onhece-empenho-de-yglesio-moyses-no-socorrao-i/,

demonstrating that Dr. Souza has performed a critical role for the organization;

- Article Prefeitura de Sao Luis, Hospital Socorrao I Recebe Reconhecimento Nacional por Excelencia na UTI (Apr. 2, 2025), https://www.saoluis.ma.gov.br/portal/noticias/0/3/3265/, demonstrating the organization's distinguished reputation;
- Prefeitura de Sao Luis and Ministry of Health Reports (2013-2025), confirming Socorrao I's recognition by federal health authorities and national ICU-excellence certification, proving the distinguished institutional standing of the facility led by Dr. Souza;
- Maranhao House of Representatives, Declaration No. 08/2025/DL (Apr. 23, 2025), confirming Dr. Souza's participation as President, Rapporteur, and Full Member of the Human Rights and Health Committees, demonstrating his leading role in legislative policymaking;
- Assembleia Legislativa do Estado do Maranhao, History Portal (2025), https://www.al.ma.leg.br/sitealema/historia/, outlining its status as one of Brazil's most respected state parliaments, establishing the distinguished reputation of the organization where Dr. Souza served in a leading capacity;
- Declaration from the University Hospital of the Federal University of Maranhao (HU-UFMA) Hospital Universitario da Universidade Federal do Maranhao, Declarapao - SEI No. 48586220 (Apr. 10, 2025), https://sei.ebserh.gov.br/sei/, demonstrating Dr. Souza's leadership role;
- HU-UFMA Institutional Website (2025), https://www.gov.br/ebserh/pt-br/hospitais-universitarios/hu-ufma/, showing the prestige and federal governance of HU-UFMA, a major teaching and research hospital administered by EBSERH under Brazil's Ministry of Education, establishing it as a distinguished organization within Brazil's medical-education network;
- Previously submitted Glassdoor Salary Survey: 2025 Salary Benchmark for Surgeons in Brazil Glassdoor Brasil, "Salary: Surgeon in Brazil 2025," Glassdoor.com.br (Dec. 13, 2024), https://www.glassdoor.com.br/Salarios/brasil-medico-cirurgiao-salario- SRCH_IL0,6_IN36_KO7,23.htm, demonstrating that the average monthly salary for surgeons in Brazil is approximately R$ 15,000 (annual = R$ 180,000), with a "very high confidence" rating based on 22 user-reported salaries, proving that Dr. Souza's R$ 1,260,000 annual remuneration is over 13 times the national average for his profession;
- ERI Economic Research Institute, "Surgeon Salary in Brazil (2025)," 381-388 ERI SalaryExpert (Oct. 20, 2025), https://www.erieri.com/salary/job/surgeon/brazil. Printout from ERI's 2025 salary database reporting that the average annual income for surgeons in Brazil is R$ 471,967 (approx. R$ 302,059-R$ 640,459 range), with data collected directly from employers and employees. This survey is a recognized and geographically based remuneration study frequently cited by U.S. government agencies for international compensation benchmarking, confirming that Dr. Souza's R$ 1,260,000 income places him well within the top 5% of earners nationwide;
- Final Merits; and
- Mensa Brazil - IQ.

I. Analysis of Criteria

The evidence does not show that the beneficiary has received a major, internationally recognized prize or award. As a result, the evidence must demonstrate that the beneficiary has fulfilled at least three of the ten criteria listed in the regulations. USCIS will analyze the evidence that was submitted under each criterion below. (Note: The petitioner does not claim that the beneficiary meets the regulatory criteria not discussed in this decision.)

Documentation of the beneficiary's membership in associations in the field for which classification is sought, which require outstanding achievements of their members, as judged by recognized national or international experts in their disciplines or fields

The petitioner submitted the following evidence:

- Certificate of Specialist Title in General Surgery- Dr. Yglesio Luciano Moyses Silva de Souza, issued by the Brazilian Medical Association (AMS) and Brazilian College of Surgeons (CBC), dated July 25, 2009;
- Bylaws CBC, highlighted Article 4 of Chapter II, Title I and Article 2, letter a;
- Linkedln profile Dr. Fernando Ponce Leon, General Surgeon, Director of Members relations within CBC;
- Certificate of Specialist Title in Surgery of the Digestive System - Dr. Yglesio Luciano Moyses Silva de Souza, issued by the Brazilian Medical Association (AMS) and Brazilian College of Digestive Surgery (CBCD), dated October 9, 2009;
- Bylaws CBCD, highlighted Chapter III, Articles 3 and 4 (III and IV);
- Curriculum for members of the Board of Directors CBCD;
- CBC website printout Presentation section, demonstrating that it is an international professional association in the sciences field;
- About CBCD (website printout), demonstrating it is an international professional organization in the sciences field;
- Excerpts from the Bylaws of the Brazilian College of Surgeons (Colegio Brasileiro de Cirurgioes - CBC) (approved July 10, 2020);
- Public Notice ("Edital") of the Brazilian College of Surgeons (CBC) Specialist Certification Examination in General Surgery (COTECIG-2025);
- Printout of the webpage "Diretoria Atual" (Current Board of Directors), Brazilian College of Surgeons (Colegio Brasileiro de Cirurgioes), https://cbc.org.br/o- cbc/a-estrutura/diretoria-atual/ (last visited Oct. 10, 2025);
- Excerpt from the Bylaws of the Brazilian College of Digestive Surgery (Colegio Brasileiro de Cirurgia Digestiva - CBCD), Article 4(HI), demonstrating that membership as a Specialist requires outstanding professional achievements;
- Public Notice No. 001/2025 of the Brazilian College of Digestive Surgery (CBCD) - Specialist Certification in Digestive System Surgery (TECAD), specifically Sections 4.1.1, 11.4-11.6, and 12.3, demonstrating that membership requires outstanding achievements as judged by experts; and
- Curriculum Vitae of Dr. Paulo Kassab, current President of the Brazilian College of Digestive Surgery (CBCD).

As such, the submitted evidence meets this criterion.

Published material about the beneficiary in professional or major trade publications or other major media, relating to the beneficiary's work in the field for which classification is sought. Such evidence shall include the title, date, and author of the material, and any necessary translation

The petitioner submitted the following evidence:

- Article "MA: City Hall Declares Emergency in Sao Luis' Health System," published by Jornal Nacional (Globo Group) on January 11 , 2013;
- Article "Hospital Director Asks for Food Donations Online in Maranhao," published by Jamal Hoje (Globo Group) on January 11, 2013;
- Website performance data retrieved from SimilarWeb;
- Yglesio denounces problems in public health in Sao Luis," published by G7 website;
- Article "Hospital Director in Maranhao Requests Food and Cleaning Products on Social Media" published by Falha Digital (Falha de Sao Paulo) on January 11, 2013;
- Website performance data retrieved from SimilarWeb;
- Previously submitted online article "MA: City Hall Declares Emergency in Sao Luis' Health System", published by Jornal Nacional (Globo Group) on January 11, 2013;
- Previously submitted online article "Hospital Director Asks for Food Donations Online in Maranhao",

published by Jornal Hoje (Globo Group) on January 11, 2013;

- Updated website analysis retrieved from SimilarWeb, highlighting G1.globo.com's reach of 333.4 million visits worldwide as of September 2025 and its audience distribution;
- G1 - Globo's News Portal, About G1, https://g1.globo.com/institucional/sobre-o-g1.ghtml (last visited Oct. 13, 2025);
- Previously submitted article "Hospital Director in Maranhao Requests Food and Cleaning Products on Social Media" published by UOL Folha Digital, published on January 11, 2013; and
- Updated website analysis retrieved from Semrush website, highlighting uol.com.br's reach of 178 million visits worldwide as of October 13, 2025.

The plain language of this criterion requires evidence (1) of published material, (2) that the published material contains the title, date, and author of the material, and any necessary translation, (3) that the published material is about the beneficiary relating to the beneficiary's work in the field, and (4) that the published material qualifies as professional or major trade publications or other major media. The petitioner must satisfy all of these elements to meet the plain language requirements of this criterion.

In general, in order for published material to meet this criterion, it must be primarily about the petitioner and, as stated in the regulations, be printed in professional or major trade publications or other major media. To qualify as major media, the publication should have significant national or international distribution. The petitioner would not earn acclaim at the national or international level from a local publication.

In addition, USCIS does not presume that an article located on the internet is automatically major media. While the petitioner submitted some documentation to support the size of the websites' audience, it does not demonstrate that the websites are authentic news source, as many websites act as platforms that allow individuals to create their own accounts and publish their own articles. Therefore, the evidence did not demonstrate that the websites are all reliable sources of information.

This criterion has not been met because the evidence does not indicate that the published material was published in professional or major trade publications or other major media as the website performance data and website analysis provided are not reliable form of indicator of determination to show that the published material was published in professional or major trade publications.

As such, the submitted evidence does not meet this criterion.

Evidence of the beneficiary's participation, either individually or on a panel, as a judge of the work of others in the same or allied field

The petitioner submitted the following evidence:

- Professional experience verification certificates;
- Statement Letter - Professional Experience Verification Certificate from CEUMA, issued on April 14, 2025, demonstrating that Dr. Souza was invited and actually evaluated the work of others in the medical field;
- Peer Review Email Correspondence (July 2025) - Email correspondence dated July 2025, confirming Dr. Souza's invitation by Dr. Alexis Sanchez (Orlando Health, USA) to critically evaluate a scientific manuscript, serving in a peer review capacity under the EB-1A "judging the work of others" criterion; and
- Annotated manuscript titled "Robotic Surgery Training: Feasibility and User Perception," reviewed and edited by Dr. Souza, demonstrating that he participated in the evaluation of the work of others.

The evidence provided shows that the beneficiary has been invited to judge the work of others by CEUMA and Orlando Health who have invited the beneficiary; however, the evidence provided from CEUMA and Orlando

Health is insufficient to establish that the beneficiary fulfills this criterion as there is no evidence demonstrating that the judge of the work of others in the same or an allied field of specialization is nationally or internationally recognized. While E-mails alone generally may not sufficient to meet this criterion as E-mails, though not without weight, cannot form the cornerstone of a successful extraordinary ability claim. USCIS may, in its discretion, use such E-mail correspondance as references submitted by expert witnesses.

As such, the submitted evidence does not meet this criterion.

Evidence of the beneficiary's original scientific, scholarly, artistic, athletic, or business-related contributions of major significance in the field

The petitioner submitted the following evidence:

- Testimonial Letter from PhD Professor Vinicius Jose da Silva Nina, President at the Brazilian Society of Cardiovascular Surgery (SBCCV), along with the recommender's curriculum;
- Testimonial Letter from Phd Professor Orlando Jorge Martins Torres, along with the recommender's curriculum;
- Testimonial Letter from Dr. Almino Cardoso Ramos, along with the recommender's curriculum;
- Expert Letter Dr. Manoel Galvao Neto, along with the recommender's curriculum;
- Expert Letter Dr. Marcelo Antonio Cartaxo Queiroga Lopes, Former Minister of Health in Brazil and the supporter's background;
- Printout of search results for Yglesio L. Moyses S. Souza, displaying multiple scholarly publications authored or coauthored by Dr. Souza, retrieved from Google Scholar on October 7, 2025. Available at: https://scholar.google.com/scholar?hl=en&q=ygl%C3%A9sio+l+moyses+s+souza, demonstrating that petitioner's scientific and scholarly contributions are of major significance;
- Almino C. Ramos et al., Laparoscopic Duodenal-Jejunal Exclusion in the Treatment of Type 2 Diabetes Mellitus in Patients with BMI < 30 kg/m2 (LBMI), 19 Obes. Surg. 307 (2009), https://doi.org/10.1007/s11695-008-9759-5, demonstrating that petitioner's contributions are of major significance;
- Printout of the official journal webpage describing Obesity Surgery, a peer-reviewed, international, and interdisciplinary publication that disseminates research and clinical knowledge on bariatric and metabolic surgery. Retrieved from: https://link.springer.com/journal/11695 on October 15, 2025, demonstrating the major impacts of petitioner's contributions;
- Declaration from State of Maranhao Legislative Proposals by Representative Dr. Yglesio (2019-2025), documenting a substantial number of enacted laws, the majority of which address public health issues, including palliative care, chronic disease management, food policy, and pandemic response, illustrating the petitioner's major contributions to the field;
- Previously submitted expert letter from PhD Professor Vinicius Jose da Silva Nina, President at the Brazilian Society of Cardiovascular Surgery (SBCCV), along with the recommender's curriculum, describing beneficiary's original contributions and demonstrating its major significance to the field;
- Previously submitted expert letter from Phd Professor Orlando Jorge Martins Torres, along with the recommender's curriculum, describing beneficiary's original contributions to the medical field and demonstrating that it is of major significance;
- Previously submitted expert letter from Dr. Manoel Galvao Neto, along with the recommender's curriculum, demonstrating that Dr. Souza's contributions are of major significance;
- Previously submitted letter from Dr. Almino Cardoso Ramos, along with the recommender's curriculum, describing beneficiary's original contributions of major significance to the field; and

- Previously submitted expert letter from Dr. Marcelo Antonio Cartaxo Queiroga Lopes, Former Minister of Health in Brazil, as evidence that Dr. Souza's contributions are of major significance to the field.

Evidence must demonstrate that the beneficiary's contributions are not only original, but that they are of major significance in the field. The evidence does not demonstrate the major significance of the beneficiary's original contributions.

The plain language of this criterion requires evidence (1) of the beneficiary's contributions related to scientific, scholarly, artistic, athletic or business fields, (2) that the beneficiary's contribution is original, and (3) that the beneficiary's original contribution has been of major significance. The petitioner must satisfy all of these elements to meet the plain language requirements of this criterion.

Five letters of reference have been submitted to demonstrate the beneficiary meets this criterion. Letters of recommendation written by experts may be helpful; however, the major significance of the beneficiary's work must be demonstrated by preexisting, independent, and objective evidence.

Ph.D. Professor Vinicius Jose da Silva Nina, President at the Brazilian Society of Cardiovascular Surgery (SBCCV); stated this about the beneficiary's contributions to the field, "of metabolic and bariatric surgery have a direct and transformative impact on cardiovascular health...Metabolic disorders--including type 2 diabetes, dyslipidemia, and insulin resistance--are among the most significant risk factors for cardiovascular disease, the leading cause of death worldwide. Dr. Souza has built a distinguished career centered on the surgical management of these metabolic conditions." However, Professor Vinicius Jose da Silva Nina did not provide any information or objective documentary evidence to show that the beneficiary's work in the field of General and Digestive Surgery has been of major significance in the field.

Letters of support alone generally may not sufficient to meet this criterion. Letters, though not without weight, cannot form the cornerstone of a successful extraordinary ability claim. USCIS may, in its discretion, use such letters as advisory opinions submitted by expert witnesses. However, USCIS is ultimately responsible for making the final determination of the beneficiary's eligibility [*Matter of Caron International*, 19 I&N Dec. 791, 795 (Commr.1988)]. Without documentation showing that the beneficiary's work has made original contributions of major significance to the field, USCIS cannot conclude this criterion has been met.

As such, the submitted evidence does not meet this criterion.

Evidence of the beneficiary's authorship of scholarly articles in the field, in professional or major trade publications or other major media

The petitioner submitted the following evidence:

- Certificate from the 55th Brazilian Congress of Coloproctology;
- Almino C. Ramos et al., Laparoscopic Duodenal-Jejunal Exclusion in the Treatment of Type 2 Diabetes Mellitus in Patients with BMI < 30 kg/m2 (LBMI), 19 Obes. Surg. 307 (2009), https://doi.org/10.1007/s11695-008-9759-5, demonstrating that Dr. Souza has authored scholarly article in his field;
- Springer Nature, Aims and Scope, Obesity Surgery, https://link.springer.com/journal/11695/aims-and-scope (last visited Oct. 16, 2025), demonstrating that Dr. Souza is the author of scholarly article in a professional publication;
- Orlando J. M. Torres et aL, Modified Heidelberg Technique for Pancreatic Anastomosis, 30(4) ABCD Arq. Bras. Cir. Dig. 260-63 (2017), https://doi.org/10.1590/0102-6720201700040008, demonstrating that Dr. Souza has authored scholarly publication in the field;
- SciELO Brazil, About the Journal, ABCD - Arquivos Brasileiros de Cirurgia Digestiva (Sao Paulo), https://www.scielo.br/journal/abcd/about/#about (last visited Oct. 16, 2025), demonstrating that Dr. Souza is the author of scholarly article in a professional publication;

- Yglesio Luciano Moyses Silva de Souza, Avaliacao dos efeitos da ozonioterapia no tratamento da infeepao intra-abdominal em ratos (Doctoral Dissertation, Univ, de Sao Paulo, Faculdade de Medicina, 2009), https://doi.Org/10.11606/T.5.2009.tde-05032010-164441, demonstrating that Dr. Souza is the author of scholarly publication in the the field;
- Universidade de Sao Paulo (USP), How to Publish Your Thesis or Dissertation, https://www.teses.usp.br/index.php?view=article&catid=38%3Aseu-trabalho-categoria&id=59%3Acomo-publicar-sua-tese-ou-dissertacao (last visited Oct. 16, 2025), demonstrating that papers submitted for publication to the Digital Library of Theses and Dissertations at USP undergo a peer-review process and also qualify as a professional publication;
- Joao B. P. Barreto et al., Tuberculose Enterica com Fistula Colo- Cutanea Espontanea: Relate de Caso, 23(2) Rev. Bras. Coloproct. 108-11 (2003), demonstrating that Dr. Souza is the author of scholarly article in the field;
- R.A. Lupinacci, M.A. Pedroso, Y.L.M.S. de Souza & B.S. Almeida, Proctocolectomy with Ileal Pouch - Video-Laparoscopic Access (video presentation, 55th Brazilian Congress of Coloproctology, Rio de Janeiro, Sept. 10, 2006), demonstrating that Dr. Souza's work was published at internationally recognized conferences;
- Sociedade Brasileira de Coloproctologia (SBCP), Scientific Work Submission and Evaluation Guidelines, 73rd Brazilian Congress of Coloproctology, https://coloprocto2025.com.br/trabalhos/index.php (last visited Oct. 17, 2025), demonstrating that the submitted works undergo a strict peer-review process before publication in the conference, demonstrating that the mandatory "proceedings" defines its qualification as a scholarly article; and
- Sociedade Brasileira de Coloproctologia (SBCP), 73rd Brazilian Congress of 335 Coloproctology - Official Overview, https://www.coloprocto2025.com.br/ingles/index.php (last visited Oct. 17, 2025), demonstrating that Dr. Souza's accepted presentation qualified as a professional publication.

As such, the submitted evidence meets this criterion.

Evidence that the beneficiary has performed in a leading or critical role for organizations or establishments that have a distinguished reputation

The petitioner submitted the following evidence:

- Support Letter Dr. Tiago Jose Mendes Fernandes, Secretary of Health - State of Maranhao;
- Letter from Dr. Tiago Jose Mendes Fernandes, Secretary of Health, Maranhao State (May 11, 2025), demonstrating Dr. Souza's critical role for Socorrao I and as a Chair of the Health Commission;
- Article Ministerio da Saude Reconhece Empenho de Yglesio Moyses no Socorrao I, Nove Oito (Aug. 1, 2013), https://noveoito.com.br/2013/08/ministerio-da-saude-reconhece-empenho-de-yglesio-moyses-no-socorrao-i demonstrating that Dr. Souza has performed a critical role for the organization;
- Article Prefeitura de Sao Luis, Hospital Socorrao I Recebe Reconhecimento Nacional por Excelencia na UTI (Apr. 2, 2025), https://www.saoluis.ma.gov.br/portal/noticias/0/3/3265/, demonstrating the organization's distinguished reputation;
- Prefeitura de Sao Luis and Ministry of Health Reports (2013-2025), confirming Socorrao I's recognition by federal health authorities and national ICU-excellence certification, proving the distinguished institutional standing of the facility led by Dr. Souza;
- Maranhao House of Representatives, Declaration No. 08/2025/DL (Apr. 23, 2025), confirming Dr. Souza's participation as President, Rapporteur, and Full Member of the Human Rights and Health Committees, demonstrating his leading role in legislative policymaking;

- Assembleia Legislativa do Estado do Maranhao, History Portal (2025), https://www.al.ma.leg.br/sitealema/historia/, outlining its status as one of Brazil's most respected state parliaments, establishing the distinguished reputation of the organization where Dr. Souza served in a leading capacity;
- Declaration from the University Hospital of the Federal University of Maranhao (HU-UFMA) Hospital Universitario da Universidade Federal do Maranhao, Declarapao - SEI No. 48586220 (Apr. 10, 2025), https://sei.ebserh.gov.br/sei/, demonstrating Dr. Souza's leadership role; and
- HU-UFMA Institutional Website (2025), https://www.gov.br/ebserh/pt-br/hospitais-universitarios/hu-ufma/, showing the prestige and federal governance of HU-UFMA, a major teaching and research hospital administered by EBSERH under Brazil's Ministry of Education, establishing it as a distinguished organization within Brazil's medical-education network.

The plain language of this criterion requires evidence (1) that the beneficiary performed a role for an organization or establishment (2) that the beneficiary's role is/was leading or critical, and (3) that the beneficiary's leading or critical role is/was for an organization or establishment with a distinguished reputation. The petitioner must satisfy all of these elements to meet the plain language requirements of this criterion.

To meet this criterion, the petitioner must establish that he has performed in a leading or critical role for an organization, establishment, or a division or department of an organization or establishment. In addition, it is the petitioner's burden to demonstrate the organization or establishment, or the department or division for which he holds or held a leading or critical role, has a distinguished reputation.

For a leading role, USCIS looks at whether the evidence establishes that the person is (or was) a leader within the organization or establishment or a division or department thereof. A title, with appropriate matching duties, can help to establish that a role is (or was), in fact, leading. For a critical role, USCIS determines whether the evidence establishes that the person has contributed in a way that is of significant importance to the outcome of the organization or establishment's activities or those of a division or department of the organization or establishment.

"Achieving substantial success in the same industry is not evidence of being an 'alien of extraordinary ability'." "Merely achieving success is insufficient." - Rijal v. USCIS, 772 F.Supp. 2d 1339 (W.D. Wash.2011).

The letters and evidence claimed that the Government of Maranhao, Maranhao House of Representatives, and University's Hospital - Federal University of Maranhao employed the beneficiary as a Hospital Director, President of the Committee in Human Rights and Minorities and Health Committee, and Perceptor. According to the letters and evidence, the beneficiary had the following duties: Author bills and motions; Perform laparoscopic and metabolic surgery; and Supervised students and surgical residents. The letters and evidence do not show that the beneficiary is or was a critical role leader within the Government of Maranhao, Maranhao House of Representatives, and University's Hospital - Federal University of Maranhao organization, establishment, or a division or department of an organization or establishment as the beneficiary performed duties similar to those of an individual contributor and middle management ensuring that the assigned tasks are accomplished correctly and in a timely manner.

As such, the submitted evidence does not meet this criterion.

Evidence that the beneficiary has commanded a high salary or other significantly high remuneration for services, in relation to others in the field

The petitioner submitted the following evidence:

- Financial Statement Overview of Dr. Yglesio Souza issued by Registered Accountant in Brazil;
- Salary survey - 2025 Salary Benchmark for Surgeons in Brazil (Glassdoor Data), demonstrating beneficiary's remuneration is substantially high compared to others in the same field;
- Previously submitted Glassdoor Salary Survey 2025 Salary Benchmark for Surgeons in Brazil Glassdoor

Brasil, "Salary: Surgeon in Brazil 2025," Glassdoor.com.br (Dec. 13, 2024), https://www.glassdoor.com.br/Salarios/brasil-medico-cirurgiao-salario-SRCH_IL0,6_IN36_KO7,23.htm, demonstrating that the average monthly salary for surgeons in Brazil is approximately R$ 15,000 (annual = R$ 180,000), with a "very high confidence" rating based on 22 user-reported salaries, proving that Dr. Souza's R$ 1,260,000 annual remuneration is over 13 times the national average for his profession; and

- ERI Economic Research Institute, "Surgeon Salary in Brazil (2025)," 381-388 ERI SalaryExpert (Oct. 20, 2025), https://www.erieri.com/salary/job/surgeon/brazil. Printout from ERI's 2025 salary database reporting that the average annual income for surgeons in Brazil is R$ 471,967 (approx. R$ 302,059-R$ 640,459 range), with data collected directly from employers and employees. This survey is a recognized and geographically based remuneration study frequently cited by U.S. government agencies for international compensation benchmarking, confirming that Dr. Souza's R$ 1,260,000 income places him well within the top 5% of earners nationwide.

This criterion has not been met because the evidence does not establish that the beneficiary's salary or remuneration is high relative to others working in the field as the Financial Statement Overview and Salary surveys from various online resources are not sufficient to show that the beneficiary's salary or remuneration is above those who are working in similar fields.

As such, the submitted evidence does not meet this criterion.

II. Final Merits Analysis

Upon review, USCIS finds that the beneficiary has not received a one-time achievement (a major internationally recognized award) or does not meet at least three of the ten criteria. Since the petitioner has not established by a preponderance of the evidence that the beneficiary meets at least three of the antecedent evidentiary prongs, USCIS will not conduct a final merits determination to determine whether the beneficiary has reached a level of expertise indicating that the beneficiary is one of that small percentage who have risen to the top of the field of endeavor, and whether the beneficiary has sustained acclaim.

Therefore, USCIS does not find the beneficiary to be an individual of extraordinary ability.

Pursuant to Section 291 of the INA, whenever any person makes an application for an immigration benefit, they shall bear the burden of proof to establish eligibility. Accordingly, the petitioner must prove by a preponderance of the evidence, in other words, that it is more likely than not, that the beneficiary is fully qualified for the benefit sought. See *Matter of E-M-*, 20 I&N Dec. 77 (Comm'r. 1989). After a careful review and analysis of all evidence within the record, USCIS finds that the petitioner has not established eligibility for the benefit sought. As a result, USCIS is denying this Form I-140 petition.

NOTE: The Small Business Regulatory Enforcement and Fairness Act established the Office of the National Ombudsman (ONO) at the Small Business Administration. The ONO assists small businesses with issues related to federal regulations. If you are a small business with a comment or complaint about regulatory enforcement, you may contact the ONO atwww.sba.gov/ombudsman or phone 202-205-2417 or fax 202-481-5719.

Exhibit III - CBC and CBDC

REGIONAL COUNCIL OF MEDICINE OF THE STATE OF MARANHÃO

Specialist Certificate

The **Regional Council of Medicine of the State of Maranhão**, following the applicable resolution, hereby certifies that on 08/18/2010, it registered, in Book No. 005, RQE No. 803, Page No. 066, the qualification of the physician

YGLESIO LUCIANO MOYSES SILVA DE SOUZA, CRM No. 5227,

in the specialty of

GENERAL SURGERY.

Validation key: **58e03bd07dc6fa7b0fb9094227ad39ea6fbaf155**

Electronically issued via the internet on **04/03/2025**

Its authenticity can be verified on the **CRM-MA** website:
http://www.crmma.org.br/

I, Marina Viana Silva, certify that I, a qualified translator fluent in both languages, have performed the professional translation of this document from Portuguese to English and that the following is an accurate and complete translation of the document.

Marina Viana **Date: May 16, 2025.**

CONSELHO REGIONAL DE MEDICINA DO ESTADO DO MARANHÃO

Certificado de Especialista

O **CONSELHO REGIONAL DE MEDICINA DO ESTADO DO MARANHÃO**, de acordo com a resolução vigente, certifica que registrou, em 18/08/2010, no livro nº. 005, RQE nº. 803, folha nº. 066, a qualificação do médico(a),

YGLESIO LUCIANO MOYSES SILVA DE SOUZA, CRM nº. 5227,

na especialidade de

CIRURGIA GERAL

Chave de validação **58e03bd07dc6fa7b0fb9094227ad39ea6fbaf155**

Emitida eletronicamente via internet em **03/04/2025**

Sua autenticidade poderá ser confirmada no site do **CRMMA**:
http://www.crmma.org.br/

REGIONAL COUNCIL OF MEDICINE OF THE STATE OF MARANHÃO

Specialist Certificate

The **Regional Council of Medicine of the State of Maranhão**, following the applicable resolution, hereby certifies that on 08/18/2010, it registered, in Book No. 005, RQE No. 804, Page No. 066, the qualification of the physician

YGLESIO LUCIANO MOYSES SILVA DE SOUZA, CRM No. 5227,

in the specialty of

DIGESTIVE SYSTEM SURGERY

Validation key: **1dd33cf1a31d5c0ecfe7218ae136dc9e27b04b24**

Electronically issued via the internet on **04/03/2025**

Its authenticity can be verified on the **CRM-MA** website:
http://www.crmma.org.br/

I, Marina Viana Silva, certify that I, a qualified translator fluent in both languages, have performed the professional translation of this document from Portuguese to English and that the following is an accurate and complete translation of the document.

Marina Viana **Date: May 16, 2025.**

CONSELHO REGIONAL DE MEDICINA DO ESTADO DO MARANHÃO

Certificado de Especialista

O **CONSELHO REGIONAL DE MEDICINA DO ESTADO DO MARANHÃO**, de acordo com a resolução vigente, certifica que registrou, em 18/08/2010, no livro nº. 005, RQE nº. 804, folha nº. 066, a qualificação do médico(a),

YGLESIO LUCIANO MOYSES SILVA DE SOUZA, CRM nº. 5227,

na especialidade de

CIRURGIA DO APARELHO DIGESTIVO

Chave de validação **1dd33cf1a31d5c0ecfe7218ae136dc9e27b04b24**

Emitida eletronicamente via internet em **03/04/2025**

Sua autenticidade poderá ser confirmada no site do **CRMMA**:
http://www.crmma.org.br/

BYLAWS OF THE BRAZILIAN COLLEGE OF SURGEONS

Approved at an Extraordinary General Assembly on July 10, 2020

INSTITUTIONAL PHILOSOPHY

PURPOSE:
Lead Brazilian Surgery

Values	Principles
Ethics	We fulfill our responsibilities with transparency, ensuring the credibility of the Institution.
Knowledge	We develop and disseminate knowledge for professional qualification and promote research.
Representativeness	We operate nationally in defense of the professional practice of surgeons, valuing our members.
Excellence in Services	We serve our members promptly and with quality.
Humanism	We act with social responsibility, valuing our collaborators.
Pioneering	We are an institution rooted in the tradition and development of Brazilian surgery.

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CHAPTER I – NAME,HEADQUARTERS, OBJECTIVES AND DURATION

Article 1st - THE BRAZILIAN COLLEGE OF SURGEONS (CBC), founded on July 30, 1929, is a non-governmental, non-profit scientific association, headquartered at Rua Visconde de Silva, No. 52 - 1st, 2nd, and 3rd floors, and Garage Floor, in the Botafogo neighborhood, ZIP code 22271-092, district and municipality of Rio de Janeiro, State of Rio de Janeiro, Considered a state public utility entity by Law No. 548 of the Legislative Assembly of the State of Rio de Janeiro.

Sole § - The CBC has legal personality, registered on September 3, 1948, under order number 1.569, in Book A, at the Registry Office for Legal Entities of Rio de Janeiro.

Article 2nd - The objectives of the CBC include, in addition to the study and dissemination of Surgery:

a) to bring together the largest number of physicians practicing any surgical specialties and/or their respective areas of expertise recognized by the Joint Commission on Specialties - CME (comprising the Federal Council of Medicine – CFM, the Brazilian Medical Association – AMB, and the National Medical Residency Commission – CNRM), of residents and trainees in Surgical Training Programs, students in Medical School undergraduate courses, and other physicians who collaborate with the work of the surgeon;

b) foster the constant development and evolution of Surgery;

c) advocate for the improvement of hospital institutions and other places where Surgery is practiced, aiming for the consideration of achievements resulting from scientific and technological progress;

d) establish rules for the continuous improvement of the surgeon, as well as promote the constant elevation of their professional standards;

e) encourage scientific production through awards for the best works on Surgery and related specialties;

f) maintain close ties with other medical associations, societies, and cultural entities, both national and foreign, as well as with governmental bodies, to address matters of real interest to physicians and the practice of Medicine and Surgery;

g) support and encourage, through all means, the members of the CBC, so that they can improve their personal, professional, cultural, and social activities;

h) contribute, using all possible means, to the teaching of Surgery, both at the undergraduate and postgraduate levels;

i) contribute to the training of Specialized Surgeons.

CHAPTER II - MEMBERS AND OTHER PARTICIPANTS

TITLE I - SOCIAL CATEGORIES AND THEIR QUALIFICATIONS

Article 3rd - The CBC has the following categories of members: Emeritus (ECBC), Retired Adjuncts (AjCBC), Titulars (TCBC), Collaborating Titulars (TcCBC), Adjuncts (ACBC), International Adjuncts (AiCBC), Aspirants (AsCBC), Academics (AcCBC), National Honorary (HnCBC) and International Honorary (HiCBC).

Sole § - Members of the CBC include:

a) meritorious members;

b) benefactors.

Article 4th - The following are the basic requirements for membership admission to the CBC:

TITULAR (TCBC): Practice any surgical specialties, as per Article 2nd, letter a, for a minimum of 6 (six) years, and reside in Brazil.

COLLABORATING TITULAR (TcCBC): Be a non-practicing physician in surgical specialties (Article 2nd, letter a) for a minimum of 6 (six) years and reside in Brazil.

INTERNATIONAL ADJUNCT (AiCBC): Practice any surgical specialties and not reside in Brazil.

ADJUNCT (ACBC): Practice any surgical specialties, as per Article 2nd, letter a, for a minimum of 3 (three) years, and reside in Brazil.

ASPIRANT (AsCBC): Be enrolled in a Medical Residency Program in any surgical specialties recognized by the Joint Commission on Specialties or be in a General Surgery Training Program accredited by the CBC.

ACADEMICS (AcCBC): Be enrolled in a Medical School recognized by MEC (Ministry of Education).

NATIONAL HONORARY (HnCBC): Be or have been a Brazilian physician of exceptional merit, demonstrated through productive professional, scientific, or teaching activities, and also possess impeccable moral and professional integrity, exempt from contributions.

EMERITUS (ECBC): Having been a Titular Member or Collaborating Titular Member, with effective financial contributions for 25 (twenty-five) years in one of the respective categories, and having reached the age of 65 (sixty-five), always participating in CBC activities, retaining all rights, but exempt from contributions.

RETIRED ADJUNCT (AjCBC): Having been an Adjunct Member, with effective financial contributions for 30 (thirty) years and having reached the age of 65 (sixty-five), always participating in CBC activities, retaining all rights, but exempt from contributions.

INTERNATIONAL HONORARY (HiCBC): Being a physician of recognized merit and having achieved notable prominence in the global medical-scientific community through personal contribution, exempt from contributions.

Sole § - The Titular and Emeritus Members form the core of the Organizational Structure of the CBC in the Central Core and State Chapters, in an unlimited number.

Article 5th - In the admission of the members outlined in these Bylaws, the following basic conditions must be observed:

MERITORIOUS MEMBER: Be an individual of unquestionable moral integrity, non-physician, with significant services rendered to the CBC or the country;

BENEFACTORS: Be a natural or legal person who has contributed to the development of the CBC by offering a value at least 100 (one hundred) times higher than the current annual fee charged by the Entity.

TITLE II - ADMISSION PROCESSES

Article 6th - The proposals for the admission of members in any categories mentioned in Article 3rd of these Bylaws shall be made on official CBC forms, subject to the preliminary requirements of Articles 4th and 5th of these Bylaws, and the rules specified in the Internal Regulations.

Article 7th - The proposal for Meritorious Members and Benefactors may be initiated by the Statutory Bodies outlined in these Bylaws, observing the requirements of Article 5th, however, their respective admissions will only occur after approval by the National Directorate.

TITLE III - RIGHTS AND DUTIES OF MEMBERS

Article 8th - The general rights of all CBC members who are up to date with their contributions are:

a) participate in all scientific, cultural, and social activities, observing the respective regulations;

b) resign as a Member of the CBC, with the possibility of requesting reinstatement without the procedures mentioned in Article 6th of these Bylaws;

c) transfer to another Chapter or Regional when a proven change of residence occurs;

the Chapter Regionals, and the Special Committees of the CBC, is unpaid, and the distribution of profits or dividends of any kind is also prohibited.

Sole § - Any surpluses observed in the operational results of the CBC will be fully used within the Society itself to fulfill its objectives.

Article 66th - CBC members are not jointly or severally liable for the commitments assumed by the National Directory or the Boards of Chapters and Regionals.

Article 67th - The impossibility of changing the CBC's headquarters from the city of Rio de Janeiro is established under any pretext.

Article 68th - The activities of the CBC, in their various modalities, may be conducted in person or virtually, depending on temporal possibilities, with their format defined by the Executive Directorate.

Article 69th - The Internal Regulations of the CBC will regulate the administration and functioning of its various bodies and define the duties of its members—being subject to review by the National Directorate when necessary, always in accordance with the provisions of these Bylaws.

Article 70th - The National Directorate will make efforts and strive for CBC to maintain the title of State Public Utility, as well as for obtaining the same titles at the Federal and Municipal levels.

Article 71st - The cases not covered in these Bylaws will be considered by the National Directory and the Superior Advisory Council.

Art. 72º - The current positions in the National Directory, as well as their current occupants, will remain the same until the end of the term for which they were elected, i.e., until December 2021.

§ 1st - The category of Temporary Members of the Superior Council, as well as its current occupants, will remain the same until the end of the term for which they were elected, i.e., until December 2021.

Civil Registry of Legal Entities
Judicial District of the Capital of Rio de Janeiro
Rua México, 148, 3rd floor, Centro
I CERTIFY THE ANNOTATION IN THE REGISTRATION, PROTOCOL, AND DATE BELOW
Registration 1847
202010190945491 11/03/2020
Fees: 46,82 Tax 15,91
Seal: EDFJ63145 UPU
Check on https//www3.tjrj.jus.br/sitepublico
Verify authenticity at rcpjrj.com.br or through the QRCode on the side.
-----//signature//-----
Rodolfo P. de Moraes
Official

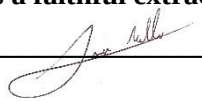




CBC

Brazilian College of Surgeons

I, André Vinícius Inacio Penna Mello, certify that I am competent to translate from Portuguese to English and that the above is a faithful extract/summary of the relevant information of the attached document in Portuguese.



Date: February 22nd, 2024.

ESTATUTO DO COLÉGIO BRASILEIRO DE CIRURGIÕES

Aprovado em Assembleia Geral Extraordinária em 10 de julho de 2020

90 ANOS 1929 - 2019 CBC

CBC
Colégio Brasileiro de Cirurgiões

FILOSOFIA INSTITUCIONAL

PROPÓSITO:
Liderar a Cirurgia Brasileira

Valores	Princípios
Ética	Cumprimos nossas responsabilidades com transparência, assegurando e credibilidade da Intituição.
Conhecimento	Desenvolvimento e disseminamos conhecimento para qualificação profissional e fomento à pesquisa.
Representatividade	Atuamos nacionalmente na defesa do exercício profissional do cirurgião, valorizando os associados.
Excelência em Serviços	Atendemos os associados com prestreza e qualidade.
Humanismo	Agimos com responsabilidade social valorizando nossos colaboradores
Pioneirismo	Somos uma instituição com raízes na tradição e no desenvolvimento da cirurgia brasileira.

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CAPÍTULO I – DA DENOMINAÇÃO, SEDE, OBJETIVOS E DURAÇÃO

Art. 1° - O COLÉGIO BRASILEIRO DE CIRURGIÕES (CBC), fundado em 30 de julho de 1929, é uma associação de caráter científico, não governamental, sem fins lucrativos, com sede e foro na Rua Visconde de Silva, n° 52 - 1°, 2° e 3° andares e Pavimento Garagem, no bairro Botafogo, CEP 22271-092, comarca e município do Rio de Janeiro, Estado do Rio de Janeiro, considerada entidade de utilidade pública estadual pela Lei n° 548 da Assembleia Legislativa do Estado do Rio de Janeiro.

§ único - O CBC é dotado de personalidade jurídica, conforme registro de 3 de setembro de 1948, sob o número de ordem 1.569, no Livro A, do Cartório de Registro Civil das Pessoas Jurídicas do Rio de Janeiro.

Art. 2° - Constituem objetivos do CBC, além do estudo e divulgação da Cirurgia:

a) congregar o maior número de médicos que pratiquem quaisquer especialidades cirúrgicas e/ou suas respectivas áreas de atuação reconhecidas pela Comissão Mista de Especialidades – CME (composta pelo Conselho Federal de Medicina – CFM, pela Associação Médica Brasileira –AMB e pela Comissão Nacional de Residência Médica – CNRM), de residentes e treinandos de Programas de Formação Cirúrgica, de alunos de Cursos de Graduação em Medicina e de outros médicos que colaborem com o trabalho do cirurgião;

b) fomentar o constante desenvolvimento e a evolução da Cirurgia;

c) pugnar pela melhora das instituições hospitalares e dos outros locais onde se pratique a Cirurgia, visando a que sejam sempre consideradas as conquistas resultantes do progresso científico-tecnológico;

d) estabelecer normas para o aperfeiçoamento continuado do cirurgião, assim como promover a elevação constante do seu padrão profissional;

e) estimular a produção científica por meio de prêmios para os melhores trabalhos sobre a Cirurgia e especialidades afins;

f) manter estreitos vínculos com as demais associações e sociedades médicas e outras entidades culturais, nacionais e estrangeiras, assim como com órgãos governamentais, para trato de assuntos de real interesse para os médicos e para o desempenho da Medicina e da Cirurgia;

g) amparar e estimular, por todos os meios, os integrantes do CBC, para que possam melhorar suas atividades pessoais, profissionais, culturais e sociais;

h) contribuir, com todos os meios possíveis para o ensino da Cirurgia, quer no nível de graduação ou pós-graduação;
i) contribuir para a formação de Cirurgiões Especializados.

CAPÍTULO II - DOS MEMBROS E OUTROS INTEGRANTES

TÍTULO I - DAS CATEGORIAS SOCIAIS E SUAS QUALIFICAÇÕES

Art. 3° - O CBC tem as seguintes categorias de membros: Eméritos (ECBC), Adjuntos Jubilados (AjCBC), Titulares (TCBC), Titulares-Colaboradores (TcCBC), Adjuntos (ACBC), Adjuntos Internacionais (AiCBC), Aspirantes (AsCBC), Acadêmicos (AcCBC), Honorários Nacionais (HnCBC) e Honorários Internacionais (HiCBC).
§ único - São integrantes do CBC:
a) beneméritos;
b) benfeitores.
Art. 4° - São as seguintes exigências básicas para ingresso de membros no CBC:
TITULAR (TCBC): Exercer quaisquer especialidades cirúrgicas, conforme o Art. 2°, letra a, há no mínimo 6 (seis) anos, e residir no Brasil.
TITULAR-COLABORADOR (TcCBC): Ser médico não praticante de especialidades cirúrgicas (Art. 2°, letra a) há no mínimo 6 (seis) anos e residir no Brasil.
ADJUNTO INTERNACIONAL (AiCBC): Exercer quaisquer especialidades cirúrgicas e não residir no Brasil.
ADJUNTO (ACBC): Exercer quaisquer especialidades cirúrgicas, conforme o Art. 2°, letra a, há no mínimo 3 (três) anos, e residir no Brasil.
ASPIRANTE (AsCBC): Estar cumprindo Programa de Residência Médica em quaisquer especialidades cirúrgicas reconhecidas pela Comissão Mista de Especialidades ou Programa de Treinamento em Cirurgia Geral credenciado pelo CBC.
ACADÊMICOS (AcCBC): Estar cursando Medicina em Escola Médica reconhecida pelo MEC.
HONORÁRIO NACIONAL (HnCBC): Ser ou ter sido médico brasileiro de excepcional mérito, revelado por profícua atividade profissional, científica ou didática, e ainda, possuir ilibada idoneidade moral e profissional, porém isento de contribuições.
EMÉRITO (ECBC): Ter sido Membro Titular ou Titular-Colaborador, com contribuições financeiras efetivas durante 25 (vinte e cinco) anos em uma das respectivas categorias, e haver completado 65 (sessenta e cinco) anos de idade, sempre participando das atividades do CBC, conservando todos os seus direitos, porém isento de contribuições.

ADJUNTO JUBILADO (AjCBC): Ter sido Membro Adjunto, com contribuições financeiras efetivas durante 30 (trinta) anos e haver completado 65 (sessenta e cinco) anos de idade, sempre participando das atividades do CBC, conservando todos os seus direitos, porém isento de contribuições.

HONORÁRIO INTERNACIONAL (HiCBC): ser médico de reconhecido mérito e haver alcançado, por sua contribuição pessoal, notável relevo no meio médico científico mundial, isento de contribuições.

§ único- Os Membros Titulares e Eméritos constituem a essência da Estrutura Organizacional do CBC no Núcleo Central e nos Capítulos Estaduais, em número ilimitado.

Art. 5° - Na admissão dos integrantes previstos neste Estatuto devem ser observadas as seguintes condições básicas:

BENEMÉRITO: Ser pessoa de indiscutível idoneidade moral, não médico, com relevantes serviços prestados ao CBC ou ao país;

BENFEITOR: Ser pessoa física ou jurídica que tenha colaborado para o desenvolvimento do CBC oferecendo de valor pelo menos 100 (cem) vezes superior à anuidade vigente cobrada pela Entidade.

TÍTULO II - DOS PROCESSOS DE ADMISSÃO

Art. 6° - As propostas de admissão dos membros de quaisquer categorias mencionadas no artigo 3° deste Estatuto serão feitas em modelos oficiais do CBC, observados os requisitos preliminares dos artigos 4° e 5° deste Estatuto e as normas explicitadas no Regimento Interno.

Art. 7 ° - A proposição de Beneméritos e Benfeitores poderá ser de iniciativa dos Órgãos Estatutários constantes deste Estatuto, observadas a exigências do artigo 5°, porém as suas respectivas admissões só se darão após aprovação do Diretório Nacional.

TÍTULO III - DOS DIREITOS E DEVERES DOS MEMBROS

Art. 8° - São direitos gerais de todos os membros do CBC que estejam quites com suas contribuições:

a) participar de todas as atividades científicas, culturais e sociais, observadas as respectivas regulamentações;

b) demitir-se como Membro do CBC, podendo solicitar sua reintegração sem os procedimentos mencionados no artigo 6° deste Estatuto;

c) transferir-se de Capítulo ou Regional quando ocorrer mudança comprovada de domicílio;

Juntas Diretoras das Regionais de Capítulo e nas Comissões Especiais do CBC, é não remunerada, sendo, também, vedada a distribuição de lucros ou dividendos de qualquer natureza.

§ único - Os eventuais excedentes verificados no resultado operacional do CBC serão integralmente utilizados na própria Sociedade, no cumprimento de seus objetivos.

Art. 66° - Os membros do CBC não respondem solidária ou subsidiariamente pelos compromissos assumidos pelo Diretório Nacional ou pelas Diretorias de Capítulos e Regionais.

Art. 67° - Fica estabelecida a impossibilidade, sob qualquer pretexto, da mudança da Sede do CBC da cidade do Rio de Janeiro.

Art. 68° - As atividades do CBC, em suas várias modalidades, terão caráter presencial ou virtual, na dependência das possibilidades temporais, tendo seu formato definido pela Diretoria Executiva.

Art. 69° - O Regimento Interno do CBC regulará a administração e o funcionamento dos seus diversos órgãos e definirá as atribuições de seus integrantes – podendo, quando necessário, ser revisto pelo Diretório Nacional, obedecidas sempre, as disposições deste Estatuto.

Art. 70° - O Diretório Nacional envidará esforços e diligenciará para a manutenção pelo CBC do Título de Utilidade Pública Estadual, assim como pela obtenção dos mesmos títulos nas áreas Federal e Municipal.

Art. 71° - Os casos omissos no presente Estatuto serão apreciados pelo Diretório Nacional e pelo Conselho Consultivo Superior.

Art. 72° - Os atuais cargos do Diretório Nacional, bem como seus atuais ocupantes, permanecerão os mesmos até o final do mandato para os quais foram eleitos, ou seja, dezembro de 2021.

§ 1° - A categoria de Membros Temporários do Conselho Superior, bem como seus atuais ocupantes, permanecerá a mesma até o final do mandato para os quais foram eleitos, ou seja, dezembro de 2021.


Registro Civil de Pessoas Jurídicas
Comarca da Capital do Rio de Janeiro
Rua México, 148, 3º andar, Centro
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202010190945491 03/11/2020
Emol: 46,82 Tributo: 15,91
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Rodolfo P. de Moraes
Oficial





CBC

Colégio Brasileiro de Cirurgiões

President
Antônio Carlos L. Campos
Vice President
Paulo Herman

Secretary General
Wellington Andraus
Deputy Secretary
Claudemiro Quizere Jr.

Treasurer General
Rubens A. A. Sallum
Deputy Treasurer
Osvaldo Antônio Prado Castro

Scientific Director
Paulo Nassif
Deputy Scientific Director
Orlando Jorge Martin Torres

Communications Director
Ramiro Colleoni Neto
Director of Professional Advocacy
Ronaldo Mafia Cuenca
Deputy Director of Professional Advocacy
Fernando Antônio Siqueira Pinheiro
Director of Continuing Education
Ulysses Ribeiro Jr.
Director of International Relations
Richard Gurski
TECAD Director
Marco Aurelio Santo
Deputy TECAD Director
Fabrício Ferreira Coelho
Director of Graduate Studies
Jurandir Marcondes Ribas Filho

Vice Presidents of the Country's Regions
North: Rafael José Romero Garcia
Northeast: Álvaro A. Bandeira Ferraz
Midwest: José Eduardo de A. Nascimento
Southeast: Marcelo Enne de Oliveira
South: Júlio César Wiederkehr

President for the 2025/2026 Term

BRAZILIAN COLLEGE OF DIGESTIVE SURGERY CBCD

CNPJ: 61.569.372/0001-28

BYLAWS

CHAPTER 1 – NAME, HEADQUARTERS, AND DURATION

Article 1 – The Brazilian College of Digestive Surgery, hereinafter simply referred to as CBCD, founded on July 22, 1988, is a nonprofit civil association with a scientific nature, representing its member physicians, regardless of social class, nationality, gender, race, color, or religious belief, with headquarters and legal venue in the city of São Paulo, State of São Paulo, located at Avenida Brigadeiro Luiz Antônio, No. 278, 6th floor, rooms 10 and 11, ZIP Code 01318-901, and established for an indefinite term.

Sole Paragraph - CBCD qualifies as a medical specialty association, as recognized by the Brazilian Medical Association - AMB and the Federal Council of Medicine - CFM, exclusively representing, throughout the entire national territory, the member physicians who practice the specialty.

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Surgery of the Digestive System, in compliance with legal requirements and the regulations of the Federal Council of Medicine - CFM and the Brazilian Medical Association - AMB;

X. To represent its members' rights and interests judicially and extrajudicially before public or private bodies;

XI. To publish a Scientific Journal in the field of Digestive System Surgery and related areas, distributed in print and/or digital form to members and accredited libraries, and/or to assign editorial rights to third parties, as well as to publish other publications of interest to its members, either by its own means or through third parties;

XII. To manage the administrative and financial aspects of its activities, business, and assets;

XIII. To administer the resources obtained, including but not limited to those arising from membership fees, donations, sponsorships, business activities, and others resulting from its operations, employing them in a manner that enables the maintenance and development of its social purposes;

XIV. To represent, through its National Board, the specialty of Digestive System Surgery before the Brazilian Medical Association - AMB and other related and relevant entities.

CHAPTER III – MEMBERS

Article 3 - CBCD is composed of members, natural persons or legal entities, with an unlimited number of Brazilian and foreign members:

Article 4 - The categories of CBCD members shall be the following:

I. Founding Members (FCBCD) are the physicians who participated in the founding of CBCD and are listed at the end of these Bylaws;

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II. Honorary Members (HnCBCD) are physicians residing in the country, of proven - professional and ethical - merit, who are nominated and approved by the CBCD Board, as well as former CBCD Presidents;

III. Specialist Members (TeCBCD) are physicians specialized in digestive system surgery who have taken and passed the examinations to obtain the Specialist Title in Digestive System Surgery granted by CBCD and who meet the requirements set forth in Chapter II of the CBCD Internal Regulations;

IV. Full Members (TCBCD) are physicians graduated for at least five (5) years with proof of adequate training in the area through a certificate of residency in General Surgery or Digestive System Surgery for a period no less than two (2) years, granted by a program recognized by the National Commission for Medical Residency (CNRM) and/or other programs recognized by CBCD, and who meet the requirements set forth in Chapter II of the CBCD Internal Regulations;

V. Affiliated Members (ACBCD) are physicians or health professionals, duly registered with their respective Regional Professional Council, interested in the specialty of Digestive System Surgery and who meet the requirements set forth in Chapter II of the CBCD Internal Regulations;

VI. Emeritus Members (ECBCD) are Full Members or Specialist Members who have reached the minimum age of seventy (70) and have ten (10) consecutive years of membership dues payments, or the minimum age of seventy (70) with twenty (20) non-consecutive years of membership dues payments, while retaining all their statutory rights and duties;

VII. Residents (ReCBCD) are physicians enrolled in residency programs in General Surgery or Digestive System Surgery who are undergoing training in the specialty until they meet the basic requirements to join one of the membership categories described above, and who meet the requirements set forth in Chapter II of the CBCD Internal Regulations;

VIII. Undergraduate Students (AcCBCD) are students enrolled in undergraduate programs in medicine or health sciences at an accredited educational institution in Brazil, who are interested in the specialty of Digestive System Surgery and who meet the requirements set forth in Chapter II of the CBCD Internal Regulations;

IX. Benefactors are individuals or legal entities, Brazilian or foreign, residing in Brazil or abroad, nominated and approved by the Board of Directors, who have significantly

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Notary Stamp

Artigas, Guilherme Eurico Bastos da Cunha, Hélio Barbosa, Hélio Moreira, Henrique Ribeiro Neto, Henrique Walter Pinotti, Ivan Cecconello, Jesus Panchacon, João Batista Marchesini, Joaquim Gama-Rodrigues, Jonas de Faria Castro Filho, José Alfredo Reis Neto, Loreno Brentano, Luiz Rohde, Luiz Sérgio Leonardi, Mareei C.C. Machado, Marcos F. Moraes, Osvaldo Malafaia, Pedro Henrique Saraiva Leão, Reginaldo Ceneviva, William Abrão Saad and Zenon Rocha.

Article 70 - This Bylaws, with the approved reforms and amendments, revokes the previous ones and comes into effect on the date of its approval.

São Paulo, November 25, 2023

----//signature//----
Dr. Antonio Carlos Ligocki Campos
President of CBCD

----//signature//----
Dr. Francine Voltarelli Curtolo de Souza
OAB/SP No. 185.480

2nd Civil Registry Office of Legal Entities of the Capital of SP
TITLE NOT REGISTERED
Previously registered on: DEC 05 2023
Under the No. :33867

Suellen Sant'anna

26th

Authorized Clerk

Inspection Seal

Praça João Mendes, 42 – 1st Floor
ZIP Code 01501-000 – São Paulo – SP
Phones: (11)3111-9700
26@26notas.com.br

26th Notary Office
Paulo Roberto Gaiger Ferreira

I acknowledge and certify, at the bearer's request, by SIMILARITY, the signature of:
[LDYuUh49] – ANTONIO CARLOS LIGOCKI CAMPOS . . . . . .
. . . . . .
. . . . . .
. . . . . .
São Paulo, December 5, 2023

----//signature//----

(R$ 8.00 per rec)
Seal(s): 1044AA0441212

Valid only with authenticity seal

Suellen Sant'anna
Authorized Clerk

I, André Vinicius Inacio Penna Mello, certify that the professional translation of this document from Portuguese to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.

Date: May 21, 2025.

Presidente
Antônio Carlos L. Campos
Vice-presidente
Paulo Herman

Secretário Geral
Wellington Andraus
Secretário Adjunto
Claudemiro Quizere Jr.

Tesoureiro Geral
Rubens A. A. Sallum
Tesoureiro Adjunto
Osvaldo Antônio Prado Castro

Diretor Científico
Paulo Nassif
Vice-diretor Científico
Orlando Jorge Martin Torres

Diretor de Comunicação
Ramiro Colleoni Neto
Diretor de Defesa Profissional
Ronaldo Mafia Cuenca
Vice Diretor de Defesa Profissional
Fernando Antônio Siqueira Pinheiro
Diretor de Educação Continuada
Ulysses Ribeiro Jr.
Diretor de Relações Internacionais
Richard R. Gurski
Diretor do TECAD
Marco Aurelio Santo
Diretor Adjunto do TECAD
Fabricio Ferreira Coelho
Diretor de Pós Graduação
Jurandir Marcondes Ribas Filho

Vice-Presidentes das Regiões do País
Norte: Rafael José Romero Garcia
Nordeste: Álvaro A. Bandeira Ferraz
Centro-Oeste: José Eduardo de A. Nascimento
Sudeste: Marcelo Enne de Oliveira
Sul: Júlio César Wiederkehr

Presidente Biênio 2025/2026

COLÉGIO BRASILEIRO DE CIRURGIA DIGESTIVA CBCD

CNPJ: 61.569.372/0001-28

ESTATUTO SOCIAL

CAPÍTULO I - DA DENOMINAÇÃO, SEDE E DURAÇÃO

Artigo 1º - O Colégio Brasileiro de Cirurgia Digestiva, doravante simplesmente designado como CBCD, fundado em 22 de julho de 1988, é uma associação civil, sem fins lucrativos, com caráter científico, representativa dos médicos a ele associados, independente de classe social, nacionalidade, gênero, raça, cor e crença religiosa, com sede e foro na cidade de São Paulo, Estado de São Paulo, situado à Avenida Brigadeiro Luiz Antônio, nº 278, 6º andar, salas 10 e 11, CEP 01318-901 e constituído por tempo indeterminado.

Parágrafo Único - O CBCD qualifica-se como associação de especialidade médica, assim reconhecida pela Associação Médica Brasileira - AMB e pelo Conselho Federal de Medicina - CFM, representando, com exclusividade em todo território nacional, os profissionais médicos associados que exercem a especialidade.

PRENOTADO
J-SP

videolaparoscópica, bem como Habilitação em Cirurgia Oncológica do Aparelho Digestivo e em Cirurgia Robótica do Aparelho Digestivo, obedecidas as determinações legais, assim como as normas do Conselho Federal de Medicina – CFM e da Associação Médica Brasileira - AMB;

X. Representar judicial e extrajudicialmente, perante órgãos públicos ou privados, os direitos e interesses de seus Associados;

XI. Editar Revista Científica no âmbito da especialidade de Cirurgia do Aparelho Digestivo e áreas afins, e distribuída em sua forma impressa e/ou digital, aos Associados e bibliotecas credenciadas, e/ou ceder os direitos editoriais à terceiros, bem como editar outras publicações de interesse de seus associados, por meios próprios ou de terceiros;

XII. Promover a gestão administrativa e financeira de suas atividades, negócios e bens próprios;

XIII. Administrar os recursos obtidos, inclusive, mas não se limitando, àqueles oriundos de contribuições associativas, doações, patrocínios, negócios e outros decorrentes de suas atividades, empregando-os de forma a viabilizar a manutenção e o desenvolvimento de suas finalidades sociais;

XIV. Representar, através de sua Diretoria Nacional, a especialidade de Cirurgia do Aparelho Digestivo, perante a Associação Médica Brasileira - AMB e nas demais entidades correlatas e pertinentes.

CAPÍTULO III – DOS ASSOCIADOS

Artigo 3° - O CBCD é constituído por associados, pessoas físicas ou jurídicas, em número ilimitado de associados brasileiros e estrangeiros.

Artigo 4° - Serão categorias de associados do CBCD as seguintes:

I.Fundadores (FCBCD), são os médicos que participaram da fundação do CBCD e listados ao final do presente Estatuto;

II. Honorários (HnCBCD), são médicos residentes no País, de comprovado mérito - profissional e ético – e indicados e aprovados pela Diretoria do CBCD, bem como os Ex-Presidentes do CBCD;

III. Titulares Especialistas (TeCBCD), são médicos cirurgiões do aparelho digestivo que se submeteram e foram aprovados nas provas para obtenção do Título de Especialista em Cirurgia do Aparelho Digestivo concedido pelo CBCD e que se enquadrem nos requisitos previstos no Capítulo II do Regimento Interno do CBCD;

IV. Titulares (TCBCD), são médicos graduados há pelo menos 05 (cinco) anos e com comprovação de treinamento adequado na área, através de certificado de residência em Cirurgia Geral ou em Cirurgia do Aparelho Digestivo com período não inferior a 02 (dois) anos, outorgado por programa reconhecido pela Comissão Nacional de Residência Médica – CNRM e/ou outros programas reconhecidos pelo CBCD, e que se enquadrem nos requisitos previstos no Capítulo II do Regimento Interno do CBCD;

V. Afiliados (ACBCD), são médicos ou profissionais da área da saúde, regularmente inscritos no respectivo Conselho Regional da Profissão, interessados na especialidade de Cirurgia do Aparelho Digestivo e que se enquadrem nos requisitos previstos no Capítulo II do Regimento Interno do CBCD;

VI. Eméritos (ECBCD), são Associados Titulares ou Titulares Especialistas que tenham completado a idade mínima de 70 (setenta) anos e 10 (dez) anos de ininterrupta contribuição associativa ou a idade mínima de 70 (setenta) anos e 20 (vinte) anos alternados de recolhimento de contribuição associativa, conservando-se todos os seus direitos e deveres estatutários;

VII. Residentes (ReCBCD), são médicos residentes em Cirurgia Geral ou em Cirurgia do Aparelho Digestivo e que estejam em treinamento na especialidade, até completaram os requisitos básicos para o ingresso nas categorias supra descritas, e que se enquadrem nos requisitos previstos no Capítulo II do Regimento Interno do CBCD;

VIII. Acadêmicos (AcCBCD), são os estudantes de graduação, em instituição de ensino autorizada em território nacional, em medicina e da área da saúde, interessados na especialidade de Cirurgia do Aparelho Digestivo e que se enquadrem nos requisitos previstos no Capítulo II do Regimento Interno do CBCD;

IX. Beneméritos, são pessoas físicas ou jurídicas, brasileiras ou estrangeiras, residentes no País

Damerau, Fernando Barroso, Giocondo Vilianova Artigas, Guilherme Eurico Bastos da Cunha, Hélio Barbosa, Hélio Moreira, Henrique Ribeiro Neto, Henrique Walter Pinotti, Ivan Cecconello, Jesus Pan-Chacon, João Batista Marchesini, Joaquim Gama-Rodrigues, Jonas de Faria Castro Filho, José Alfredo Reis Neto, Loreno Brentano, Luiz Rohde, Luiz Sérgio Leonardi, Mareei C.C. Machado, Marcos F. Moraes, Osvaldo Malafaia, Pedro Henrique Saraiva Leão, Reginaldo Ceneviva, William Abrão Saad e Zenon Rocha.

Artigo 70 - O presente Estatuto Social com as reformas e emendas aprovadas revoga os anteriores e entra em vigor na data de sua aprovação.

São Paulo, 25 de novembro de 2023

Dr. Antonio Carlos Ligocki Campos
Presidente CBCD

Francine V. C. Souza

Dra. Francine Voltarelli Curtolo de Souza

OAB/SP nº 185.480

2º Oficial de Registro Civil de Pessoa Jurídica da Capital de SP
TÍTULO NÃO REGISTRADO
Prenotado em 05 DEZ 2023
Sob nº 183867



Praça João Mendes, 42 - 1º andar
CEP 01501-000 - São Paulo - SP
Fones: (11) 3111-9700
26@26notas.com.br

26º Tabelionato de Notas
Paulo Roberto Gaiger Ferreira

Reconheço e dou fé, a pedido do portador, por SEMELHANÇA, a assinatura de:

LLDYuUh491-ANTONIO CARLOS LIGOCKI CAMPOS.....

São Paulo, 05 de Dezembro de 2023

(R$8,00 por rec)

Selo(s):1044AA0441212

Válido somente com selo de autenticidade

Suellen Sant'anna
Escrevente Autorizada

Rubens Antonio Aissar Sallum

MONITOR NAME

UPDATE LATTES

Graduated in Medicine from the Faculty of Medicine of USP (1982), Medical Residency in General Surgery (1984) and Digestive System Surgery (1986) at the Hospital das Clínicas of the Faculty of Medicine of USP, Preceptor of Digestive System Surgery (1987) Assistant Physician of the Esophageal Surgery Service of the Hospital das Clínicas of FMUSP (1989-2007) Doctorate in Medicine (Digestive System Surgery) from the University of São Paulo (1996). Full Professor of the Discipline of Digestive System Surgery - FMUSP 2015. Former Full Member of the Department of Abdominal Surgery of Hospital ACCamargo (1998 to 2008) Currently he is Director of the Esophageal Surgery Service of the Hospital das Clínicas of the Faculty of Medicine of USP. Specialist titles in: Intensive Care, Digestive System Surgery, Coloproctology, and Qualification in Videosurgery of the Digestive System and Advanced Robotic Surgery. Former Director for two terms on the World Executive Committee of ISDE (International Society for Diseases of the Esophagus). Current Director of the Southeast Region of CBCD - Brazilian College of Digestive Surgery.

Information collected from Lattes on 04/07/2025



Prof. Dr. Paulo Herman is currently the Chief of the Liver Surgery and Portal Hypertension Service at the Hospital das Clínicas, School of Medicine, University of São Paulo, and an Associate Professor in the Department of Gastroenterology. He graduated in Medicine from the University of São Paulo and completed his residency in General Surgery and Digestive System Surgery at the Hospital das Clínicas, FMUSP. He holds a PhD in Medicine from the University of São Paulo (1997) and is a Full Professor from the University of São Paulo (2007). He has experience in Medicine, with an emphasis on Gastroenterological Surgery, working primarily in hepatobiliary and pancreatic surgery. His research interests include the study of the hemodynamics of portal hypertension and the study of histological and molecular prognostic factors in liver metastases from colorectal cancer.

Email: pherman@uol.com.br

Access Prof. Dr. Paulo Herman's Lattes CV

Access the Pubmed works of Prof. Dr. Paulo Herman

Marco Aurelio Santo

Address to access this CV: http://lattes.cnpq.br/5427221669223755
ID Lattes: **5427221669223755**
Last updated: 21/03/2025

Associate Professor of the Discipline of Digestive System Surgery at the Faculty of Medicine of the University of São Paulo, with Associate Professorship from the University of São Paulo (2014), he is Director of the Bariatric and Metabolic Surgery Unit at the Hospital das Clínicas of the Faculty of Medicine of São Paulo. USP. Graduated in Medicine from the University of São Paulo (1985), Master's (1995) and Doctorate (2000) in Digestive System Surgery from the University of São Paulo and Post-doctorate as Research Fellow at the University of Southern California, in Los Angeles during the year 2004. Specialist in Digestive System Surgery and full member of the Brazilian College of Digestive Surgery (CBCD), is a full member of the Brazilian College of Surgeons (CBC), Brazilian Society of Bariatric and Metabolic Surgery (SBCBM), Brazilian Association of Gastric Cancer (ABCG), Brazilian Society of Laparoscopic and Robotic Surgery (SOBRACIL) and International Societies: American Society for Bariatric and Metabolic Surgery (ASBMS), Society for Surgery of the Alimentary Tract (SSAT) and the International Federation for Surgery of Obesity and Metabolic Disorders (IFSO). Participated in more than 138 Judging Committees for Masters, Doctorates and Competitions. He has more than 160 articles published in National and International Medical Journals, with more than 380 works presented at National and International Medical Congresses. Author of 63 national and 15 international book chapters. He gave more than 400 lectures at medical courses and events. Supervised 7 scientific initiation students; 6 Master's and 6 Doctoral students, co-supervised. Currently supervises 1 scientific initiation student, 1 master's degree and 2 doctorates. He is part of the Executive Committee of the National Board and is President of the Specialist Title Committee of the Brazilian College of Digestive Surgery - CBCD. It has important lines of research related to obesity, bariatric and metabolic surgery, with assistance activities especially focused on laparoscopic and robotic surgery. **(Text informed by the author)**

Jurandir Marcondes Ribas Filho

MONITOR NAME

UPDATE LATTES

He holds a degree in Medicine from the Evangelical Faculty of Paraná (1977), a degree in Medical Internship from the Evangelical University Hospital of Curitiba (1977), a Master's degree in Postgraduate Course in Morphology from the Federal University of Paraná (1983), a Master's degree in Postgraduate Course in Clinical Surgery from the Federal University of Paraná (1987) and a Doctorate in Postgraduate Course in Clinical Surgery from the Federal University of Paraná (1994). He is currently a Full Professor at the Evangelical Faculty of Paraná, Collegiate Member (Master's and Doctorate) of the Evangelical Faculty of Paraná, Full Member of the Paraná Academy of Medicine, Full Member - Brazilian College of Surgeons, Full Member - Brazilian College of Digestive Surgery, Fellow of the International College of Surgeons, Former President of the Medical Association of Paraná, Former Master of the Chapter of the Brazilian College of Surgeons of the Paraná Chapter, Former President of the Brazilian College of Digestive Surgery Chapter of Paraná, Former Academic Director of the Brazilian Medical Association; Consultant of CAPES (1996-2000). He is currently Vice-President of the Brazilian Medical Association - South Central Region. Member of the Editorial Board of the Journal of the Medical Association of Paraná; Brazilian Archives of Digestive Surgery - ABCD; Consultant Reviewer of SciELO Brazil / BIREME. In 2011 he received the Honorary Honor of Curitiba, by the City Council. Areas of interest: General Surgery and Digestive System Surgery.

DR. WELLINGTON ANDRAUS

gPkPOQ/featured)

Performance

- Affiliated Professor at the ABC School of Medicine
- Full Professor of the Department of Gastroenterology at FMUSP (2013)
- Professor of the USP Graduate Program
- Surgeon (since 2001) and Coordinator of the Liver Transplant Service (since 2014) at the University of São Paulo Hospital das Clínicas – HCFMUSP
- Deputy Treasurer, Brazilian College of Digestive Surgery

My Training and Specializations

- Graduated in Medicine from the State University of Londrina (1996)
- Medical Residency in General Surgery at the University of São Paulo (1997-1999)
- Medical Residency in Digestive System Surgery at the University of São Paulo (1999-2001)
- Specialist in Digestive System Surgery from the Brazilian College of Digestive Surgery (2000)
- Qualification in Videosurgery of the Digestive System by the Brazilian College of Digestive Surgery (2001)
- Preceptor in the Digestive System Surgery Discipline, HCFMUSP (2001)
- Qualification in Oncological Surgery from the Brazilian College of Digestive Surgery (2002)
- Master's Degree in Medicine (Digestive System Surgery) from the University of São Paulo (2003)

- Specialization in Hepatobiliary Surgery from Hôpital Beaujon, Paris, France (2006-2007)
- Fellowship in Living Donor Liver Transplantation – ASAN MEDICAL CENTER, Seoul, South Korea (2008)

gPkPOQ/featured)

Awards

- Madame Durocher Award. Work: “World’s First Birth After Uterine Transplantation with a Deceased Donor,” ANM – National Academy of Medicine
- Uterine Sputum with Deceased Donor”, ANM – National Academy of Medicine

Member

- Member of the Societies: Brazilian College of Surgeons (CBC)
- Brazilian College of Digestive Surgery (CBCD)
- Brazilian Association of Organ Transplantation (ABTO)
- Brazilian Society of Hepato-Pancreato-Biliary Surgery (SBC-HPB)
- São Paulo Association for the Study of the Liver (APEF)
- International Liver Transplantation Society (ILTS)
- Americas Hepato-Pancreato-Biliary Association (AHPBA)
- International Hepato-Pancreato-Biliary Association (IHPBA)

gPkPOQ/featured)



(51) 3028.1020 | (51) 996175.0610 | (51) 996175061

Av. Cristóvão Colombo, 3060 – Floresta, Porto Alegre – RS, 90560-002 | Estacionamento Conveniado

Dr. Richard Ricachenevsky Gurski



Dr. Richard Ricachenevsky Gurski

Surgeon

CREMERS: 15201

- Graduated in Medicine from the Federal Faculty of Medical Sciences Foundation of Porto Alegre (1986).
- Master's degree in Medicine and Surgery from the Federal University of Rio Grande do Sul (1994).
- PhD in Medicine: Medical Sciences from the Federal University of Rio Grande do Sul (1999).
- Post-doctorate abroad (PDE), with a CNPq scholarship, carried out at the University of Southern California – Los Angeles – USA (2001-2002) in the area of esophageal-gastric diseases.
- Associate Professor II of the Department of Surgery at FAMED-UFRGS since August 2010.
- Head of the Department of Surgery at FAMED-UFRGS from 2017 to 2021.
- Professor of the Postgraduate Course in Surgery since 2000 and Professor of the Postgraduate Course in Gastroenterology at UFRGS since 2011.
- Coordinator of the Esophageal, Stomach and Intestine Surgery Group at HCPA.
- Scientific Director of the Brazilian College of Digestive Surgery.
- Full Member and Specialist in General Surgery from the Brazilian College of Surgeons – CBC.
- Full Member and Specialist in digestive surgery at the Brazilian College of Digestive Surgery – CBCD.
- Qualification in the area of Videolaparoscopic Surgery by CBC.
- Qualification in the Area of Oncological Surgery by CBC.
- Qualification in the Area of Trauma Surgery and Instructor by ATLS – American College of Surgeons.
- Coordinator of the Center for Diagnosis and Treatment of Gastroesophageal Reflux Disease at IAD.
- Member of SSAT – Society for Surgery of the Alimentary Tract.
- Member of ISDE – International Society of Diseases of The Esophagus.
- Member of the Editorial Board of the Journal of the Brazilian College of Surgeons and Scientific Reviewer of the following International Journals:
- Gastroenterology Research and Practice, Diseases of the Esophagus, Expert Review of Gastroenterology and Hepatology.

Consult the Lattes CV http://lattes.cnpq.br/1240476249670022

Agende um horário

3028.1020

contato@iad.com.br

INDIVIDUAL

Antonio Carlos Ligocki Campos

MONITOR NAME UPDATE LATTES

Full Professor in the Department of Surgery at the Federal University of Paraná. Former Adjunct Professor in the Department of Nutrition at the Federal University of Paraná. Former Assistant Professor and Fellow in the Department of Surgery at the State University of New York, USA. Former Fellow in the Department of Surgery at the University of Montpellier, France. Master's and PhD in Clinical Surgery from the Federal University of Paraná. President of the Brazilian Society of Parenteral and Enteral Nutrition (1997-99) and President of the Latin American Federation of Parenteral and Enteral Nutrition - FELANPE (1999-2001). Former Master of the Paraná Chapter of the Brazilian College of Surgeons, the Brazilian College of Digestive Surgery, and the Paraná Society of Gastroenterology. Author of the books The Surgeon Trainer (1991), The Surgical Clinics of North America (1996), Nutrition in Surgery (2001) and Treatise on Nutrition and Metabolism in Surgery (2012). General Director of the Hospital de Clínicas of the Federal University of Paraná (1997/98) and Medical Director of the Hospital Nossa Senhora das Graças de Curitiba (2003-05). He participated in 463 events as a speaker, published 203 full scientific articles published in journals and 66 book chapters in dissertations and 29 doctoral theses, in addition octoral conclusion committees. Holder of Chair ent of the Brazilian College of Digestive Surgery

Agentes de IA Avançados para Tarefas Simples e Complexas.

24

Abrir

Academic

ACADEMIC BACKGROUND

2025 – 2026 Regionals Directorates



Paulo Kassab
President



Marco Aurélio Santo
Vice President



Richard Ricachenevsky Gurski
Secretary General



Wellington Andraus
Deputy Secretary



Osvaldo Antonio Prado Castro
Treasurer



Fernando Antonio Siqueira Pinheiro
Deputy Treasurer

2nd Notary Public Office of Deeds and Documents and Civil Registry of Legal Entities of the District of São Paulo
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REGISTRATION FOR PURPOSES OF PUBLICITY AND ENFORCEABILITY AGAINST THIRD PARTIES

No. 161.540 of 08/18/2022

I hereby certify and attest that the paper document, consisting of **77 (seventy-seven) pages**, was submitted on 08/16/2022, duly recorded under protocol no. 178.114, electronically registered under no. **161.540**, and annotated in registration no. 29.028 in Registration Book A of this 2nd Civil Registry of Legal Entities of the District of São Paulo, on this date.

Name
BRAZILIAN COLLEGE OF DIGESTIVE SURGERY – CBCD
CNPJ No. 61.569.372/0001-28

Nature:
NEW BYLAWS

São Paulo, August 18, 2022

----//signature//----
Magali Martins Cardoso
Deputy Registrar

This certificate is an **integral and inseparable** part of the registration of the document described above.

Fees	State	Department of Finance	Civil Registry	Court of Justice
R$551.03	R$157.08	R$107.90	R$29.38	R$37.57
Public Prosecutor's Office	ISS (Tax on Service)	Transportation	Other Expenses	Total
R$26.73	R$11.55	R$0.00	R$0.00	R$921.24

To verify the full content of the document, visit the website: **servicos.cdtsp.com.br/validarregistro** and enter the key below or use a QR code reader.

00200945864372512

To verify the authenticity of this document, scan the printed QR Code or access the following website: **https://selodigital.tjsp.br**

Digital Seal
1126494PJDCDDDD33300BA22D

BRAZILIAN COLLEGE OF DIGESTIVE SURGERY CBCD

CNPJ: 61.569.372/0001-28

INTERNAL REGULATIONS

CHAPTER I – PRELIMINARY PROVISIONS

Article 1 - The Internal Regulations of the Brazilian College of Digestive Surgery - CBCD is a complementary set of rules to the CBCD's Bylaws, aimed at regulating and detailing the organization and internal procedures of the Entity.

Sole paragraph - It is the responsibility of the CBCD Executive Board to draft and approve, by majority of its members, this Internal Regulations, as well as to propose reforms and/or amendments, when appropriate, subject to the approval of the General Assembly.

CHAPTER II – MEMBERS OF CBCD

Article 2 - CBCD is composed of members, natural persons or legal entities, with an unlimited number of Brazilian and foreign members, in the following categories: Founding Members, Honorary Members, Full Specialist Members, Full Members, Residents, Undergraduate Students, Benefactors, and Foreign Members, in accordance with the statutory provisions set forth in Chapter III of the CBCD Bylaws.

Stamp

Sole paragraph - The member shall enjoy rights and have obligations without distinction of sex, color, religion, or political party affiliation.

Article 3 - The admission of Members shall be made through a formal application by the interested party to the CBCD and shall be submitted for approval by the National Board, in compliance with the terms and conditions set forth in the CBCD Bylaws and in this Internal Regulations, as well as respecting the conditions established for the categories of Members.

Paragraph 1 - The membership application referred to in the heading of this article may be obtained and completed on the official CBCD website and must be submitted along with the required documentation for each membership category.

Paragraph 2 - The membership admission application must be accompanied by the candidate's curriculum vitae and a letter of recommendation and introduction signed by up to 03 (three) founding members, and/or emeritus members, and/or specialist full members, and/or full members of the CBCD.

Article 4 – The **Founding Members** (FCBCD) are the physicians who participated in the founding of CBCD and are listed at the end of these Bylaws;

Article 5 – The **Honorary Members** (HnCBCD) are physicians who, throughout their professional lives, have demonstrated a high technical and ethical standard and who, at the discretion of the CBCD, serve as examples to their peers.

Article 6 - **Specialist Members** (TeCBCD) are physicians specialized in digestive system surgery who have taken and passed the examinations to obtain the Specialist Title in Digestive System Surgery granted by CBCD and must submit a copy of the specialist title upon joining the CBCD.

Stamp

Sole paragraph - To join the CBCD, the following documents must be submitted:

1. Letter of Introduction signed by three founding members and/or emeritus members and/or specialist members and/or full members;

2. Copy of ID and CPF or Driver's License;

3. Copy of CRM (Regional Council of Medicine registration);

4. Curriculum Vitae;

5. CBCD Specialist Title - TECAD.

Article 7 - Full Members (TCBCD) are physicians graduated for at least five (5) years with proof of adequate training in the area through a certificate of residency in General Surgery or Digestive System Surgery for a period no less than two (2) years, granted by a program recognized by the National Commission for Medical Residency and/or other programs recognized by CBCD, according to CBCD's Internal Regulations.

Sole paragraph - To join the CBCD, the following documents must be submitted:

1. Letter of Introduction signed by three founding members and/or emeritus members and/or specialist members and/or full members;

2. Copy of ID and CPF or Driver's License;

3. CRM;

4. Curriculum Vitae;

5. Graduation certificate;

6. Certificate of residency in General Surgery or Digestive System Surgery recognized by the CNRM or Specialist Title granted by other entities related to CBCD and recognized by the AMB (other specialties/fields of practice);

Stamp

7. Have at least 02 (two) of the following conditions:

Copy of the Full Member declaration of the CBC and/or certificate of specialist title in General Surgery recognized by the CBC and/or certificate of doctorate, habilitation, and full professor in surgery. (MD/PhD)

Article 8 – The **Emeritus Members** (ECBCD) are Full Members or Full Specialist Members who have reached the minimum age of 75 (seventy-five) years and have maintained 05 (five) consecutive years of membership contributions or 10 (ten) years of contributions, even if non-consecutive, while retaining all their rights.

Article 9 - **Residents** (ReCBCD) are physicians enrolled in residency programs in General Surgery or Digestive System Surgery who are undergoing training in the specialty until they meet the basic requirements to join one of the membership categories described above.

Sole paragraph - To join the CBCD, the following documents must be submitted:

1. Copy of ID and CPF or Driver's License;

2. Copy of CRM;

3. Curriculum Vitae;

4. Graduation certificate;

5. Declaration stating that they are currently enrolled in a residency program in Digestive Surgery.

Article 10 - Academic Members (AcCBCD) are medical undergraduate students who are interested in the specialty of Digestive Surgery, either individually or as part of specialty academic leagues.

Stamp

Sole paragraph - To join the CBCD, the following documents must be submitted:

1. Declaration of current enrollment in an undergraduate program;

2. Copy of ID and CPF or Driver's License;

3. Curriculum Vitae.

Article 11 - **Benefactors** are individuals or legal entities who have significantly contributed to CBCD and rendered outstanding services to Medicine, demonstrating unquestionable integrity.

Article 12 - **Foreign Members** are foreign physicians, digestive surgeons, or professionals engaged in related fields in their country, who have distinguished themselves in advancing Digestive Surgery and have rendered outstanding services to medicine and/or to CBCD.

Article 13 - The rights of the Members are:

I. To vote and be voted for in the elections for the elective positions of the CBCD and in the General Meetings, except for Affiliate Members, Resident Members, Benefactors, and Foreign Members, provided they are current with their membership dues by the date set for the election, in accordance with this Bylaws and the CBCD Internal Regulations;

II. Enjoy all prerogatives, services, and benefits offered by the CBCD, as provided in this Bylaws and its Internal Regulations;

III. File an appeal with the General Assembly against any act/decision of the National Board or the Fiscal Council, when considering themselves harmed by their decisions;

IV. Participate in all scientific, social, cultural, community, and advocacy activities of the CBCD;

V. Apply for the CBCD Specialist Title in Digestive System Surgery,

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appeal to the Ordinary General Meeting.

Article 18 - Any member has the right to withdraw from the CBCD membership whenever they deem it necessary, by submitting a formal resignation request, either in print or by email, addressed to the CBCD National Board, which will arrange for the cancellation of their membership.

Article 19 - The CBCD Members are not directly or indirectly liable for the obligations assumed by CBCD.

CHAPTER III – STRUCTURE

Article 20 - The CBCD is composed of: Central Core; Regional Branches; Chapters; and Related Associations.

Article 21 - The CBCD shall have a Central Core located in the city of São Paulo, which will serve as the base for the development of the strategies defined as its purposes by the General Assemblies.

Sole paragraph - To fulfill its duties, the Central Core shall have administrative support according to its needs.

Article 22 - There shall be 05 (five) CBCD Regional Divisions corresponding to the 05 (five) geographical regions of the country: North, Northeast, Southeast, Midwest, and South, each represented by a Regional Vice President elected by direct vote as part of the same slate as the winning National and Executive Board and Fiscal Council.

Sole paragraph - The Regional headquarters shall be rotating according to the city of origin of the acting Vice-President.

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Article 23 - The Chapters are activity centers of the CBCD and are responsible for collaborating with the National Board in planning and executing activities aimed at fulfilling the social purposes of the CBCD.

Paragraph 1 - The Chapters may be equal in number to the federal states of Brazil and the Federal District, and Sectionals shall also be permitted.

Paragraph 2 - The Chapters will not have their own legal personality, nor administrative and financial autonomy; they will only have scientific and cultural autonomy, being administratively and financially subordinate to the CBCD National Board.

Paragraph 3 - The Chapters are prohibited from making decisions without the prior and express consent of the CBCD Executive Board.

Article 24 - The Chapters may operate in each of the States and in the Federal District, bearing the name of the corresponding Federative Unit, and their headquarters shall always be located in the Capital of the respective State or in the Federal District.

Article 25 - Chapters and Chapter Sections may be created, at the discretion of the National Board, whenever there are at least 06 (six) Founding, Emeritus, Full Specialist, and Full Members.

Article 26 - It is the prerogative of the National Board to appoint and designate the President of each Chapter, with the responsibility of choosing the other members of the Chapter's board being delegated to the President, whose term will end concurrently with that of the National Board.

Sole paragraph - The composition of the Chapters' Board must be filled by CBCD Members who are up to date with their social obligations.

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Article 27 - The Board shall be composed of a President, Secretary, and Treasurer.

Article 28 - It is the responsibility of the Chapter Board to:

I. Manage activities in the respective geographic unit;

II. Collaborate with the National Board in the preparation and promotion of events held in the Chapter's area;

III. Maintain ongoing contact with the National Board;

IV. Submit to the National Board an annual report of all Chapter activities by March 31 of the following year, as well as any financial statements and expenses.

Article 29 - According to financial and budgetary criteria and availability, the National Board may allocate funds to the Chapters for organizing events and courses.

Article 30 - The Associations Related to the Digestive System, private legal entities, nonprofit, and that do not represent medical specialty areas recognized by the Brazilian Medical Association, may affiliate with the CBCD.

Article 31 - To affiliate with the CBCD, the Association Related to the Digestive System must be a private legal entity, nonprofit, have its own legal personality, be governed by its own Articles of Association, and operate at a national or international level.

Sole paragraph - The Associations Related to the Digestive System affiliated with the CBCD must comply with the provisions of the CBCD Bylaws and this Internal Regulation.

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Article 32 - The association related to the digestive system will represent, before the CBCD, all activities pertaining to its area of expertise, and its rules will be respected by the CBCD.

Article 33 - Members of the Association related to the digestive system may belong to the CBCD membership roster, provided they comply with the rules of the CBCD Bylaws.

Article 34 - Associations related to the digestive system affiliated with the CBCD must enter into an agreement with the CBCD to grant discounts on membership fee amounts.

CHAPTER IV - ORGANS

Article 35 – The organs of the CBCD are: the General Assembly, the Board of Directors (National and Executive), the Fiscal Council, and the Working Committees, with the positions of the Board of Directors (National and Executive) and the Fiscal Council being elective, and the members of the Working Committees appointed by the Executive Board.

Paragraph 1 - The General Assembly, the Fiscal Council, and the Board of Directors (National and Executive) constitute the collective and governing body of the CBCD, operating in an organic and coordinated manner in accordance with the social objectives of the CBCD.

Paragraph 2 - The Working Committees are complementary and advisory structures to the National Board and shall be as many as necessary for the proper functioning of the CBCD, always aiming at the pursuit of its purposes; they may be permanent and/or special; they shall be composed of CBCD Members and established and appointed by the National Board.

Paragraph 3 - The positions of the Board of Directors (National and Executive) and the Fiscal Council are elective, while the members of the Working Committees shall be appointed by the Executive Board.

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Paragraph 4 - The individuals holding positions within the CBCD shall not receive any remuneration; likewise, no profits, benefits, or bonuses shall be distributed, in any form, to directors, members, or supporters.

Paragraph 5 - The term of office for elected positions within the CBCD shall be 02 (two) years, ending upon the inauguration of their successor.

Paragraph 6 - For the same elected positions, only one consecutive re-election shall be permitted.

Paragraph 7 - The elected positions of the CBCD shall be filled through a direct and secret electoral process, as provided for in these Internal Regulations and in the Bylaws of the CBCD.

SECTION I – GENERAL ASSEMBLY

Article 36 - The General Assembly is the sovereign body of the CBCD, with powers within the limits of the law and the Bylaws of the CBCD, and is composed of the Founding Members, Emeritus Members, Full Specialist Members, and Full Members who are current with their statutory obligations as of the date of the notice of convocation.

Article 37 – The responsibilities of the General Assembly are:

I. To elect the Board of Directors (National and Executive) and the Fiscal Council of the CBCD;

II. To swear in the elected members to the positions of the Board of Directors (National and Executive) and the Fiscal Council;

III. To review and deliberate, at the end of each term, on the report of the financial statements of revenues and expenses for the ended fiscal year, accompanied by the opinion of the Fiscal Council, and on the report of the CBCD activities carried out during the ended fiscal year;

IV. To review, discuss, and deliberate on general matters placed on the agenda;

Stamp

all these candidates must be eligible for their respective positions, pursuant to the Bylaws.

Paragraph 1 - Each member may run for only one position, and candidates are prohibited from holding multiple positions within the same slate or any position in another competing slate.

Paragraph 2 - Only complete slates will be accepted, with the express consent (in writing or by electronic means) of their members.

Paragraph 3 - The submission of slates for registration shall be made to the CBCD Secretariat, either in person or digitally, up to 30 (thirty) days prior to the date set for the elections, upon due protocol at the Secretariat.

Paragraph 4 - The withdrawal or death of any member of the slate(s) already registered shall not affect its eligibility and, if elected, the slate shall proceed with filling the vacant positions in accordance with the Bylaws of the CBCD.

Article 87 - The inauguration of the elected members shall take place at the General Assembly to be held during the CBCD National Congress of the election year and shall be conducted by the outgoing President.

CHAPTER VI - TITLE OF SPECIALIST IN DIGESTIVE SURGERY

Article 88 - The CBCD qualifies as a medical specialty association, duly recognized by the Brazilian Medical Association – AMB and by the Federal Council of Medicine – CFM, representing, exclusively throughout the national territory, the medical professionals associated with it who practice the specialty.

Article 89 - The CBCD's Title of Specialist in Digestive Surgery shall only be granted to CBCD Members.

Stamp

Article 90 - It is the responsibility of the CBCD to grant the CBCD's Title of Specialist in Digestive Surgery to members who meet the legal and regulatory requirements, as well as comply with the terms of the Public Notice, which shall adhere to the following principles:

I. The candidate must have graduated more than 04 (four) years prior to the date of the Public Notice;

II. Submit a curriculum vitae, in the form specified in the Public Notice;

III. Submit to written, academic credentials, and practical examinations;

IV. Submit a statement detailing the surgeries performed by the candidate, as provided for in the Public Notice.

Article 91 - The application must be accompanied by the candidate's curriculum vitae, proof of payment of the fee, and a formal request addressed to the President of the CBCD Specialist Certification Committee.

Article 92 - The examination for the granting of the Specialist Title in Digestive System Surgery by the CBCD shall be held on the date, time, location, and in the manner established by the CBCD and stated in the Public Notice.

Article 93 - The examination board for the practical exam shall be composed of 03 (three) CBCD Full Specialist Members appointed by the Specialist Title Committee.

Article 94 - The regulation of the exams shall be established by the Specialist Title Committee in its manual and published in a Public Notice.

Stamp

CHAPTER VII – FINAL AND GENERAL PROVISIONS

Article 95 - The assets of CBCD consist of movable and immovable property, legacies, donations, sponsorships, and grants of any nature that it may receive from individuals or legal entities, as well as the net income resulting from its statutory activities.

Sole paragraph - The CBCD shall apply all its income, resources, and any operating surpluses entirely within the national territory for the maintenance and development of its statutory objectives.

Article 96 - This Internal Regulation, with the amendments and reforms approved, revokes all previous versions and shall enter into force on the date of its approval.

São Paulo, June 23, 2022

----//signature//----
Dr. Luiz Augusto Carneiro D'Albuquerque

President of CBCD

----//signature//----
Dr. Francine Voltarelli Curtolo de Souza

OAB/SP No. 185.480

12th NOTARY OFFICE JOÃO ALBERTO GAUDENCI

12th NOTARY OFFICE OF SÃO PAULO – SP
Alameda Santos, 1.470 – São Paulo – SP – ZIP Code: 01418-100
JOÃO ALBERTO GAUDENCI – Interim Notary – Phone (11)3549-6277

I acknowledge by similarity one signature without economic value of LUIZ AUGUSTO CARNEIRO D ALBUQUERQUE and attest to its authenticity **********
****
Seal: S11042A0219486
SÃO PAULO, July 14, 2022. Time 12:58 PM
In witness ____ of the truth. Amount R$7.50
CLEBER GONCALVES - CLERK

Inspection Seal S11042AC0219485

Notary Stamp

I, André Vinicius Inacio Penna Mello, certify that the professional translation of this document from Portuguese to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.

_____ **Date: May 23, 2025.**

Stamp

2º Oficial de Registro de Títulos e Documentos e Civil de Pessoa Jurídica da Comarca de São Paulo

Oficial: Gentil Domingues dos Santos

Rua Senador Paulo Egídio, 72 cj.110 - Sé
Tel.: (11) 3101-5631 - Email: registro@2rtd.com.br - Site:

REGISTRO PARA FINS DE PUBLICIDADE E EFICÁCIA CONTRA TERCEIROS

Nº 161.540 de 18/08/2022

Certifico e dou fé que o documento em papel, contendo 77 **(setenta e sete) páginas**, foi apresentado em 16/08/2022, o qual foi protocolado sob nº 178.114, tendo sido registrado eletronicamente sob nº **161.540** e averbado no registro nº 29.028 no Livro de Registro A deste 2º Oficial de Registro Civil de Pessoas Jurídicas da Comarca de São Paulo, na presente data.

Denominação
COLEGIO BRASILEIRO DE CIRURGIA DIGESTIVA CBCD
CNPJ nº 61.569.372/0001-28

Natureza:
NOVO ESTATUTO

São Paulo, 18 de agosto de 2022

Magali Martins Cardoso
Substituta do Oficial

Este certificado é parte **integrante e inseparável** do registro do documento acima descrito.

Emolumentos	Estado	Secretaria da Fazenda	Registro Civil	Tribunal de Justiça
R$ 551,03	R$ 157,08	R$ 107,90	R$ 29,38	R$ 37,57
Ministério Público	**ISS**	**Condução**	**Outras Despesas**	**Total**
R$ 26,73	R$ 11,55	R$ 0,00	R$ 0,00	R$ 921,24

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Para conferir a procedência deste documento efetue a leitura do QR Code impresso ou acesse o endereço eletrônico:
https://selodigital.tjsp.jus.br

Selo Digital
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COLÉGIO BRASILEIRO DE CIRURGIA DIGESTIVA CBCD

CNPJ: 61.569.372/0001-28

REGIMENTO INTERNO

CAPÍTULO I - DAS DISPOSIÇÕES PRELIMINARES

Artigo 1° - O Regimento Interno do Colégio Brasileiro de Cirurgia Digestiva – CBCD é um regramento complementar ao Estatuto Social do CBCD e que tem como finalidade normatizar e detalhar a organização e os procedimentos internos da Entidade.

Parágrafo único – É atribuição da Diretoria Executiva do CBCD elaborar e aprovar, pela maioria dos seus membros, o presente Regimento Interno, bem como propor reforma e/ou emenda, quando pertinentes, *ad referendum* da Assembleia Geral.

CAPÍTULO II - DOS ASSOCIADOS DO CBCD

Artigo 2° - O CBCD é constituído por associados, pessoas físicas ou jurídicas, em número ilimitado de associados brasileiros e estrangeiros, nas seguintes categorias: Fundadores, Honorários, Titulares Especialistas, Titulares, Eméritos, Residentes, Acadêmicos, Beneméritos e Correspondentes Estrangeiros, conforme disposições estatutárias previstas no Capítulo III, do Estatuto Social do CBCD.

PRENOTADO
2° RCPJ-SP

Parágrafo Único - O associado usufruirá de direitos e terá obrigações sem distinção de sexo, cor, religião ou concepção político partidária.

Artigo 3º - A admissão de Associados se fará mediante requerimento formal do interessado ao CBCD e será submetida à aprovação da Diretoria Nacional, obedecendo-se os termos e as condições previstas no Estatuto Social do CBCD e neste Regimento e respeitando-se as condições previstas nas categorias de Associados.

Parágrafo 1º - O requerimento de filiação previsto no caput deste artigo poderá ser obtido e preenchido no site oficial do CBCD, devendo ser enviado com a documentação necessária para cada categoria associativa.

Parágrafo 2º – O requerimento de admissão associativa deverá estar acompanhado do *curriculum vitae* do candidato e de carta de indicação e apresentação subscrita por até 03 (três) Associados fundadores, e/ou eméritos, e/ou titulares especialistas, e/ou titulares do CBCD.

Artigo 4º - Os **Associados Fundadores** (FCBCD), são os médicos que participaram da fundação do CBCD e listados ao final do Estatuto Social do CBCD.

Artigo 5º - Os **Associados Honorários** (HnCBCD), são médicos que durante sua vida profissional tenham demonstrado elevado padrão técnico e ético e que, a critério do CBCD, sirvam de exemplo aos seus pares.

Artigo 6º - Os **Associados Titulares Especialistas** (TeCBCD), são médicos cirurgiões do aparelho digestivo que se submeteram e foram aprovados nas provas para obtenção do Título de Especialista em Cirurgia do Aparelho Digestivo do CBCD e deverão apresentar na filiação ao CBCD a cópia do título de especialista.

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Parágrafo Único – Para filiação ao CBCD, deverão enviar a seguinte documentação:

1. Carta de Apresentação assinada por três membros fundadores e/ou eméritos e/ou titulares especialistas e/ou titulares;
2. Cópia do RG e CPF ou CNH;
3. Cópia do CRM;
4. Curriculum Vitae;
5. Título de Especialista do CBCD – TECAD.

Artigo 7° - Os **Associados Titulares** (TCBCD), são médicos graduados há pelo menos 05 (cinco) anos e com comprovação de treinamento adequado na área, através de certificado de residência em Cirurgia Geral ou em Cirurgia do Aparelho Digestivo com período não inferior a 02 (dois) anos, outorgado por programa reconhecido pela Comissão Nacional de Residência Médica e/ou outros programas reconhecidos pelo CBCD, conforme Regimento Interno do CBCD.

Parágrafo Único - Para filiação ao CBCD, deverão enviar a seguinte documentação:

1. Carta de Apresentação assinada por três membros fundadores e/ou eméritos e/ou titulares especialistas e/ou titulares
2. RG e CPF ou CNH;
3. CRM;
4. Curriculum Vitae;
5. Certificado de graduação;
6. Certificado de residência em Cirurgia Geral ou em Cirurgia do Aparelho Digestivo reconhecido pelo CNRM ou Título de especialista; outorgado por outras entidades correlatas ao CBCD e reconhecidas pela AMB (outras espec./área de atuação);

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7. Ter pelo menos 02 (duas) das condições abaixo:

   Cópia da declaração de Membro titular do CBC e/ou certificado de título de especialista em Cirurgia Geral reconhecido pelo CBC e/ou certificado de doutorado, livre docência e professor titular em cirurgia. (MD/PhD)

Artigo 8° - Os **Associados Eméritos** (ECBCD) - são Associados Titulares ou Titulares Especialistas que tenham completado a idade mínima de 75 (setenta e cinco) anos e 05 (cinco) anos de ininterrupta contribuição associativa ou 10 (dez) anos de recolhimento, ainda que de forma alternada, da contribuição associativa, conservando-se todos os seus direitos.

Artigo 9° - Os **Associados Residentes** (ReCBCD), são médicos residentes em Cirurgia Geral ou em Cirurgia do Aparelho Digestivo e que estejam em treinamento na especialidade, até completaram os requisitos básicos para o ingresso nas categorias supra descritas.

Parágrafo Único – Para filiação ao CBCD, deverão enviar a seguinte documentação:

1. Cópia do RG e CPF ou CNH;
2. Cópia do CRM;
3. Curriculum Vitae;
4. Cópia do certificado de graduação;
5. Declaração que está cursando a residência em cirurgia do aparelho digestivo.

Artigo 10 – Os **Associados Acadêmicos** (AcCBCD), são os estudantes de graduação de medicina e interessados na especialidade de Cirurgia do Aparelho Digestivo, de forma individual ou como parte de ligas da especialidade.

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Parágrafo Único – Para filiação ao CBCD, deverão enviar a seguinte documentação:

1. Declaração de que está cursando a graduação;
2. Cópia do RG e CPF ou CNH;
3. Curriculum Vitae.

Artigo 11 - Os **Beneméritos**, são pessoas físicas ou jurídicas que de forma significativa colaboraram com o CBCD e prestaram relevantes serviços à Medicina e com indiscutível idoneidade.

Artigo 12 - Os **Correspondentes Estrangeiros**, são médicos estrangeiros, cirurgiões do Aparelho Digestivo ou atividade afim em seu país e tenham se distinguido no progresso da Cirurgia do Aparelho Digestivo e prestado relevantes serviços à medicina e/ou ao CBCD.

Artigo 13 - São direitos dos Associados:

I. Votar, e serem votados, nas eleições para os cargos eletivos do CBCD e nas Assembleias Gerais, exceto os Associados Acadêmicos, Residentes, Beneméritos e Correspondentes Estrangeiros, e desde que estejam quites com as suas contribuiçoes associativas até a data prevista para a eleição, na forma constante neste Estatuto e no Regimento Interno do CBCD;

II. Gozar de todas as prerrogativas, dos serviços e dos benefícios oferecidos pelo CBCD, na forma prevista neste Estatuto e seu Regimento Interno;

III. Interpor recurso à Assembleia Geral contra qualquer ato/decisão da Diretoria Nacional ou do Conselho Fiscal, quando se julgar prejudicado por suas decisões;

IV. Participar de todas as ações científicas, sociais, culturais, comunitárias e de defesa do CBCD;

V. Candidatar-se ao título de Especialista em Cirurgia do Aparelho Digestivo do CBCD,

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recurso à Assembleia Geral Ordinária.

Artigo 18 - É direito de qualquer associado excluir-se do quadro associativo do CBCD, quando julgar necessário, devendo protocolar requerimento formal, impresso ou por e-mail, de demissão, dirigido à Diretoria Nacional do CBCD, que providenciará o cancelamento de sua filiação.

Artigo 19 – Os Associados do CBCD não respondem direta ou indiretamente pelas obrigações sociais assumidas pelo CBCD.

CAPÍTULO III- DA ESTRUTURA

Artigo 20 – O CBCD é constituído por: Núcleo Central; Regionais; Capítulos e Associações Afins.

Artigo 21 - O CBCD terá um Núcleo Central localizado na cidade de São Paulo que servirá de base para o desenvolvimento das estratégias definidas como suas finalidades pelas Assembleias Gerais.

Parágrafo único - Para realização de seus encargos o Núcleo Central contará com suporte administrativo, conforme suas necessidades.

Artigo 22 - Existirão 05 (cinco) Regionais do CBCD relativas às 05 (cinco) regiões geográficas do País: Norte, Nordeste, Sudeste, Centro-Oeste e Sul, representadas por um Vice-Presidente Regional, eleito pelo voto direto e por meio da mesma chapa de Diretoria (Nacional e Executiva) e Conselho Fiscal vencedora.

Parágrafo único - A sede da Regional será rotativa de acordo com a cidade de origem do Vice-Presidente em exercício.

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Artigo 23 - Os Capítulos são núcleos de atividades do CBCD e responsáveis por colaborar com a Diretoria Nacional no planejamento e na execução das atividades que visam cumprir as finalidades sociais do CBCD.

Parágrafo 1º - Os Capítulos poderão ser em igual número ao dos estados federativos do Brasil e Distrito Federal, permitindo-se, ainda Seccionais.

Parágrafo 2º - Os Capítulos não terão personalidade jurídica propria, nem autonomia administrativa e financeira, apenas possuirão autonomia científica e cultural, subordinando-se, administrativa e financeiramente, à Diretoria Nacional do CBCD.

Parágrafo 3º - É vedado aos Capítulos tomarem decisões sem a prévia e expressa anuência da Diretoria do CBCD.

Artigo 24 - Os Capítulos poderão funcionar em cada um dos Estados e no Distrito Federal, recebendo a denominação da Unidade Federativa correspondente e sua sede será sempre na Capital da referida Unidade ou Distrito Federal.

Artigo 25 - Poderão ser criados, à critério da Diretoria Nacional, Capítulos e Seccionais dos Capítulos quando houver pelo menos 06 (seis) Associados Fundador, Emérito, Titular Especialista e Titular.

Artigo 26 – É prerrogativa da Diretoria Nacional indicar e designar o Presidente de cada Capítulo, ficando a cargo deste a escolha dos demais membros da diretoria do Capítulo, cujo mandato se extinguirá concomitantemente com o mandato da Diretoria Nacional.

Parágrafo Único – A composição da Diretoria dos Capítulos deverá ser ocupada por Associados do CBCD em dia com suas obrigações sociais.

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Artigo 27 – A Diretoria será composta de Presidente, Secretário e Tesoureiro.

Artigo 28 - Compete à Diretoria do Capítulo:

I. Dirigir as atividades na respectiva unidade geográfica;

II. Colaborar com a Diretoria Nacional no preparo e promoção de eventos realizados na área do Capítulo;

III. Manter permanente contato com a Diretoria Nacional;

IV. Encaminhar à Diretoria Nacional relatório anual de todas as atividades do Capitulo até 31 de março do ano seguinte, bem como eventual prestação de contas e despesas.

Artigo 29 – Conforme critério e disponibilidade financeira e orçamentária, a Diretoria Nacional poderá disponibilizar aos Capítulos um valor para realizarem eventos e cursos.

Artigo 30 - As Associações Afins ao Aparelho Digestivo, pessoas jurídicas de direito privado, sem fins lucrativos, e que não representem áreas de especialidade médica reconhecidas pela Associação Médica Brasileira, poderão filiar-se ao CBCD.

Artigo 31 - Para filiar-se ao CBCD, a Associação Afim ao Aparelho Digestivo deverá ser pessoa jurídica de direito privado, sem fins lucrativos, possuir personalidade jurídica própria, ser regida por um Estatuto Social próprio e ter atuação de âmbito nacional ou internacional.

Parágrafo Único - As Associações Afins ao Aparelho digestivo filiada ao CBCD deverá cumprir os dispositivos do Estatuto Social do CBCD e deste Regimento Interno.

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Artigo 32 - A associação afim ao aparelho digestivo representará, perante o CBCD, todas as atividades pertinentes a sua área de atuação e suas regras serão respeitadas pelo CBCD.

Artigo 33 - Os Associados da Associação Afim ao aparelho digestivo poderão pertencer ao quadro associativo do CBCD, desde que respeitadas as regras do Estatuto Social do CBCD.

Artigo 34 - As associações Afins ao aparelho digestivo filiadas ao CBCD, deverão firmar convênio com o CBCD para concessão de descontos nos valores das contribuições associativas.

CAPÍTULO IV – DOS ÓRGÃOS

Artigo 35 – São órgãos do CBCD: a Assembleia Geral, a Diretoria (Nacional e Executiva), o Conselho Fiscal e as Comissões de Trabalho, sendo eletivos os cargos de Diretoria (Nacional e Executiva) e do Conselho Fiscal e os membros das Comissões de Trabalho indicados pela Diretoria Executiva.

Parágrafo 1º – A Assembleia Geral, o Conselho Fiscal e a Diretoria (Nacional e Executiva) constituem o corpo coletivo e diretivo do CBCD que atuam de forma orgânica e articulada em função do objetivos sociais do CBCD.

Parágrafo 2º - As Comissões de Trabalho são estruturas complementares e de assessoramento da Diretoria Nacional e serão tantas quanto forem necessárias para o bom andamento do CBCD, sempre buscando a persecução de suas finalidades; podendo, ainda, ser permanentes e/ou especiais; serão constituídas por Associados do CBCD e criadas e nomeados pela Diretoria Nacional.

Parágrafo 3º – São eletivos os cargos de Diretoria (Nacional e Executiva) e do Conselho Fiscal, sendo que os membros das Comissões de Trabalho serão indicados pela Diretoria Executiva.

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Parágrafo 4º - Os ocupantes dos cargos do CBCD não serão remunerados; igualmente não serão distribuídos, sob nenhuma forma, lucros, vantagens ou bonificações a dirigentes, associados ou mantenedores.

Parágrafo 5º - O mandato de cargo eletivo do CBCD será de 02 (dois) anos, encerrando-se com a posse do seu sucessor.

Parágrafo 6º - Para os mesmos cargos eletivos será permitida uma única reeleição consecutiva.

Parágrafo 7º - Os cargos eletivos do CBCD serão preenchidos após processo eleitoral direto e secreto, conforme previsto neste Regimento Interno e no Estatuto Social do CBCD.

SEÇÃO I – DA ASSEMBLEIA GERAL

Artigo 36 - A Assembleia Geral é o órgão soberano do CBCD, com poderes, nos limites da legislação e no Estatuto Social do CBCD, sendo constituída pelos Associados Fundadores, Eméritos, Titulares Especialistas e Titulares que estejam em dia com suas obrigações estatutárias à data da convocação.

Artigo 37 – Compete à Assembleia Geral:

I. Eleger a Diretoria (Nacional e Executiva) e o Conselho Fiscal do CBCD;

II. Dar posse aos membros eleitos aos cargos de Diretoria (Nacional e Executiva) e do Conselho Fiscal;

III. Apreciar e deliberar, ao término de cada gestão, o relatório das demonstrações financeiras de receitas e despesas do exercício findo, acompanhado do parecer do Conselho Fiscal, e o relatório das atividades do CBCD realizadas no exercício findo;

IV. Apreciar, discutir e deliberar sobre assuntos gerais pautados como ordem do dia;

sendo que todos estes candidatos devem ser elegíveis para os cargos respectivos, nos termos do Estatuto Social.

Parágrafo 1º - Cada associado poderá candidatar-se a um único cargo, sendo vedado aos candidatos a acumulação de outros cargos da mesma chapa ou qualquer cargo de outra chapa concorrente.

Parágrafo 2º - Somente serão aceitas chapas completas, com a expressa anuência (em papel ou por meios eletrônicos) dos seus componentes.

Parágrafo 3º - A apresentação das chapas para inscrição far-se-á na Secretaria do CBCD, de forma presencial ou digital, em até 30 (trinta) dias antes da data fixada para as eleições, mediante o devido protocolo na Secretaria.

Parágrafo 4º - A desistência ou morte de algum dos componentes da (s) chapa (s) já inscrita não prejudicará a elegibilidade da mesma que, se eleita, procederá ao preenchimento dos cargos vagos consoantes o Estatuto Social do CBCD.

Artigo 87 - A posse dos eleitos será na Assembleia Geral a ser realizada no Congresso Nacional do CBCD do ano eleitoral e pelo Presidente do exercício findo.

CAPÍTULO VI - DO TÍTULO DE ESPECIALISTA EM CIRURGIA DIGESTIVA

Artigo 88 - O CBCD qualifica-se como associação de especialidade médica, assim reconhecida pela Associação Médica Brasileira - AMB e pelo Conselho Federal de Medicina - CFM, representando, com exclusividade em todo território nacional, os profissionais médicos associados que exercem a especialidade.

Artigo 89 - O Título de Especialista em Cirurgia Digestiva do CBCD somente será concedido aos Associados do CBCD.

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Artigo 90 - Compete ao CBCD conceder Títulos de Especialista em Cirurgia do Aparelho Digestivo do CBCD aos associados que cumprirem as exigências legais e regimentais, bem como atender os termos do Edital de Convocação que deverá obedecer aos seguintes princípios:

I. O candidato deverá ser formado há mais de 04 (quatro) anos da data do edital;

II. apresentar curriculum vitae, na forma especificada no edital;

III. Submeter-se às provas escrita, de títulos e prática;

IV. Apresentar declaração, na qual conste detalhadamente às cirurgias realizadas pelo candidato, conforme previsto no Edital.

Artigo 91 - A inscrição deverá ser acompanhada pelo curriculum vitae do candidato, pagamento de taxa e requerimento dirigido ao Presidente da Comissão de Títulos de Especialistas do CBCD.

Artigo 92 – O exame para concessão do Título de Especialista em Cirurgia do Aparelho Digestivo do CBCD será realizado em data, horário, local e forma estabelecida pelo CBCD e constantes no Edital.

Artigo 93 - A banca examinadora da prova prática será constituída por 03 (três) Associados Titulares Especialistas do CBCD e indicados pela Comissão de Título de Especialista.

Artigo 94 - A regulamentação das provas será realizada pela Comissão de Título de Especialista em seu manual e divulgada em edital.

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CAPÍTULO VII - DAS DISPOSIÇÕES FINAIS E GERAIS

Artigo 95 - O patrimônio do CBCD é constituído de bens móveis e imóveis, legados, doações, patrocínios e subvenções de qualquer natureza que venha a receber de pessoas físicas ou jurídicas, assim como o resultado líquido proveniente de suas atividades estatutárias.

Parágrafo Único - O CBCD aplicará integralmente suas rendas, recursos e eventuais resultados operacionais no território nacional e na manutenção e desenvolvimento de seus objetivos estatutários.

Artigo 96 - Este Regimento Interno com as reformas e emendas aprovadas revoga os anteriores e entrar em vigor na data de sua aprovação.

São Paulo, 23 de junho de 2022

Dr. Luiz Augusto Carneiro D'Albuquerque

Presidente CBCD

Dra. Francine Voltarelli Curtolo de Souza

OAB/SP nº 185.480

12º TABELIÃO de NOTAS JOÃO ALBERTO GAUDENCI
CARTÓRIO DO 12º TABELIÃO DE NOTAS DE SÃO PAULO-SP
Alameda Santos, 1.470 - São Paulo - SP - Cep 01418-100
JOÃO ALBERTO GAUDENCI - TABELIÃO INTERINO - Tel. (11) 3549-6277

Reconheço por semelhança 01 firma sem valor econômico de LUIZ AUGUSTO CARNEIRO D ALBUQUERQUE e dou fé.
Selo: S11042AC0219485
SAO PAULO, 14 de Julho de 2022. Hr. 12:58
Em Testemunho _____ da verdade. Vr. R$7,50
CLEBER GONCALVES - ESCREVENTE

12º TABELIÃO DE NOTAS SANTOS 1470 Cleber Gonçalves Escrevente Autorizado

FIRMA 1 S11042AC0219485

Colégio Brasileiro de Cirurgia Digestiva - CBCD
CNPJ: 61569372/0001-28
Santo Antônio, 278, 6º andar, salas 10 e 11, Bela Vista, São Paulo-SP, Cep:01318-901
www.cbcd.org.br | faleconosco@cbcd.org.br | Tel: (11) 32666201 | Whatsapp: (11) 932994844

PRENOTADO 2º RCPJ-SP





Fernando Ponce Leon · 3rd

General Surgeon | Prevent Senior

- CBC Brazilian College of Surgeons

Rio de Janeiro, Rio de Janeiro, Brazil · Contact info

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About

Graduated in Medicine from UFRJ in 2010, worked in the Brazilian Navy as a physician in 2011, Medical Residency in General Surgery in 2013 at Clementino Fraga Filho University Hospital (HUCFF-UFRJ), Medical Residency in Advanced General Surgery in 2015 at HUCFF - UFRJ, PhD candidate in Surgical Sciences at UFRJ. Physician of the General Surgery Service of the Clementino Fraga Filho University Hospital (UFRJ). Physician of the General Surgery Service of the Pasteur Hospital. Physician of the General Surgery Service of the Jacarepaguá Clinical Hospital (HCJ). Medical Coordinator of the HCJ Surgical Center. Full Member of the Brazilian College of Surgeons (CBC), the Brazilian Society of Videolaparoscopic and Robotic Surgery (SOBRACIL) and the Brazilian Hernia Society (SBH). Fellow of the American College of Surgeons (ACS).

Activity

460 followers

Posts Comments Videos Images

Fernando Ponce Leon posted this • 1mo



July 6th & 7th I'll be in Campinas, SP talking about what we love at the Brazilian Hernia Congress.It will be a blast!

22

Fernando Ponce Leon posted this • 2mo



Meeting of the new generation of General Surgeons from Rio de Janeiro discussing laparoscopic emergencies

8 1 comment

Fernando Ponce Leon posted this • 3mo



Have you ever heard of Wilkie's Syndrome? This rare condition requires study, training, and adequate preoperative preparation for optimal results. Always discuss the best approach for yo ...show more

6 2 comments

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Experience

Director
CBC Brazilian College of Surgeons · Self-employed
Jan 2024 - Present 1 year 7 months
Hybrid

Member Relations Director

Surgery, General Surgery and +3 skills

General Surgeon
Prevent Senior · Full-time
May 2021 - Present · 4 yrs 3 mos
On-site

General Surgery Coordinator

General Surgeon
Clementino Fraga Filho University Hospital - UFRJ · Full-time
Feb 2017 - Present · 8 yrs 6 mos

Jacarepagua Clinical Hospital
Self-employed · 2 yrs 6 mos

Medical coordinator
Former Nov 2020 - Jul 2022 · 1y 9mo
Rio de Janeiro

Medical Coordinator of the Surgical Center

General surgeon
Feb 2020 - Jul 2022 2 yrs 6 mos
Rio de Janeiro, Brazil

General Surgeon
Hospital Pasteur · Self-employed
Dec 2018 - Jan 2022 3 yrs 2 mos
Rio de Janeiro, Rio de Janeiro, Brazil

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Education

Brazilian College of Surgeons
Full Member, General Surgery
2018 - 2018

American College of Surgeons
Fellow of the American College of Surgeons, General Surgery
2019 - 2019

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Projects

Evaluation of Fibrogenesis Induced by Polypropylene Mesh in the Abdominal Wall in Rats
Mar 2017 - Present

Skills

Management

Director at CBC Brazilian College of Surgeons

Hernia

2 educational experiences at New York University and 1 other school

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Recommendations

Received Given

Nothing to see for now
Recommendations that Fernandoreceives will appear here.

Publications

Different cellular and immunohistochemical abdominal wall cicatrization parameters evaluation in comparison with sublay, onlay, and ipom technique in an experimental rat model
Hernia · Jan 3, 2024

Surgical Options for the Treatment of Incisional Hernias
Surgery Update Program - PROACI · Jul 1, 2019

Show all 5 publications →

Honors & awards

Ruy Ferreira Santos Award
Issued by the Brazilian College of Surgeons · Dec 2018
Associated with Federal University of Rio de Janeiro

Best clinical applicability work for the master's dissertation "Evaluation of fibrogenesis induced by polypropylene mesh in different compartments of the...

Organizations

Academic League of General Surgery - LIAC UFRJ
Coordinator · Mar 2018 - Nov 2020
Associated with Federal University of Rio de Janeiro

Interests

Companies Schools

Johnson & Johnson
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Celebration of the 90th anniversary of the Brazilian College of Surgeons

CBC – THE HOME OF THE BRAZILIAN SURGEON.



Over 90 years, the CBC has become the largest surgical entity in Latin America, with more than seven thousand members.

His unique trajectory in Brazilian medicine began on July 30, 1929, when a group of surgeons from Rio de Janeiro, led by Antônio Benevides Vianna, founded the Brazilian College of Surgeons.

The first statute was approved the following month at the headquarters of the Brazilian Red Cross Hospital



In September, the first board of directors was elected, and Augusto Brandão Filho, a pioneer in neurosurgery in the country, was chosen as the CBC's first president. A year later, the first issue of the CBC Journal was published, which continues to this day.

In 1938, the first Brazilian surgical congress took place at the headquarters of the National Academy of Medicine. The inaugural session, held at the Rio Municipal Theater, was presided over by the Minister of Education and Health.

The CBC took its first steps toward becoming a national organization with the creation of the São Paulo chapter in 1941. The following year, the Rio Grande do Sul chapter emerged. In 1954, the Central Nucleus was created. In 1959, celebrating its 30th anniversary, the CBC was already one of the largest medical organizations in Brazil.

The inaugural session of the 5th Brazilian Congress of Surgery in 1956 was opened by President Juscelino Kubistchek, a physician. On that occasion, he received the title of Honorary Member of the CBC. The diploma is on display at the JK Memorial in Brasília.

In 1962, the CBC realized its dream of owning its first headquarters. It was a beautiful two-story colonial mansion on Visconde de Silva Street in Botafogo. The inauguration was attended by the Governor of the former state of Guanabara.

In 1970, the limit on vacancies for full members was abolished and the following year the first competition for the title of specialist in general surgery was held, a true certificate of quality for the surgeon.

The construction of the new headquarters marked another milestone in the CBC's history. On November 24, 1979, the CBC's fiftieth anniversary, the new headquarters building was inaugurated by the then-governor of the State of Rio de Janeiro.

In the following decades, the CBC began modernizing its structure. The creation of new chapters and the holding of conferences in various states has fostered the integration of surgeons, both scientifically and in professional advocacy.



The CBC reaches its 90th anniversary renewed, with numerous projects, which makes it ever younger and more motivated to face the enormous challenges of the healthcare system.

Our eternal gratitude to our former leaders and their achievements. That's why we've come this far, with our eyes firmly fixed on the future.

Foundation – São Paulo, July 22, 1988
Founder – Prof. Dr. Henrique Walter Pinotti
Representation – Chapters in 20 states and the Federal District
Number of members – More than 2,400 members

Speech by Prof. Dr. Henrique Walter Pinotti on the occasion of the founding of the Brazilian College of Digestive Surgery (CBCD):

With World War II, after 1945, surgery experienced rapid growth, a result of intense scientific and technological progress. At the Hospital das Clínicas of the University of São Paulo School of Medicine, my Professor Alipio Correa Neto, already at that time, foreseeing the future of surgery, felt the need to create centers of surgeons specialized in various fields.

Thus, the same model spread to several universities across the country. Digestive Surgery, among the various specialties, gradually gained prominence. Schools were established in various states and played an important medical and social role. Under these circumstances, countless surgeons specialized in digestive surgery were trained. However, in the last decade, numerous international acquisitions have marked the progress of gastroenterological surgery. This has also led to improvements in specialist training.

Seeking to keep pace with this evolution, several surgical schools across the country are preparing specialists with solid and in-depth knowledge. This is achieved through specialized residencies in digestive surgery, which consist of two years of internship in addition to the two years of general surgery residency.

Thus, they are considered professionals capable of performing or conducting diagnostics in cases of greater clinical complexity, as well as treating critically ill patients, and sufficiently capable of successfully performing major surgical interventions. Therefore, a surgeon with this profile, upon entering the job market, is immediately distinguished by their remarkable ability.

Furthermore, another notable development in academic training was the establishment of a specialized postgraduate program in Digestive System Surgery. This has trained countless young surgeons alongside professors and researchers. When enrolled in medical schools, they are agents of knowledge dissemination.
Therefore, these factors—residency and specialized postgraduate programs—have also contributed to the growth, in number and quality, of professional collaboration among digestive system surgeons.

Surgeons practicing digestive surgery, as a specialty, have enriched both the Brazilian College of Surgeons and the Brazilian Federation of Gastroenterology. Thus, they occupy important positions in these prestigious and renowned medical organizations.

However, Brazil lacked a medical entity that would house specialists in digestive system surgery. This was not only for the purpose of association, but also to promote the growth of both the specialty and the specialist. This, in turn, served the lofty social purpose of better serving patients.

The Brazilian College of Digestive Surgery must never lose sight of its social goals. By bringing together professionals who identify with these principles, a strong and united partnership can be created, thus gaining respect both within the medical community and within society.

Therefore, it is necessary to follow a practical and objective program, focusing actions on:

- In education
- It must be acknowledged that it is through education that the best professional qualifications are obtained. Education not only informs but also develops high-level professionals. They can develop their knowledge potential, know how to apply their resources correctly, and thus be able to benefit their patients.
- It should be emphasized that, knowing the limits of your competence, you will also be able to serve your patient while avoiding the worst consequence of the surgical procedure, which is iatrogenesis.
- In our school, in the area of education, we must develop the spirit so that each person who wishes to teach can find many who wish to learn. And, furthermore, the successes achieved in solid training serve as incentives for new doors of knowledge.
- Therefore, our objectives at the Brazilian College of Digestive Surgery are to provide training and professional development:
- Suggesting the structuring of curricular programs;
- Stimulate, supervise and evaluate postgraduate training;
- Establish training and teaching standards for the specialty;
- Accredit university or non-university services for training and teaching of the specialty;
- Promote continued teaching of digestive system surgery;
- Encourage exchanges by promoting visits by training groups to surgical services in the country;
- Sponsor training periods in the specialty of digestive system surgery services;
- Establish a program for the implementation and deployment of new digestive system surgery services.
- The College must be intensely active in other sectors with the aim of:
- Stimulate scientific and technological progress in the specialty;
- Grant the title of Specialist in Digestive System Surgery;
- Defend digestive system surgeons in their scientific, technical or professional interests before public or private bodies.

"With these goals fully achieved, our College will certainly contribute significantly to the advancement of the specialty, in addition to improving the qualifications of specialists. I therefore urge you to work together to strengthen and enhance the Brazilian College of Digestive Surgery!

Exhibit III - High-IQ Societies, Objective Cognitive Distinction

NEUROPSYCHOLOGICAL ASSESSMENT OF INTELLECTUAL PROFILE

1.0- IDENTIFICATION:

1.1-Name: Yglésio Luciano Moyses Silva de Souza
1.2-Age: 44 years old
1.3-Assessment Period: May/June 2025
1.4-Purpose: Formal assessment of cognitive and intellectual profile, focusing on reasoning skills, working memory, abstract thinking, and higher cognitive abilities, for professional, academic, and migratory purposes, including the EB-1A process (Extraordinary Ability Visa).

2.0- REFERRAL REASON:

This document aims to provide a detailed technical analysis of the examinee's intellectual profile, using the Wechsler Adult Intelligence Scale — WAIS-III, with a focus on identifying characteristics of exceptional intelligence. The purpose of the assessment is to measure the overall intelligence quotient (IQ) and its factorial indices, describing their functional and academic-professional implications.

3.0- ASSESSMENT PROCEDURES:

WAIS-III — Wechsler Adult Intelligence Scale, 3rd Edition. A standardized and validated psychometric assessment tool, widely used to measure general intelligence and specific cognitive abilities in adults.

4. RESULTS OBTAINED – WAIS-III

WAIS-III- Wechsler Adult Intelligence Scale. This test assesses intelligence with reliable psychometric properties and can be used in both clinical and research settings. It provides scores for Verbal IQ, Performance IQ, Full Scale IQ, and the factorial indices VCI – Verbal Comprehension, POI – Perceptual Organization, WMI – Working Memory, and PSI – Processing Speed.

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SUBTESTS	Raw Scores	Weighted Scores					
		Verbal	Exec	VCI	POI	WMI	PSI
Figure Completion	25		17		17		
Vocabulary	54	15		15			
Coding	69		14				14
Similarities	35	16		16			
Block Design	56		19		19		
Arithmetic	21	19				19	
Matrix Reasoning	23		17		17		
Digit Span	30	19				19	
Information	25	18		18			
Picture Arrangement	18		17				
Comprehension	32	16					
Symbol Search	35		16				16
Letter-Number Sequencing	21	19				19	
Object Assembly	37		16				
Sum of Weighted Scores		**103**	**84**	**49**	**53**	**57**	**30**
		Verbal	**Perf.**	**VCI**	**POI**	**WMI**	**PSI**
Total Scale (Verbal + Performance)		**187**					

IQ/Factorial Indices	VIQ	PIQ	FSIQ	VCI	POI	WMI	PSI
Sum of Weighted Scores	103	84	187	49	53	57	30
IQ/Factorial Indices	**142**	**141**	**141**	**135**	**143**	**147**	**127**
Classification	**Extremely Superior**	**Extremely Superior**	**Extremely Superior**	**Very Superior**	**Extremely Superior**	**Extremely Superior**	**Superior**
Percentile	99,7	99,6	99,7	99	99,8	99,9	97
95% Confidence Interval	135-147	129-149	134-146	125-141	128-151	134-154	115-135

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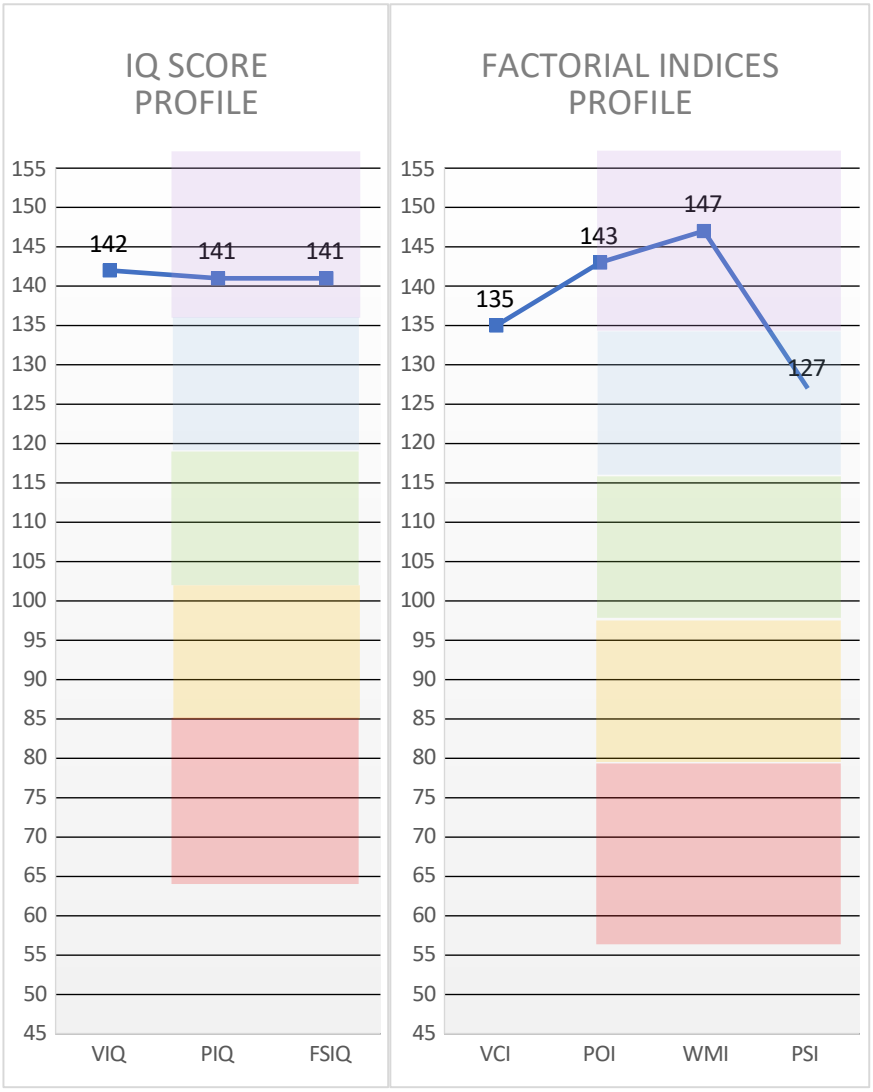

Calculation of the Average Score			
	Verbal	Perf.	Full S.
Standard Score	122	116	238
Subtest Number	7	7	14
Average Score	17,43	16,57	17,00

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SUBTESTS	Weighted Scores	Average Score	Difference from the Mean	Statistical Significance Level 0.05	Ease (+)	Difficulty (-)	Frequency of Standardized Sample Difference
Figure Completion	17	16,57	0,43	2,55			
Vocabulary	15	17,43	-2,43	2,31		D	<25%
Coding	14	16,57	-2,57	2,91			
Similarities	16	17,43	-1,43	2,23			
Block Design	19	16,57	2,43	3,08			
Arithmetic	19	17,43	1,57	2,84			
Matrix Reasoning	17	16,57	0,43	2,41			
Digit Span	19	17,43	1,57	3,82			
Information	18	17,43	0,57	2,25			
Picture Arrangement	17	16,57	0,43	3,12			
Comprehension	16	17,43	-1,43	2,82			
Symbol Search	16	16,57	-0,57	2,57			
Letter-Number Sequencing	19	17,43	1,57	3,15			
Object Assembly	16	16,57	-0,57	4,19			

COMPARISONS BETWEEN THE DISCREPANCIES	Score 1	Score 2	Difference	Statistical Significance Level 0.05	Frequency of Standardized Sample Difference
VIQ – PIQ	142	141	1	8,31	93,80%
VCI – POI	135	143	-8	9,75	39,10%
VCI – WMI	135	147	-12	8,82	21,20%
POI – PSI	143	127	16	10,99	9,80%
VCI – PSI	135	127	8	8,82	47,50%
POI – WMI	143	147	-4	10,99	69,50%
WMI – PSI	147	127	20	10,17	6,70%
Longest Digit Sequence – Forward Order	9				0,00%
Longest Digit Sequence – Backward Order	8				0,00%
Digits: Forward Order – Backward Order	9	8	1		68,80%

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5. PSYCHOMETRIC AND FUNCTIONAL ANALYSIS OF THE RESULTS

The examinee presents a Full Scale IQ of 141, placing in the 99,7th percentile of the general population, indicating that their overall intellectual performance surpasses that of 997 out of every 1.000 individuals. This score falls within the international classification of "Extremely Superior," according to psychometric manuals (APA, Wechsler, Mensa International).

This profile is consistent with functioning levels typically seen in individuals with extraordinary intellectual ability, with performance well above the population average in both verbal and nonverbal domains.

Analysis of the Factorial Indices:

- Verbal Comprehension (VCI – IQ 135, 99th Percentile): high ability in vocabulary, verbal reasoning, understanding of abstract concepts, formation of analogies, and use of acquired knowledge.
- Perceptual Organization (POI – IQ 143, 99,8th Percentile): exceptional nonverbal reasoning, pattern recognition, analysis of spatial relationships, and problem-solving. abstratos.
- Working Memory (WMI – IQ 147, 99,9th Percentile): the most prominent strength, the ability to mentally manipulate multiple pieces of information in real time, planning, and making complex decisions.
- Processing Speed (PSI – IQ 127, 97th Percentile): adequate, in the Superior range, but relatively lower than the others, consistent with profiles that prioritize analytical depth over speed.

Significant Psychometric Discrepancies:
- The difference between WMI (147) and PSI (127) is statistically rare, typical of profiles with very high intellectual performance, characterized by predominance of complex cognitive processing.

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6. CONCLUSION — WAIS-III COGNITIVE PROFILE

Mr. Yglésio Luciano Moyses Silva de Souza presents a cognitive profile of extraordinary intellectual ability, evidenced by a Full Scale IQ of 141, with notable strengths in Perceptual Organization (143) and Working Memory (147), both situated in the highest ranges of the psychometric distribution.

The results are consistent with the definition of extremely superior intelligence, present in less than 0,3% of the world population. This profile strongly supports the characterization of extraordinary intellectual functioning, applicable to professional, academic, and scientific contexts of high complexity, as well as to international certification processes of excellence, such as the application for the EB-1A — Extraordinary Ability Visa (USCIS).

São Luís, June 19, 2025

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Geisane Saraiva Ribeiro
Neuropsychologist CRP22/01609

- *This report is confidential and may not be used for purposes other than those stated in the identification section, being an extrajudicial document. The professional responsible for the report does not take responsibility for its use by others after it has been delivered during the feedback interview.*

7. PSYCHOMETRIC REFERENCES

- WESCHSLER, David. Wechsler Adult Intelligence Scale.; translation: Maria Cecília de Vilhena Moraes Silva. São Paulo: Pearson Clinical Brazil, 2017.

- Kaufman, A. S. (2009). Intelligent Testing with the WISC-IV. Wiley.
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- Jensen, A. R. (1998). The g Factor: The Science of Mental Ability. Praeger.

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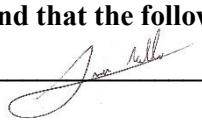
I, André Vinícius Inacio Penna Mello, telephone number 415 425-2508, mailing address P.O. Box 90487, San Diego, CA 92169, certify that the professional translation of this document from Portuguese to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.



Date: June 23, 2025.

AVALIAÇÃO NEUROPSICOLÓGICA DE PERFIL INTELECTUAL

1.0- IDENTIFICAÇÃO:

1.1-Nome: Yglésio Luciano Moyses Silva de Souza
1.2-Idade: 44 anos
1.3-Período de avaliação: Maio/Junho de 2025
1.4-Finalidade: Avaliação formal de perfil cognitivo e intelectual, com foco em habilidades de raciocínio, memória de trabalho, pensamento abstrato e capacidades cognitivas superiores, para fins profissionais, acadêmicos e migratórios, incluindo o processo EB-1A (Extraordinary Ability Visa).

2.0- DESCRIÇÃO DA DEMANDA:

O presente documento visa realizar uma análise técnica detalhada do perfil intelectual do avaliado, utilizando a Escala de Inteligência Wechsler para Adultos — WAIS-III, com foco em identificar características de inteligência excepcional. A avaliação tem como finalidade mensurar o quociente de inteligência geral (QI) e seus índices fatoriais, descrevendo suas implicações funcionais e acadêmico-profissionais.

3.0- PROCEDIMENTOS DE AVALIAÇÃO:

WAIS-III — Escala de Inteligência Wechsler para Adultos, 3ª Edição Instrumento de avaliação psicométrica padronizado e validado, amplamente utilizado para mensuração da inteligência geral e de habilidades cognitivas específicas em adultos.

4. RESULTADOS OBTIDOS – WAIS-III

WAIS-III- Escala de Inteligência Wechsler para Adultos. Esse teste avalia inteligência com propriedades psicométricas confiáveis, podendo ser utilizado em contexto clínico e de pesquisa. Esse teste fornece escores de QI verbal, QI de execução, QI Total e os índices fatoriais ICV – Compreensão Verbal, IOP – Organização Perceptual, IMO – Memória Operacional - e IVP – Velocidade de Processamento.

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SUBTESTES	Escores Brutos	Escores Ponderados					
		Verbal	Exec	ICV	IOP	IMO	IVP
Completar Figuras	25		17		17		
Vocabulário	54	15		15			
Códigos	69		14				14
Semelhanças	35	16		16			
Cubos	56		19		19		
Aritmética	21	19				19	
Raciocínio Matricial	23		17		17		
Dígitos	30	19				19	
Informação	25	18		18			
Arranjo de Figuras	18		17				
Compreensão	32	16					
Procurar Símbolos	35		16				16
Sequência Números-Letras	21	19				19	
Armar Objetos	37		16				
Soma dos Escores Ponderados		**103**	**84**	**49**	**53**	**57**	**30**
		Verbal	**Exec**	**ICV**	**IOP**	**IMO**	**IVP**
Escala Total (Verbal + Execução)		**187**					

QI/Índices Fatoriais	QIV	QIE	QIT	ICV	IOP	IMO	IVP
Soma dos Escores Ponderados	103	84	187	49	53	57	30
QI/Índices Fatoriais	**142**	**141**	**141**	**135**	**143**	**147**	**127**
Classificação	**Extremamente Superior**	**Extremamente Superior**	**Extremamente Superior**	**Muito Superior**	**Extremamente Superior**	**Extremamente Superior**	**Superior**
Percentil	99,7	99,6	99,7	99	99,8	99,9	97
Intervalo de Confiança - 95%	135-147	129-149	134-146	125-141	128-151	134-154	115-135

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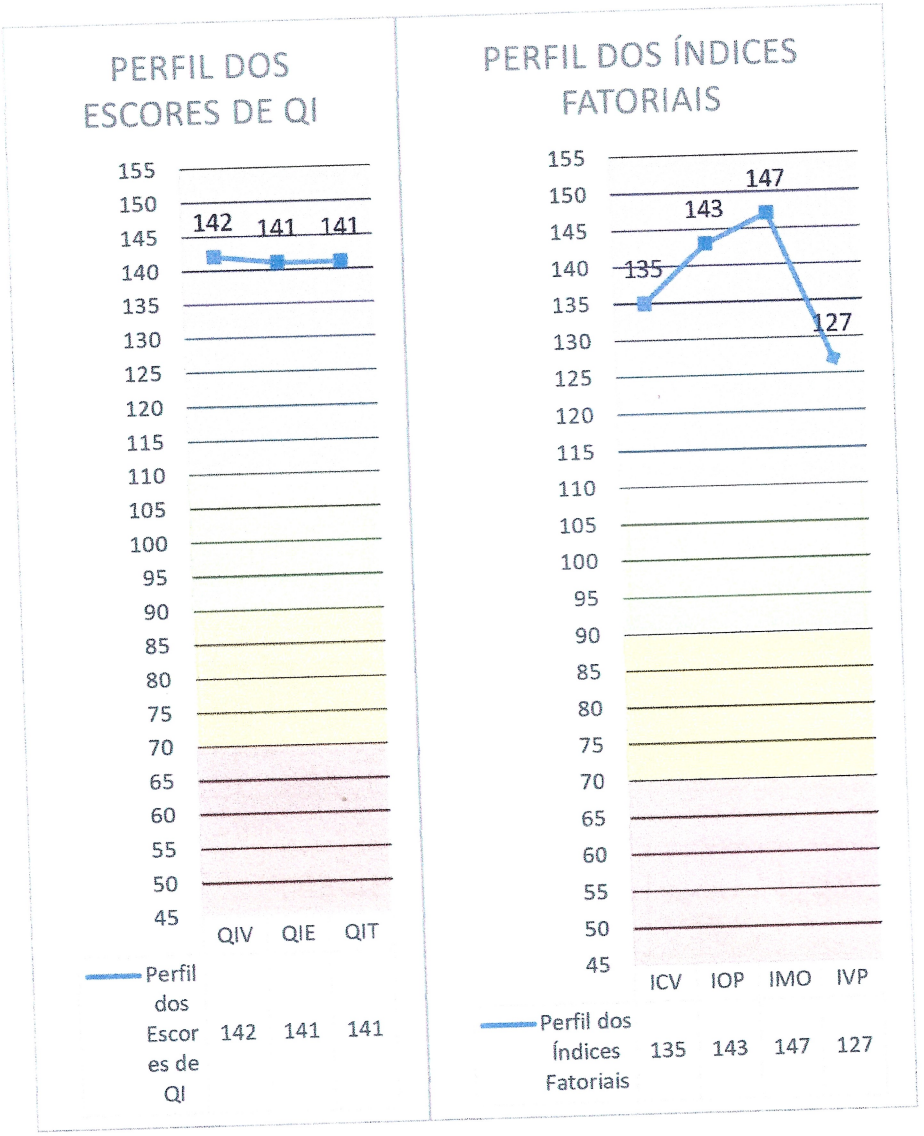

Cálculo do Escore Médio			
	Verbal	Exec	Total
Escore Padronizado	122	116	238
Nº Subteste	7	7	14
Escore Médio	17,43	16,57	17,00

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SUBTESTES	Escores Ponderados	Escore Médio	Diferença da Média	Significância Estatística 0,05 Nível	Facilidade (+)	Dificuldade (-)	Frequência de Diferença de Amostra Padronizada
Completar Figuras	17	16,57	0,43	2,55			
Vocabulário	15	17,43	-2,43	2,31		D	<25%
Códigos	14	16,57	-2,57	2,91			
Semelhanças	16	17,43	-1,43	2,23			
Cubos	19	16,57	2,43	3,08			
Aritmética	19	17,43	1,57	2,84			
Raciocínio Matricial	17	16,57	0,43	2,41			
Dígitos	19	17,43	1,57	3,82			
Informação	18	17,43	0,57	2,25			
Arranjo de Figuras	17	16,57	0,43	3,12			
Compreensão	16	17,43	-1,43	2,82			
Procurar Símbolos	16	16,57	-0,57	2,57			
Sequência Números-Letras	19	17,43	1,57	3,15			
Armar Objetos	16	16,57	-0,57	4,19			

COMPARAÇÕES ENTRE AS DISCREPÂNCIAS	Escore 1	Escore 2	Diferença	Significância Estatística 0,05 Nível	Frequência de Diferença de Amostra Padronizada
QIV – QIE	142	141	1	8,31	93,80%
ICV – IOP	135	143	-8	9,75	39,10%
ICV – IMO	135	147	-12	8,82	21,20%
IOP – IVP	143	127	16	10,99	9,80%
ICV – IVP	135	127	8	8,82	47,50%
IOP – IMO	143	147	-4	10,99	69,50%
IMO – IVP	147	127	20	10,17	6,70%
Maior Sequência Dígitos - Ordem Direta	9				0,00%
Maior Sequência Dígitos - Ordem Inversa	8				0,00%
Dígitos: Ordem Direta - Ordem Inversa	9	8	1		68,80%

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5. ANÁLISE PSICOMÉTRICA E FUNCIONAL DOS RESULTADOS

O avaliado apresenta um QI Total de 141, situado no percentil 99,7 da população geral, indicando que seu desempenho intelectual global supera 997 em cada 1000 indivíduos. Este escore se enquadra na classificação internacional de "Extremely Superior", segundo os manuais psicométricos (APA, Wechsler, Mensa International).

Este perfil é consistente com níveis de funcionamento típicos de indivíduos de habilidade intelectual extraordinária, com desempenho amplamente acima da média da população, tanto em domínio verbal quanto não verbal.

Análise dos Índices Fatoriais:

- Compreensão Verbal (ICV – QI 135, Percentil 99): alta capacidade em vocabulário, raciocínio verbal, compreensão de conceitos abstratos, formação de analogias e uso do conhecimento adquirido.
- Organização Perceptual (IOP – QI 143, Percentil 99,8): raciocínio não verbal excepcional, percepção de padrões, análise de relações espaciais e solução de problemas abstratos.
- Memória Operacional (IMO – QI 147, Percentil 99,9): ponto de maior destaque, capacidade de manipular múltiplas informações mentalmente em tempo real, planejamento e tomada de decisões complexas.
- Velocidade de Processamento (IVP – QI 127, Percentil 97): adequado, na faixa Superior, mas relativamente inferior aos demais, consistente com perfis que priorizam profundidade analítica sobre rapidez.

Discrepâncias Psicométricas Significativas:
- A diferença entre IMO (147) e IVP (127) é estatisticamente rara, típica de perfis de altíssimo desempenho intelectual, com predominância de processamento cognitivo complexo.

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6. CONCLUSÃO — PERFIL COGNITIVO WAIS-III

O Sr. Yglésio Luciano Moyses Silva de Souza apresenta um perfil cognitivo de habilidade intelectual extraordinária, evidenciado por um QI Total de 141, com destaque para Organização Perceptual (143) e Memória Operacional (147), ambos situados nas faixas mais altas da distribuição psicométrica.

Os resultados são consistentes com a definição de inteligência extremamente superior, presente em menos de 0,3% da população mundial. Este perfil sustenta com robustez a caracterização de um funcionamento intelectual extraordinário, aplicável a contextos profissionais, acadêmicos e científicos de alta complexidade, bem como a processos de certificação internacional de excelência, como o pleito para o visto EB-1A — Extraordinary Ability Visa (USCIS).

São Luís, 19 de junho de 2025

Geisane Saraiva Ribeiro

Geisane Saraiva Ribeiro
Neuropsicóloga CRP22/01609

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7. REFERÊNCIAS PSICOMÉTRICAS

- WESCHSLER, David. Escala de Inteligência Wechsler para Adultos.; tradução: Maria Cecília de Vilhena Moraes Silva. São Paulo: Pearson Clinical Brasil, 2017.

- Kaufman, A. S. (2009). Intelligent Testing with the WISC-IV. Wiley.
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MENSA BRAZIL

We hereby certify that

Yglésio Luciano Moyses Silva de Souza

Obtained a percentile score of 98 or higher relative to the general population on a standardized intelligence test validated by the Federal Council of Psychology and has been admitted as member number **MB 5717** of Mensa Brazil Association.

September 4, 2025

Carlos Eduardo de Souza Gomes Fonseca
President
Mensa Brazil Association

-----// signature //-----

Av. Rebouças, 353, Suite 84, Jardins – ZIP Code 05.401-000
São Paulo (SP) - CNPJ 05.544.091/0001-40

Certificate 259 **01/31/2026**

I, Raphael Michels Fantinato de Moura, telephone number 415 425-2508, mailing address P.O. Box 90487, San Diego, CA 92169, certify that the professional translation of this document from Portuguese to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.

Raphael Michels Fantinato de Moura. **Date: September 18, 2025.**

MENSA BRASIL

Certificamos que

Yglésio Luciano Moyses Silva de Souza

Obteve um resultado percentil 98 ou superior da população em geral, em teste padronizado de inteligência validado pelo Conselho Federal de Psicologia, sendo admitido(a) como membro número **MB 5717** da Associação Mensa Brasil.

4 de setembro de 2025

Carlos Eduardo de Souza Gomes Fonseca

Presidente

Associação Mensa Brasil

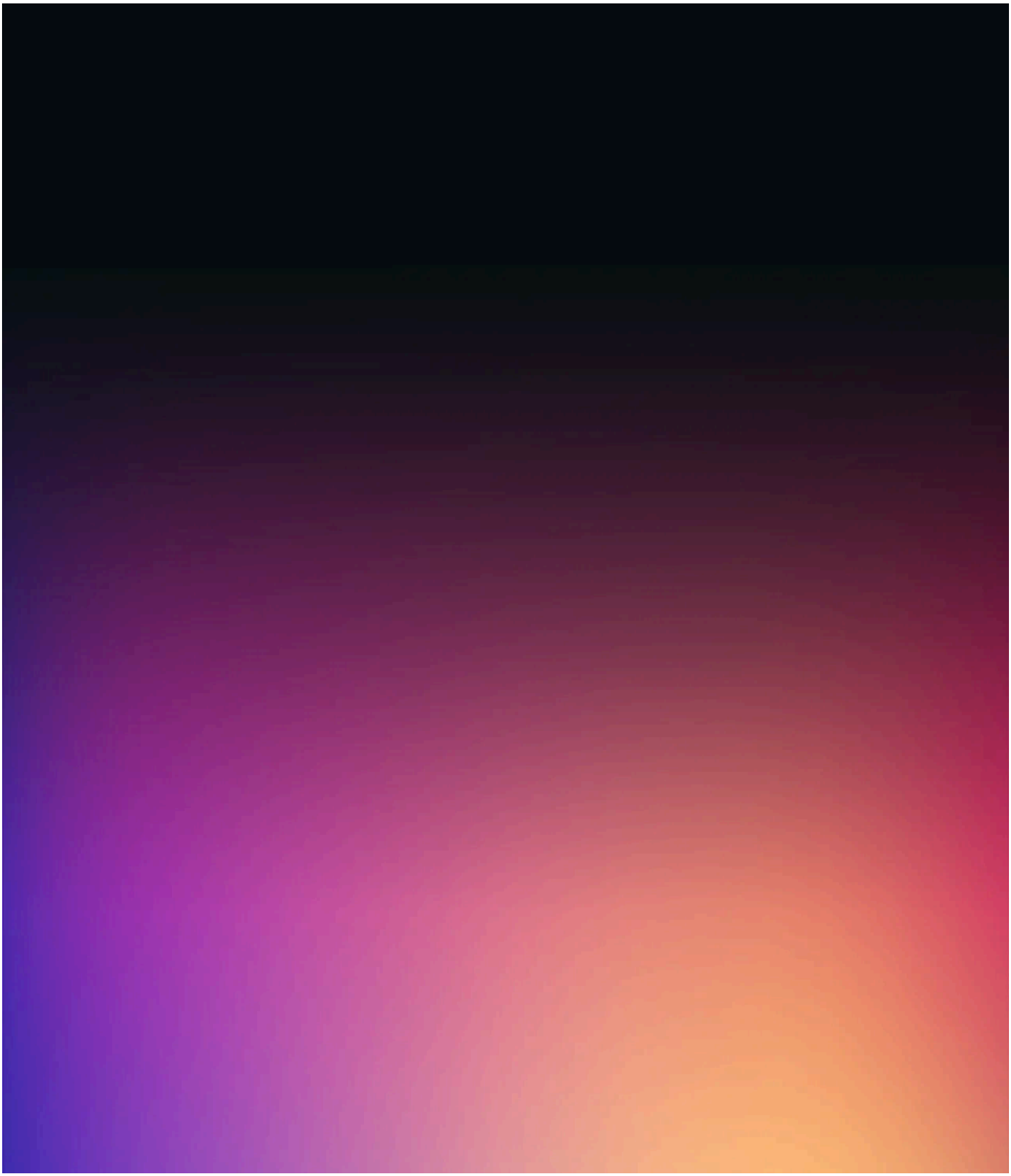
Av. Rebouças, 353, cj 84 Jardins - CEP 05.401-000
São Paulo (SP) • CNPJ 05.544.091/0001-40

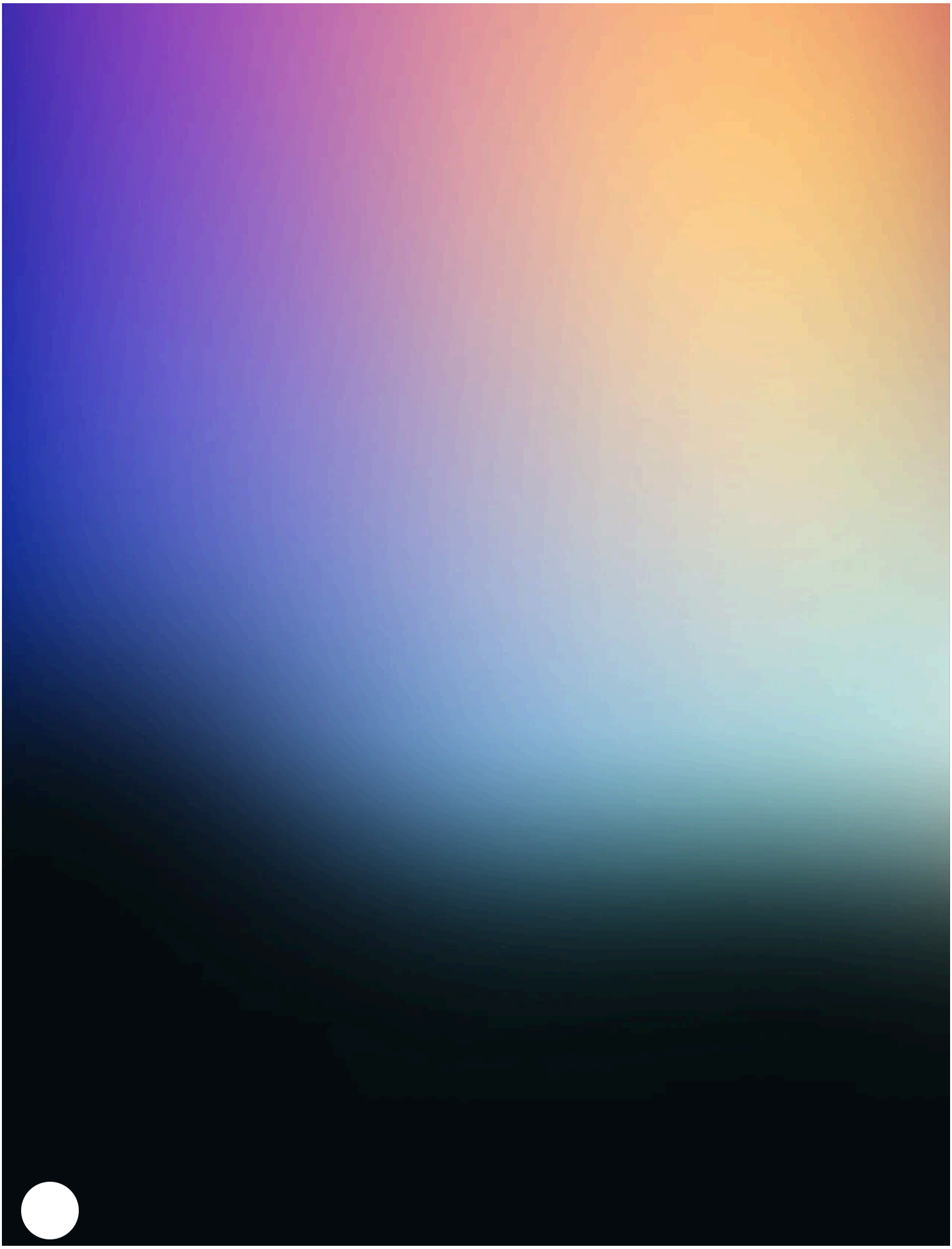
Certificado válido até 31/01/2026

What is IQ?

Introduction to IQ
Measuring Intelligence – Noteworthy Contributors
IQ Tests Today

by applying the same test to huge numbers of people from all socio-economic strata of society, and taking the average.





The term ‘IQ’ was coined in 1912 by the psychologist William Stern in relation to the German term, ‘intelligenzquotient’

At that time, IQ was represented as a ratio of mental age to chronological age x 100. So, if an individual of 10 years of age had a mental age of 10, their IQ would be 100. However, if their mental age was greater than their chronological age (e.g., 12 rather than 10), their IQ would be 120. Similarly, if their mental age was lower than their chronological age, their IQ would be lower than 100.

When current IQ tests were developed, the average score of the norming sample was defined as IQ 100; and standard deviation (a statistical concept that describes average dispersion) up or down was defined as, for example, 16 or 24 IQ points greater or less than 100.



Mensa admits individuals who score in the top 2% of the population, and they accept many different tests, as long as they have been standardised and normed, and approved by professional psychologists' associations. Two of the most well-known IQ tests are 'Stanford-Binet' and 'Cattell' (explained in more detail below). In practice, qualifying for Mensa in the top 2% means scoring 132 or more in the Stanford-Binet test, or 148 or more in the Cattell equivalent.

Measuring Intelligence.
Noteworthy Contributors

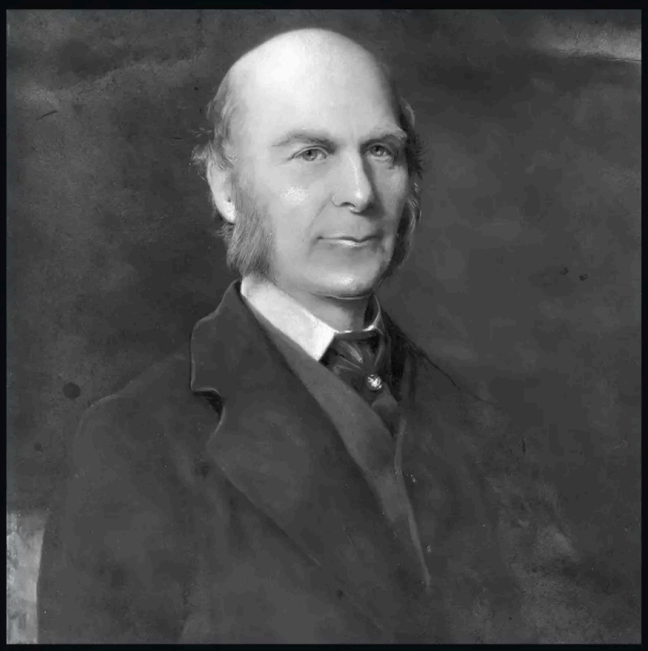
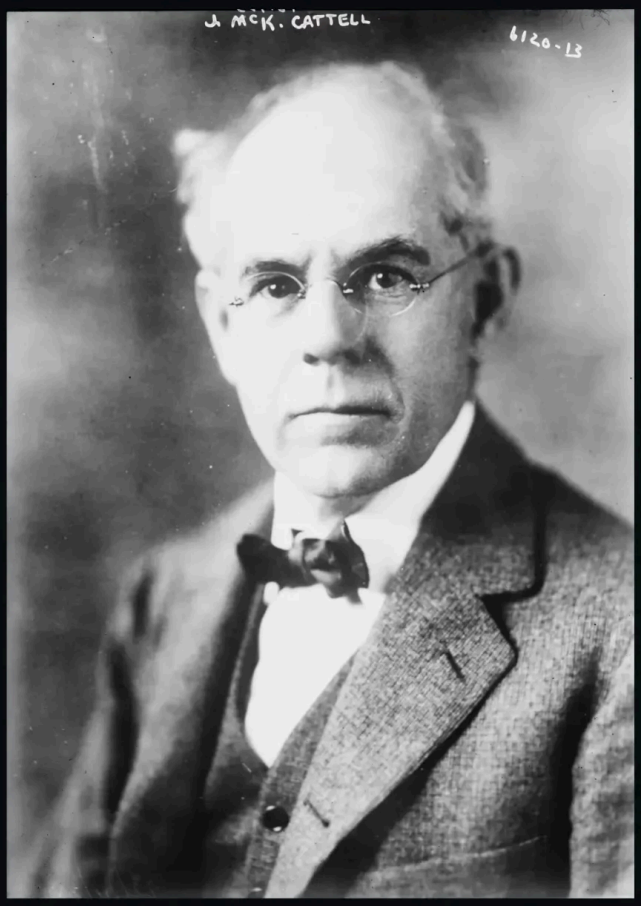


Image: Getty Images

Sir Francis Galton

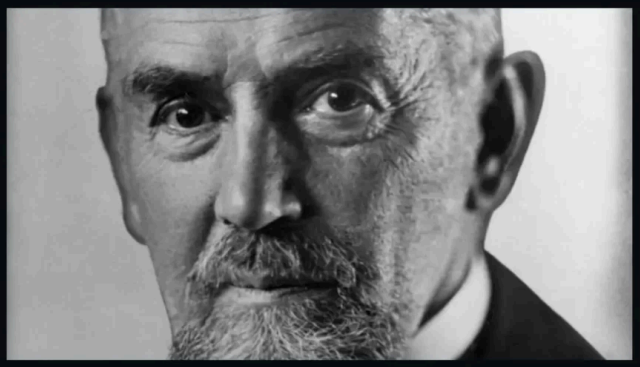


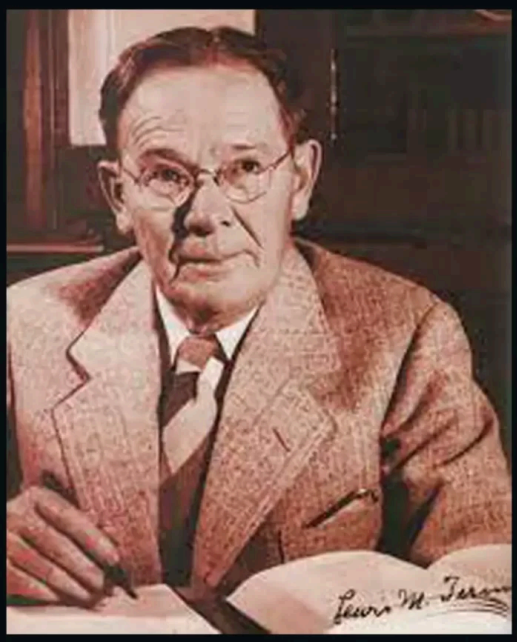
James McKeen Cattell



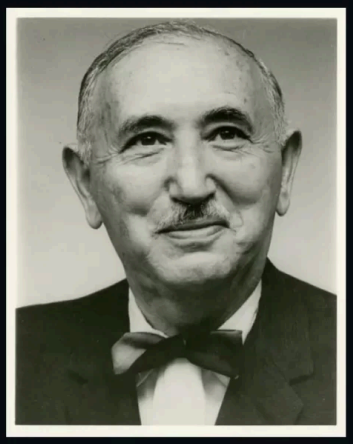
Alfred Binet

William Stern





Lewis Terman



David Wechsler

Sir Francis Galton

Sir Francis Galton was the first scientist who attempted to devise a modern test of intelligence in 1884. In his open laboratory, people could have the acuity of their vision and hearing measured, as well as their reaction times to different stimuli.

James McKeen Cattell

The world's first mental test, created by James McKeen Cattell in 1890, consisted of similar tasks, almost all of them measuring the speed and accuracy of perception. It soon turned out, however, that such tasks cannot predict academic achievement; therefore, they are probably imperfect measures of anything we would call intelligence.

Alfred Binet

The first modern-day IQ test was created by Alfred Binet in 1905. Unlike Galton, he was not inspired by scientific inquiry. Rather, he had very practical implications in mind: to be able to identify children who could not keep up with their peers in the educational system that had recently been made compulsory for all. Binet's test consisted of knowledge questions as well as ones requiring simple reasoning. Besides test items, Binet also needed an external criterion of validity, which he found in age. Indeed, even though there is substantial variation in the pace of development, older children are by and large more cognitively advanced than younger ones. Binet, therefore, identified the mean age at which children, on average, were capable of solving each item, and categorized items accordingly. This way he could estimate a children's position relative to their peers: if a child, for instance, was capable of solving items that were, on average, only solved by children who were two years older, then this child would be two years ahead in mental development.



William Stern

Subsequently, a more accurate approach was proposed by William Stern, who suggested that instead of subtracting real age from the age estimated from test performance, the latter (termed 'mental age') should be divided by the former. Hence the famous 'intelligence quotient' or 'IQ' was born and defined as (mental age) / (chronological age). It indeed turned out that such a calculation was more in line with other estimates of mental performance. For instance, an 8-year-old performing on the level of a 6-year-old would arrive at the same estimate under Binet's system as a 6-year-old performing on the level of a 4-year-old. Yet, in Stern's system, the 6-year-old would get a lower score as 4/6 < 6/8. Experience shows that when they both turn 10, the now 8-year-old is more likely to outperform the now 6-year-old in cognitive tasks; hence Stern's method proved to be more valid.

Lewis Terman

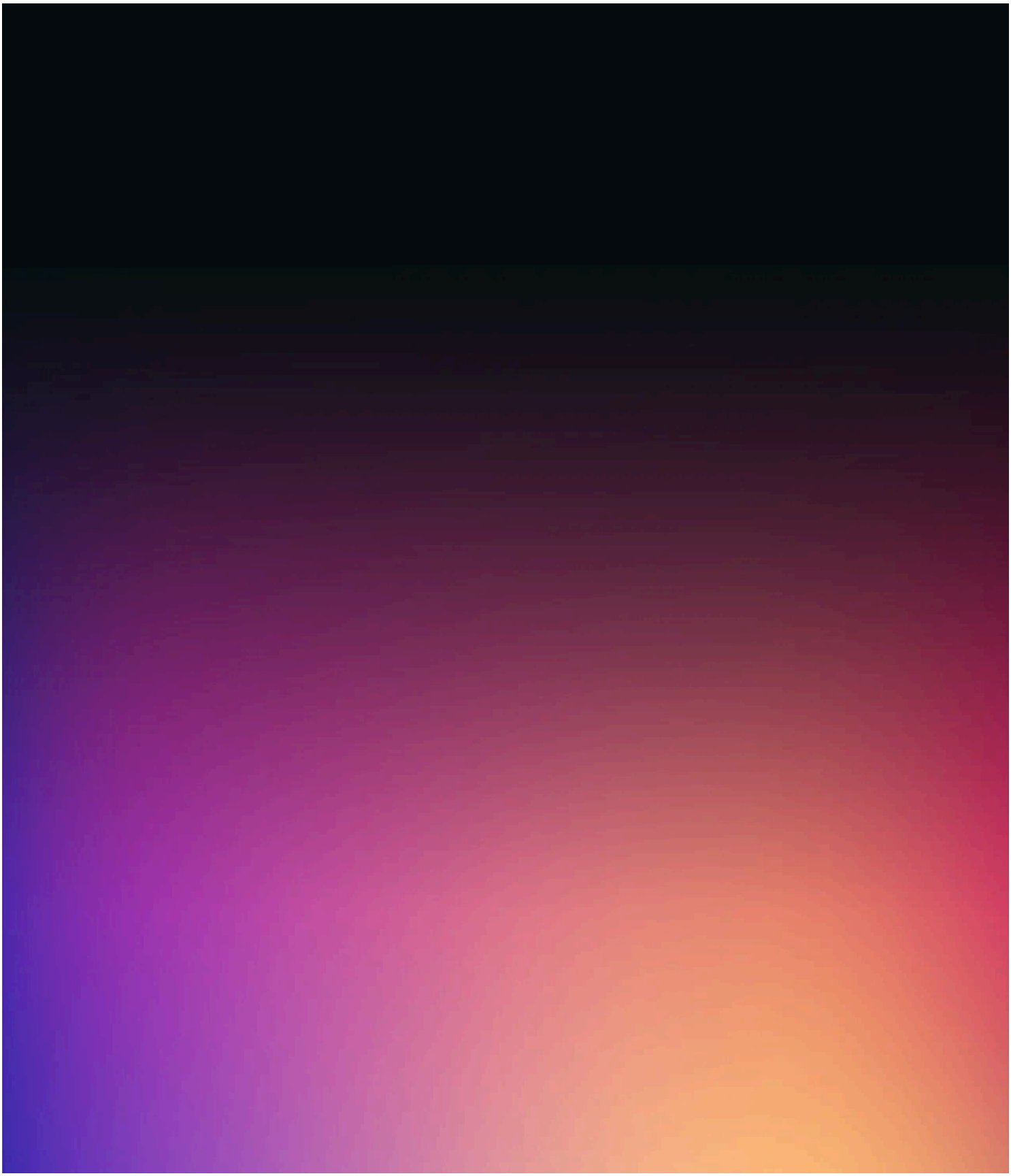
It was in the US where IQ testing became a real success story after Lewis Terman revised Binet's test, creating a much more appropriate norm than the original, and he published it as the Stanford-Binet test (Terman was a psychologist at Stanford University). He was also keen to multiply the result by 100, so the final equation for IQ is (mental age) / (chronological age) X 100. Indeed, an IQ of 130 sounds much cooler than an IQ of 1.3.

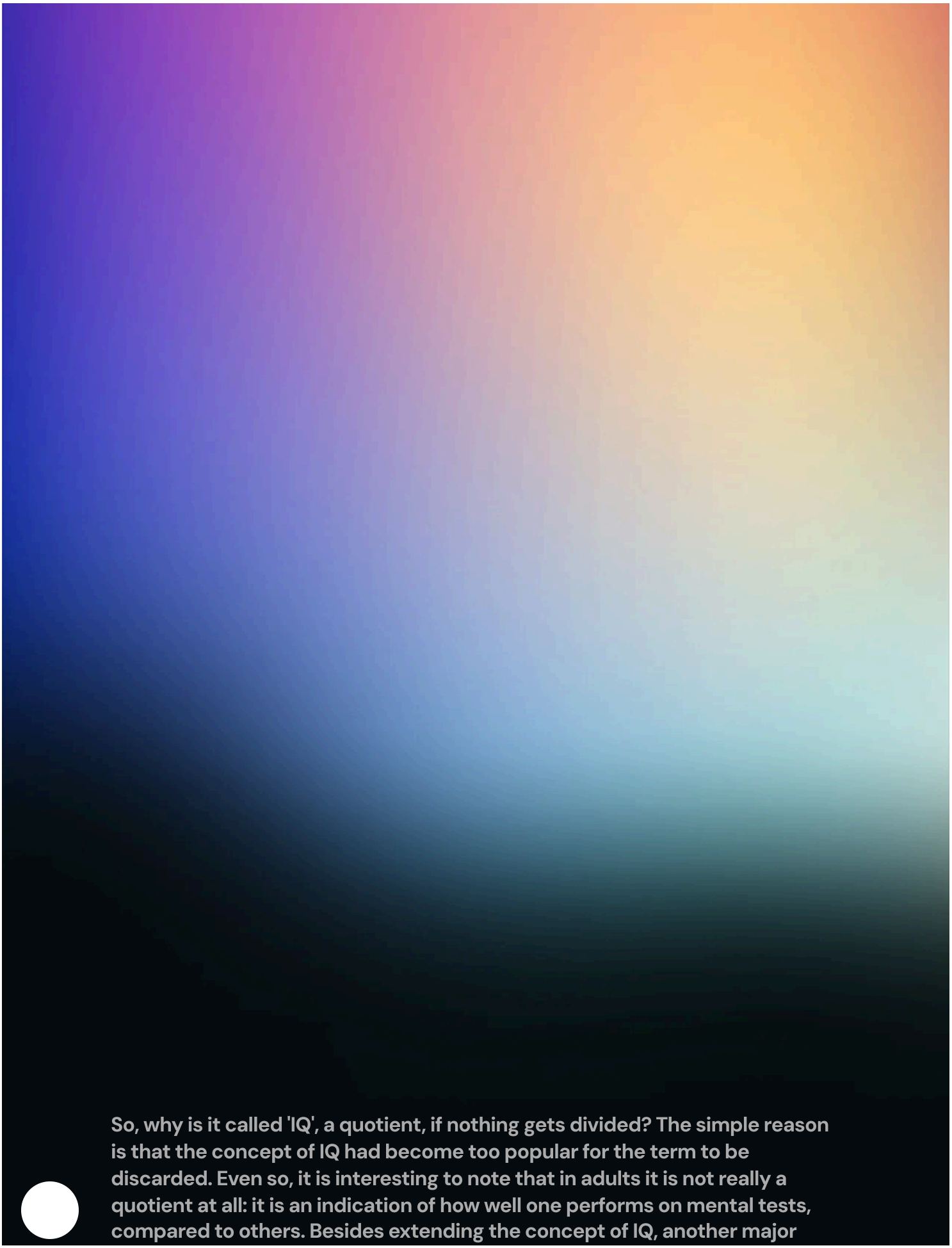
This method, however, only works well in children. If a child's parents were told that their 6-year-old already had the mental capabilities of an average 9-year-old and, therefore, his or her IQ was 150, they 'd be over the moon. But if the child's grandfather was told that even though he was only 60, his gnitive abilities were on a par with the average 90-year-old, he might not take it as a compliment.

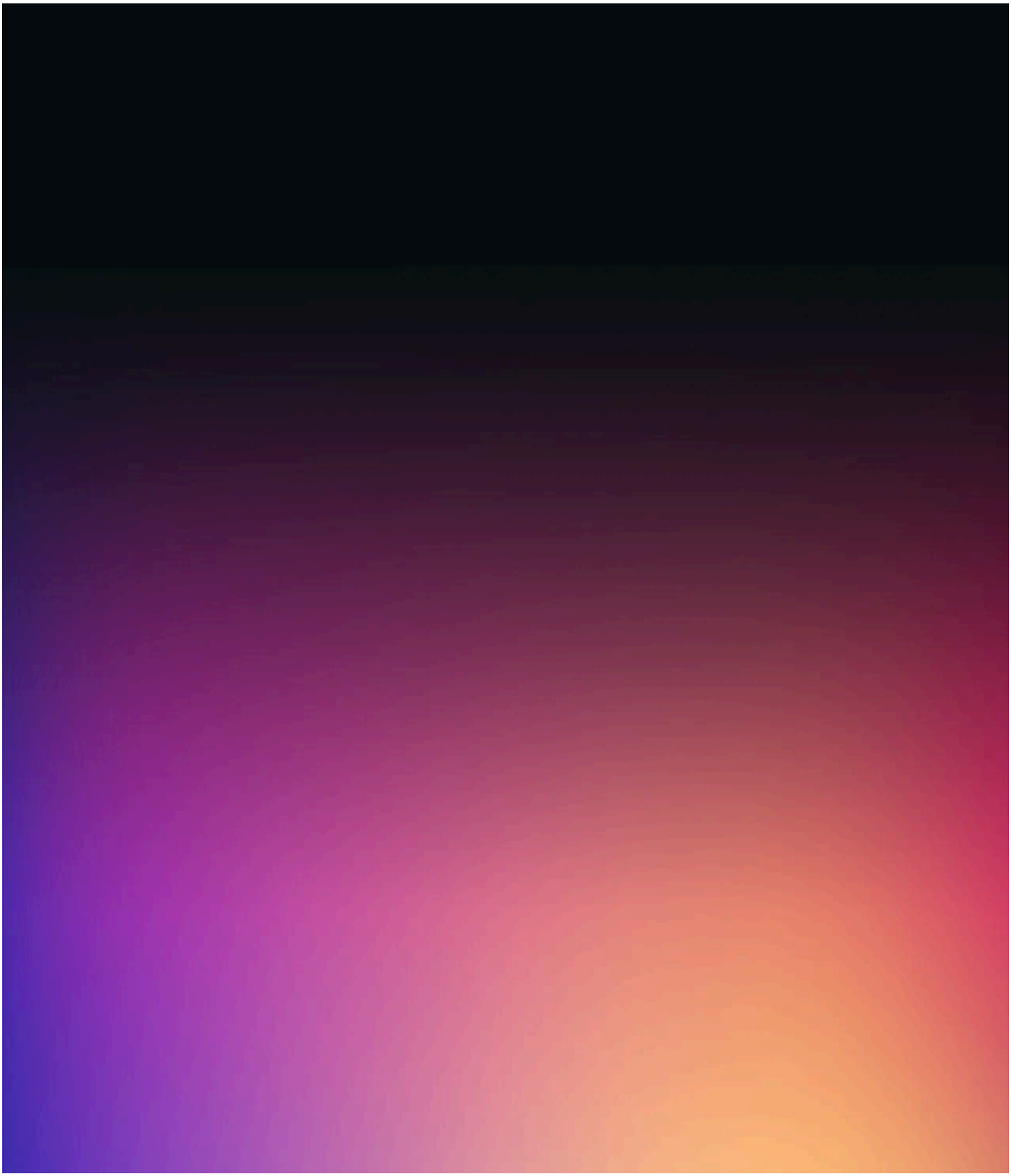
Obviously, the quotient only works as long as Binet's original criterion is functional; i.e., as long as older age in general means better abilities. In other words, the method is inappropriate when mental development does not take place any more.

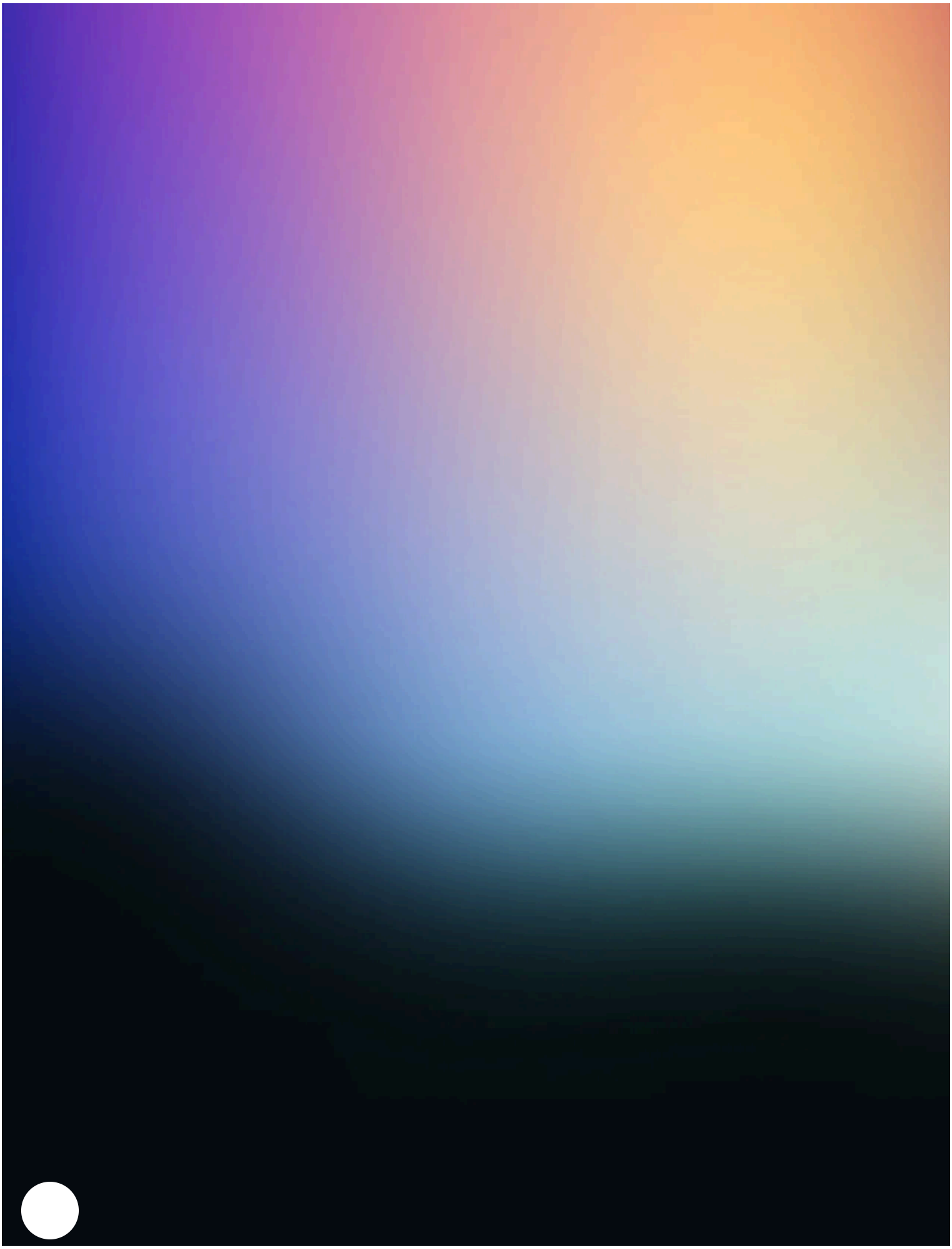
David Wechsler

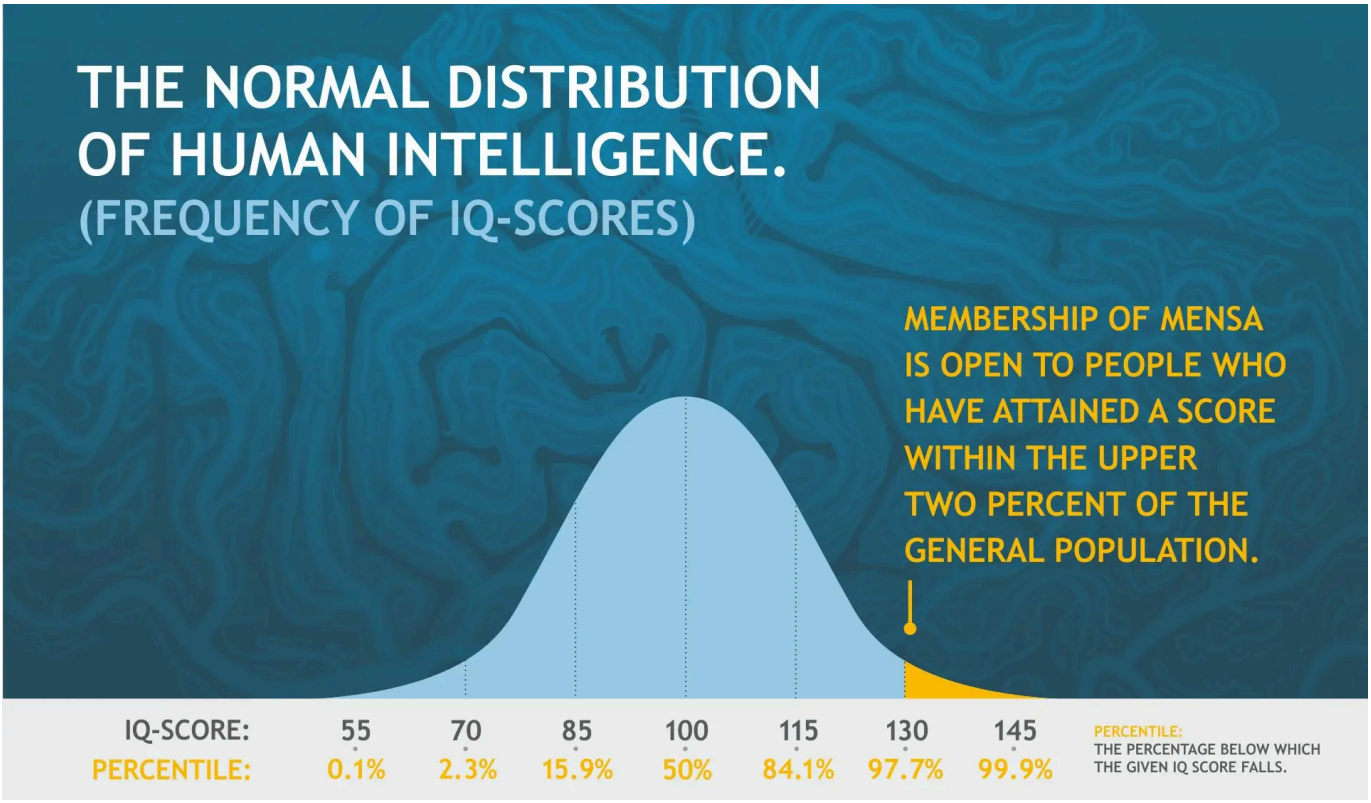
David Wechsler solved the problem of calculating adult IQ by simply comparing performance to the distribution of test scores, which is a normal distribution. In his system the IQ of those whose score equalled the mean of the age group was 100. This way the IQ of the average adult would be 100, just like the IQ of the average child in the original system. He used the statistical properties of the normal distribution to assign IQ scores based on the extent of the contemporaries one outscored. For instance, someone whose score was one standard deviation above the mean, and who thus outperformed 86% of his or her contemporaries, would have an IQ of 115, and so on.




So, why is it called 'IQ', a quotient, if nothing gets divided? The simple reason is that the concept of IQ had become too popular for the term to be discarded. Even so, it is interesting to note that in adults it is not really a quotient at all: it is an indication of how well one performs on mental tests, compared to others. Besides extending the concept of IQ, another major







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Intertel
P O Box 2404
South Portland, ME 04116

Yglésio L Moyses Silva de Souza
11 Letras Street
Cohafuma
Sao Luis
Maranhao 65074780
BRAZIL

Hello from Intertel

The Intertel office is located in South Portland, Maine. The address is shown above. You can reach Beth MacLean, the office manager, at that address, by phone at 207-405-9472 or by e-mail at office@intertel-iq.org.

Intertel's Internet presence is located at www.intertel-iq.org. You should have received an email with your login information and instructions on how to access the website. There you will find links to our Facebook page, LinkedIn group, and a Google Intertel-IQ email discussion group, which is open to all members. There are also links to several local Facebook groups and a list of some of our upcoming events. We have a diverse membership and so are building up a diverse array of venues and environments in which members can interact. No one list, forum, or group represents the "true essence" of Intertel – they are all just optional components in our multi-dimensional organization.

If you have elected to receive Intertel's *Integra* newsletter electronically, please make sure you have provided your e-mail address to Intertel office, or added it to your on-line profile, so that we can notify you when issues become available on the Intertel website.

Intertel
A SOCIETY OF THE INTELLECTUALLY GIFTED

MEMBER: Yglésio Souza
MEMBER SINCE: **07/18/2025** **REGION:** 8
VALID UNTIL: JANUARY 1, 2026

SIGNATURE:

Intertel

A Society of the Intellectually Gifted

Having examined the qualifications of

Yglésio L Moyses Silva de Souza

Who has demonstrated measured intelligence within the uppermost One Percent of the Populace, and who has subscribed to the Three Purposes of Intertel, hereby confers this

Certificate of Membership

With all corresponding rights and privileges

Conferred as of the 18th day of July, 2025

Attest: John Scheelk

John Scheelk, President

YOUSA Law Firm

Nilzo Gustavo Farias <nilzo.farias@yousalaw.com>

Fwd: Application for Membership – Infinity International Society

1 mensagem

Yglésio Luciano <yglesio@yahoo.com> 2 de julho de 2025 às 14:22
Para: nilzo.farias@yousalaw.com
Cc: yglesio moyses <yglesio@yahoo.com>

Enviado do meu iPhone

Início da mensagem encaminhada:

De: iisiq <info@iisiq.org>
Data: 1 de julho de 2025 às 08:21:48 GMT-4
Para: Yglésio Luciano <yglesio@yahoo.com>
Cc: geisanesr@gmail.com
Assunto: Re: Application for Membership – Infinity International Society

It is with great pleasure that we acknowledge your contact, reaffirming your desire to join our distinguished community of high intellects. Becoming a part of such an elevated intellectual circle not only validates your exceptional cognitive abilities but also provides essential interaction for the flourishing and well-being of gifted individuals, offering a unique space for the exchange of superior ideas.

After a thorough review conducted by our specialists, the authenticity of the submitted documents has been confirmed, thereby granting a favorable assessment by the evaluating committee, which has approved your admission.

Admission Status: **Approved as Full Member**

By submitting irrefutable evidence through the required documentation, your candidate status has been elevated to that of a member, granting you access to the privileges inherent in our esteemed community.

To support the proper functioning and operations of our society, we respectfully request a donation of 59 euros for the issuance of your digital certificate. Although we operate as a non-profit organization, it is imperative that we compensate those who devote their skills and time to crafting the documents that officially certify your membership.

We understand, however, that financial circumstances may vary. Should your economic situation be unfavorable, we accept a reduced contribution of 44 euros. If you are currently unable to provide any financial means, please reach out to us to explain your situation so we can explore viable alternatives, such as a service exchange that could be mutually beneficial.

Please make the payment via this link: Paypal Donation (https://www.paypal.com/donate/?hosted_button_id=SAPJEPL3Q3FQN)

Kindly attach the payment receipt to the same email thread as this correspondence.

Additionally, if you possess anything that demonstrates your high intellectual capacity—such as excellent writing, artwork, a personal achievement, or any expression that corroborates your superior intelligence—feel free to send it to us. We would be pleased to consider its publication on our site, should you be interested in sharing such accomplishments with the community.

We thank you for your trust and warmly welcome you to our distinguished society!

Sincerely,

Stanislav Riha
President
A limitless high IQ and an infinite legacy

Dr. Fabiano de Abreu
International Director - Administration
A limitless high IQ and an infinite legacy

Em qui., 26 de jun. de 2025 às 02:15, Yglésio Luciano <yglesio@yahoo.com> escreveu:

Dear Members of the Infinity International Society,

Thank you for your kind message and for the opportunity to proceed with my application.

I hereby confirm that the documents I submitted are aligned with the requirements listed on your official website. The IQ test provided is a full WAIS-III assessment, administered in person by a qualified clinical psychologist in Brazil. Although the report is in Portuguese, I am fully available to provide a certified English translation if required.

Below are the requested details:

- Name of the professional who administered the test:
  Dr. Geisane Saraiva Ribeiro
  Licensed Clinical Psychologist – CRP 22/1609
  Location: São Luís, Maranhão, Brazil
  Phone: +55 (98) 99176-0526
  Email: geisanesr@gmail.com

I have contacted Dr. Geisane and kindly requested that a brief recommendation be sent directly to you via email in the coming days.

Additionally:

- I am currently in the process of applying to other high-IQ societies, including Mensa and Intertel. However, this is the first time I am submitting this specific test (WAIS-III) for admission to a society of this level of selectivity and scientific rigor.
- I do not present any dual exceptionality. My cognitive profile is exclusively characterized by high intellectual ability, with an estimated full-scale IQ above 140 based on the WAIS-III.

Once again, I appreciate the careful and thorough evaluation process led by the IIS. Please let me know if any additional documents or clarifications are needed.

Warm regards,

Yglésio Luciano Moyses Silva de Souza

Email: yglesio@yahoo.com

Phone: +55 98 99110-1412

City: São Luís, Brazil

Date of Birth: September 19, 1980

Enviado do meu iPad

Em 25 de jun. de 2025, à(s) 16:28, iisiq <info@iisiq.org> escreveu:

Dear,

Thank you for submitting your materials to the Infinity International Society (IIS). We kindly request that you verify whether the documents provided comply with the requirements outlined on our website: https://iisiq.org/admissions.

Please note that the evaluation process may take up to three months. Your documents will be forwarded to our regional scientific committee, which, through a voting process, will decide on your admission. It is essential that the submitted test is complete, as we aim to gain a comprehensive understanding of the candidate's profile. We also ask you to provide the contact details of the professional who administered the test. If possible, it would be helpful if this professional could send us an email with a recommendation regarding your application.

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We look forward to your response with this information. Should you have any questions, we remain at your disposal.

Best regards,

IIS Infinity International Society

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Em ter., 24 de jun. de 2025 às 23:46, Yglésio Luciano <yglesio@yahoo.com> escreveu:

> Dear Infinity International Society Committee,

My name is Yglésio Luciano Moyses Silva de Souza, and I am writing to formally apply for membership in your esteemed society.

I recently underwent a full-scale psychometric evaluation using the WAIS-III (Wechsler Adult Intelligence Scale – Third Edition), administered by a licensed neuropsychologist in Brazil. The results indicate a Full Scale IQ of 141, placing me in the 99.7th percentile of the general population. The assessment was conducted in May–June 2025 and is attached for your review.

Please note that the attached report is written in Portuguese, as it was issued in my home country. I would be more than happy to provide a certified English translation upon request or assist with any clarification you may require. Attached, for your review, I am submitting two versions of the report:

1. A digitally signed PDF, containing the original signature and seal from the licensed professional.
2. A scanned copy of the physically signed

I appreciate your time and consideration, and I look forward to the opportunity to join the Infinity International Society.

Warm regards,

Yglésio Luciano Moyses Silva de Souza

Physician | Attorney | Journalist | Real Estate Specialist

yglesio@yahoo.com

+55 98 99110-1412

Resume

Name: Yglésio Luciano Moyses Silva de Souza

City where you live: São Luís

Country of birth: Brazil

Country where you live: Brazil

Date of birth: April 27, 1981

Gender: Male

Occupation: Physician / Attorney / Journalist / Real Estate Specialist / State Representative

Email: yglesio@yahoo.com

Phone: +55 98 99110-1412 (cell)

Societies of which qualifies to: Mensa, Intertel

Hobbies/Interests: Music, Business, Law, Journalism, Real Estate, Digestive and Bariatric Surgery, Public Policy, Neuroscience, Philosophy

Test Taken: WAIS-III (Wechsler Adult Intelligence Scale – Third Edition)

Date Taken: May–June 2025

Score achieved: 141

- Verbal IQ (QIV): 142
- Performance IQ (QIE): 141
- Full Scale IQ (QIT): 141
- Perceptual Organization Index (POI / IOP): 143
- Verbal Comprehension Index (VCF / ICV): 135
- Working Memory Index (IMO): 147
- Processing Speed Index (IVP): 127
- Percentile (Full Scale IQ): 99.7% (i.e., higher than 997 out of 1,000 people)

Enviado do meu iPad



IIS Infinity International Society

Yglésio L Moyses Silva de Souza

Country *Brazil*
Membership Number *IIS-099*
Admission *07/16/2025*
Expiration Date 07/16/2026

2025

$$(1+a+b)G_\lambda(a,b) = 1 + \lambda \int_0^\infty dp \left(\frac{G_\lambda(p,b) - G_\lambda(a,b)}{p-a} + \frac{G_\lambda(a,b)}{1+p} \right)$$
$$+ \lambda \int_0^\infty dq \left(\frac{G_\lambda(a,q) - G_\lambda(a,b)}{q-b} + \frac{G_\lambda(a,b)}{1+q} \right)$$
$$- \lambda^2 \int_0^\infty dp \int_0^\infty dq \, \frac{G_\lambda(a,b)G_\lambda(p,q) - G_\lambda(a,q)G_\lambda(p,b)}{(p-a)(q-b)}$$

A limitless high IQ and an infinite legacy

YOUSA Law Firm

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I appreciate your time and consideration, and I look forward to the opportunity to join the Infinity International Society.

Warm regards,

Yglésio Luciano Moyses Silva de Souza

Physician | Attorney | Journalist | Real Estate Specialist

yglesio@yahoo.com

+55 98 99110-1412

Resume

Name: Yglésio Luciano Moyses Silva de Souza

City where you live: São Luís

Country of birth: Brazil

Country where you live: Brazil

Date of birth: April 27, 1981

Gender: Male

Occupation: Physician / Attorney / Journalist / Real Estate Specialist / State Representative

Email: yglesio@yahoo.com

Phone: +55 98 99110-1412 (cell)

Societies of which qualifies to: Mensa, Intertel

Hobbies/Interests: Music, Business, Law, Journalism, Real Estate, Digestive and Bariatric Surgery, Public Policy, Neuroscience, Philosophy

Test Taken: WAIS-III (Wechsler Adult Intelligence Scale – Third Edition)

Date Taken: May–June 2025

Score achieved: 141

- Verbal IQ (QIV): 142
- Performance IQ (QIE): 141
- Full Scale IQ (QIT): 141
- Perceptual Organization Index (POI / IOP): 143
- Verbal Comprehension Index (VCF / ICV): 135
- Working Memory Index (IMO): 147
- Processing Speed Index (IVP): 127
- Percentile (Full Scale IQ): 99.7% (i.e., higher than 997 out of 1,000 people)

Enviado do meu iPad

Home

iisiq.org

Welcome to the Infinity International Society (IIS)!

The IIS was founded by Jeffrey Osgood on January 30, 2007 and we are a 99.63 percentile IQ Society, whose members have a minimum IQ quotient of 140 (15 SD). Our main purpose is to interact with each other in stimulating online forum discussions and to share in the camaraderie of our fellowship. We would like to invite you to consider applying for membership should you meet the necessary entry qualifications. This Society is an organization open to all ages, but we would like to focus on the participation of children in accordance with the current country's legislation and, of course, with the authorization of parents or guardians. The emphasis on children is primarily to harness and guide their IQ more effectively.

IIS accepts children, but not in all countries:

In most countries we do not accept children, to find out if in your country children are accepted, please contact us. In countries where children are accepted, we do not accept children under the age of 6.

New rules from our international committee:

We only accept tests supervised by professionals trained in psychology and neuropsychology who are qualified to administer IQ tests. In order to enter this society, we assess the Perceptual Organization Index (POI) and Verbal Comprehension Factorials (VCF) as being required to be above the 99th percentile. We do not take into account the overvaluation of the Total IQ score.

The IIS is also a member society of the World Intelligence Network (W.I.N.).

Thank you,

Stanislav Riha
President of the IIS

Dr. Fabiano de Abreu
International Director - Administration

By MFPG.



Who Qualifies?

Anyone who scores within the top 0.37% on any of our accepted tests of intelligence (or an equivalent accepted supervised test) is eligible to join. Shown below is a list of some commonly administered and/or readily available tests that we can accept.

Please note that admission application acceptance is at the will of either the Admissions Officer or the President.

How do I Apply?

Applying for Admission into Infinity International Society is simple.

Send a copy of the accepted qualifying test along with the resume information listed below to Admissions

Please Allow up to one week to process before contacting.

Accepted Qualifying Scores

The following tests have been reviewed and accepted based on scientific validity, comprehensiveness, and recognition by psychological associations worldwide. Only supervised, full-scale IQ tests that are scientifically validated and accepted by professional psychology organizations are considered.

Wechsler Adult Intelligence Scale (WAIS), 140+ WAIS-III (1997), WAIS-IV (2008), WAIS-V (2023)

Wechsler Intelligence Scale for Children (WISC), 140+ WISC-V (2014)

Wechsler Preschool and Primary Scale of Intelligence (WPPSI), 140+ WPPSI-IV (2012)

Stanford-Binet Intelligence Scale (SB-5, SB-IV, SB-LM), 140+ SB-5 (2003), SB-IV (1986), SB-LM (1972)

Hamburg-Wechsler Intelligence Test for Adults (HAWIE-R, HAWI-E), 140+ HAWIE-R (1997), HAWI-E (1983)

Hamburg-Wechsler Intelligence Test for Children (HAWI-K), 140+ HAWI-K (1986)

Reynolds Adaptive Intelligence Test (RAIT), 140+ RAIT (2015)

Woodcock-Johnson IV Tests of Cognitive Abilities (WJ-IV COG), 140+ WJ-IV (2014)

Differential Ability Scales (DAS-II), 140+ DAS-II (2007)

Kaufman Assessment Battery for Children (KABC-II), 140+ KABC-II (2004)

Snijders-Oomen Nonverbal Intelligence Test - Revised (SON-R), 140+ SON-R 2½-7 (2005), SON-R 6-40 (2005)

Kaufman Brief Intelligence Test (K-BIT), 140+ K-BIT (1990)

Leiter International Performance Scale (Leiter-3), 140+ Leiter-3 (2005)

Cattell Culture Fair Intelligence Test (CFIT), 140+ CFIT (1973)

Wechsler Nonverbal Scale of Ability (WNV), 140+ WNV (2006)

Cognitive Assessment System (CAS), 140+ CAS (1997)

Resume Format

Name: (Last) (First) (MI optional)

City where you live:Frankfurt

Country of birth:Canada

Country where you live:Germany

Date of birth: Month/Day/Year

Gender: M/F

Graduation: If you are a student, enter the grade

Occupation Don't put it on if you don't have it

Email:Example johnsmith@123.com

Phone: (optional) Example 555-555-5555 also tell us if this is home, work or cell.

Societies of which he is a member: IIS / OTHER

Hobbies/Interests: Walking my dog

Test Taken: (Example: SAT)

Date Taken: (Example: October 1990)

Score achieved: Example 1490

Math: 750

Verbal: 740

POI: 99

VCF: 99

*Send IQ test and quality photo

Rationale for Acceptance:
The approved tests meet the following strict criteria:

✓ Scientific Validity & Reliability: Each test has been rigorously validated through peer-reviewed research and has a high correlation with general intelligence (g-factor).
✓ Comprehensiveness: The accepted tests evaluate multiple cognitive domains, including verbal reasoning, non-verbal reasoning, working memory, processing speed, spatial reasoning, and logical deduction—providing a complete assessment of intelligence.
✓ Professional Recognition: All approved tests are recognized and accepted by psychological organizations, such as the American Psychological Association (APA), the British Psychological Society (BPS), and the International Society for Intelligence Research (ISIR).
✓ Supervised Administration: Each test must be administered by a qualified professional, ensuring controlled conditions and standardized assessment procedures.

Only full-scale, professionally supervised IQ tests with scientific backing, comprehensive assessment criteria, and global recognition are accepted for membership in this High IQ Society.

Note: other tests may be evaluated on a case by case basis at the will of the Test Officer, Admissions Officer or the President.

Privacy: Infinity International Society will not disclose any of your personal information to outside parties without your permission or being required to do so by law, for example, by a court order

By applying to the Infinity International Society you automatically agree to display your full name on the members webpage.

You may opt out of having your name automatically displayed on the members webpage, but must do so by both emailing our admissions officer and also having received an acknowledgement email from the membership officer.

Please allow an appropriate amount of time to implement the opt out request before contacting the IIS officers further.

Continued membership is not implied nor guaranteed and membership can be revoked at any time upon receiving probable cause to do so, as may be found in the opinions of the IIS Society officers.

By applying for membership, you automatically agree to abide by all statements and conditions as set forth on this admissions page.

Official Statement from the IIS Society on IQ Test Reliability

The IIS Society, in its pursuit of scientific rigor and the integrity of its members, reaffirms the importance of supervised and standardized IQ tests for the accurate evaluation of intelligence.

Unsupervised IQ tests, such as those found online or on unregulated platforms, as well as quick tests, cannot be considered reliable in determining an individual's intelligence quotient. The lack of control over testing conditions, the possibility of fraud, and the absence of qualified professional evaluation compromise the validity of the results obtained.

The IIS Society recommends that IQ tests be administered by psychology professionals with expertise in psychometric assessment. These professionals ensure that the test is properly applied in an appropriate environment using standardized materials. Additionally, the interpretation of results should be carried out by a qualified professional, considering the various factors that can influence an individual's performance.

The Wechsler Scale, for example, is widely recognized as a valid and reliable instrument for evaluating general intelligence and specific cognitive abilities. However, other standardized IQ tests may also be utilized, provided they meet the quality criteria established by the scientific community.

Self-declared IQ, without evidence from properly administered and interpreted tests, is not considered valid by the IIS Society. Intelligence is a complex and multifaceted characteristic that cannot be superficially or subjectively assessed.

In summary, the IIS Society emphasizes the importance of professional and rigorous IQ evaluation. By requiring supervised and standardized testing, the Society seeks to ensure the quality of data and the reliability of information about the intelligence of its members.

This stance aims to preserve the Society's credibility and ensure that its members are indeed individuals with high intellectual potential.

Where it was Proctored:

Example: Main Street High School NY NY

Where/How we can view the Scores:

Example " I can mail you a copy of my scores"

Additional Comments: Anything else you would like us to know before making a decision. For example, your educational background or other achievements.

Keep in mind that if your scores are slightly lower than what we usually accept, this is the place to state your case.

Feel free to attach any essays (on any subject) or talk at length; do not hold back if you have something to tell us. If your statement is short, that is also good.

Upon rare occasion, full membership status is granted to individuals who are near the entry requirement, and who have been found to bring value to the society as a whole. Final decisions upon these matters regarding membership acceptance are made by the IIS leadership on a case by case basis only.

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Exhibit III - Published Material About the Beneficiary in Major Media

ADVERTISING

Sonar - Listening to the Networks

A deep dive into social media to shed light on politics on the internet.

Brazilian congressman supporting Bolsonaro gives speech in English to congratulate Trump on his victory; video.

Dr. Yglésio published his speech from the podium on his own social media. He ran for mayor of São Luís this year, but was defeated by the re-elected mayor Eduardo Braide (PSD).

By O Globo

08/11/2024 09:30 Updated3 months ago



Dr. Yglésio in a video giving a speech in honor of Trump — Photo: Reproduction



State Representative Dr. Yglésio (PRTB) gave a speech in English at the Legislative Assembly of Maranhão to congratulate **Donald Trump** on his re-election in the United States. In a video published this Thursday on his social media, the parliamentarian said that the Republican's performance was also "a victory for Brazilian conservatives" and stated that "now with Trump, Bolsonaro's electability is getting closer and closer."

"Good morning, my colleagues. I would like to congratulate Mr. Donald Trump on winning the election yesterday. It is a victory for democracy and for all of us Brazilian conservatives who believe in freedom of expression and all other related things. Thank you to all my colleagues and thank you and congratulations, Mr. Trump," he said in English.

The congressman then continued his speech in Portuguese, characterizing the actions of the polling institutes, which in the United States predicted a closer race between Trump and his Democratic opponent, **Kamala Harris** , as an "international mafia ." "They are conducting polls to manipulate the system and try to win by force, but they didn't win," he stated.

The congressman also criticized the Brazilian scenario in his speech on the floor. Yglésio stated that he believes the United States "will once again become giants and protectors of other countries, including Brazil," which, according to him, would be targeted by "petty tyrants of the Supreme Federal Court." "The farce of Alexandre de Moraes, **Flávio Dino** , Gilmar Mendes, this nonsense that the country has become, will end," he said. Furthermore, the congressman said that, with Trump, "Bolsonaro's eligibility is getting closer and closer."

Find out who Dr. Yglésio is.

Affiliated with the PRTB party, the congressman ran for mayor of São Luís (MA) in the municipal elections and had the support and presence of the former president at one of his campaign events in September. In the capital of Maranhão, however, Bolsonaro's party was part of the coalition of Duarte Júnior (PSB), a federal congressman belonging to the political group of Flávio Dino, now a minister of the Supreme Federal Court (STF). Duarte also gathered the support of the state governor, Carlos Brandão (PSB), and the PT party, which nominated the social worker and alternate city councilor Creuzamar de Pinho as his running mate.

Both Duarte Júnior and Yglésio were, however, defeated in the first round by the re-elected mayor **Eduardo Braide** (PSD), who won with 70.12% of the votes. At the end of the election, the PSB candidate had 22.56%, and the Bolsonaro supporter, 3.18%.

Edition of January 11, 2013

January 11, 2013, 9:21 PM - Updated January 11, 2013, 9:38 PM

MA: City Hall declares emergency in São Luís' health system

According to the São Luís city hall, an audit revealed a R$140 million deficit left by the previous administration.

The city hall of the capital of Maranhão declared a state of emergency in the health sector. This Friday (11), one of the main hospitals in São Luís began receiving food donations for patients.

Health care is in a state of emergency. According to the São Luís city government, an audit revealed a R$140 million deficit left by the previous administration.

"We are calling on suppliers to negotiate the debt so we can restore supplies and full operation of the units," said Sílvia Cavalcanti, Deputy Secretary of Health.

Without money, the municipal system collapsed...

"I've been here for six days in this corridor," said José Ribamar da Silva Júnior, a farmer.

Doctors haven't been paid since October. Half of SAMU's 17 ambulances are out of service due to lack of maintenance. The city government asked the state health department for help, which is providing professionals, equipment, and medicine. In municipal hospitals, there are people hospitalized even in reception areas.

"They put me here and I stayed. I'm hospitalized here in reception," said Nivaldo Coelho, a salesman.

This is São Luís's main emergency care center, receiving an average of 500 patients per day. But since there aren't enough beds for everyone, many are hospitalized in the hallways. An already difficult situation has become even worse in recent days. Besides the lack of beds, there's now a risk of food shortages.

The hospital director posted a request for food donations on social media, listing items such as rice, beans, potatoes, and flour, as well as hygiene products. The response was immediate. Donations began arriving that morning. By the afternoon, there was enough food to provide 900 meals a day throughout the weekend. Dona Fátima donated nearly twenty kilos of food.

"We have to cooperate because pollution is painful. Only we humble human beings understand what these people are saying," revealed Fátima Frazão, a retiree.

The former mayor of São Luís, João Castelo, of the PSDB, could not be reached to comment on the health situation.

dition of January 11, 2013

January 11, 2013, 1:54 PM - Updated on January 11, 2013, 1:56 PM

Hospital director asks for food donations online in Maranhão

São Luís City Hall declared a state of health emergency. The initiative aims to guarantee food for patients.

Alex Barbosa Saint Louis

The city of São Luís , the capital of Maranhão , has declared a state of health emergency. The director of a municipal hospital in the city has issued an online appeal asking people to donate supplies to ensure patients' nutrition.

The corridors are crowded at São Luís's main emergency and urgent care hospital, Socorrão 1. Patients are even admitted to the reception area. The hospital sees an average of 500 patients a day. Some doctors have stopped working because they haven't been paid since October, and patients are suffering.

In addition to all these problems, patients are now experiencing a food shortage. The hospital director decided to use social media to ask the public for food donations. Yglésio Moyses says the help will prevent people from going hungry.

Follow Jornal Hoje on Twitter and Facebook .

The hospital director has compiled a list of necessary items, ranging from rice, potatoes, and flour to cleaning products and disposable items. After the appeal, the first donations arrived. Today, the hospital pantry has at least the basics, which can guarantee patients' meals over the weekend.

"Nutrition is part of any medical treatment therapy. Nutrition is like medicine. Leaving food without food is like leaving medicine without it, or worse than that: leaving a human being without dignity," says Moyses.

The city government has declared a state of emergency in São Luís's health system. According to an audit, the city is owed R$140 million. Some suppliers are six months behind on payments. Nearly half of the 17 SAMU ambulances are out of service due to lack of maintenance.

The city government also asked the State Health Department for help, providing staff, equipment and medicine to maintain care in hospitals.

TUESDAY, JULY 15, 2025 - 3:00 PM

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Daily Life

Hospital Director in Maranhão Requests Food and Cleaning Products on Social Media

FROM SÃO PAULO

01/11/2013 – 6:23 PM

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The general director of Djalma Marques Municipal Hospital, one of the busiest in São Luís (MA), took to Facebook this Friday (11) to request donations of food and cleaning to keep the hospital running in the coming days.

The list includes 27 items such as rice, beans, potatoes, seasonings, liquid soap, and disposable spoons. By late afternoon today, 1,165 Facebook users had shared the post.

Yglésio Moyses took over management of the hospital seven days ago, following the inauguration of Mayor Edivaldo Holanda Júnior (PTC).

Moyses, who ran for city council in the last election under the PT party and received 1,432 votes, was not elected. During his campaign, he had already criticized operational problems at "Socorrão 1," as the hospital is commonly known.

In his Facebook appeal, the new director also criticized the administration of former São Luís mayor João Castelo (PSDB). "The previous administration left public healthcare in chaos," Moyses said.

According to the director, the hospital had already begun receiving some donations on Friday.

STATE OF EMERGENCY

The new mayor declared a state of emergency in public healthcare in São Luís yesterday (10). The health department is reportedly facing a debt of around R$140 million, according to the new administration.

"We are short 26 doctors, 30 nurses, and 96 nursing assistants to properly care for patients," Moyses said.

The article's authors were unable to reach representatives of former mayor João Castelo's administration for comment.



I, Marina Viana Silva, telephone number 415 425-2508, mailing address P.O. Box 90487, San Diego, CA 92169, certify that the professional translation of this document from Portuguese to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.

Marina Viana

Date: July 16, 2025.

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Opinião Poder Mundo Economia Cotidiano Esporte Cultura F5 Sobre Tudo 20°C SÃO PAULO
Últimas notícias Trump diz que Bolsonaro não é seu amigo, mas é um 'bom homem'
Buscar... buscar
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Diretor de hospital no MA pede alimentos e produtos de limpeza em rede social

DE SÃO PAULO

11/01/2013 18h23

Compartilhar 0 Mais opções

O diretor-geral do Hospital Municipal Djalma Marques, um dos mais movimentados de São Luís (MA), usou o Facebook nesta sexta-feira (11) para pedir alimentos e produtos de limpeza para manter o local em funcionamento nos próximos dias.

A lista tem 27 itens, incluindo arroz, feijão, batata, temperos, sabão líquido e colheres descartáveis. Até o fim da tarde de hoje, 1.165 usuários da rede social haviam compartilhado a lista.

Yglésio Moyses assumiu o hospital há sete dias, após a posse do prefeito Edivaldo Holanda Júnior (PTC).

O diretor-geral foi candidato a vereador nas últimas eleições pelo PT e, com 1.432 votos, não foi eleito. Durante sua campanha política, Moyses já criticava os problemas de funcionamento do Socorrão 1, como o hospital é conhecido.

No apelo lançado no Facebook, o novo diretor aproveitou para criticar a gestão do ex-prefeito de São Luís, João Castelo (PSDB). "A gestão anterior deixou a saúde pública um caos", disse Moyses.

O hospital já começou a receber algumas doações nesta sexta, diz o diretor.

ESTADO DE EMERGÊNCIA

O novo prefeito decretou estado de emergência na saúde pública de São Luís ontem (10). Há uma dívida de cerca de R$ 140 milhões na pasta, segundo a nova administração.

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A FOLHA PÕE O BLOG NA RUA
ALALAÔ
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FEBRE AMARELA
Tire as dúvidas sobre formas de contaminação, principais sintomas e o processo de imunização



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OK

enfermagem para que possamos prestar o devido atendimento aos pacientes", disse.

A reportagem não localizou até o momento representantes da gestão do ex-prefeito João Castelo para que eles se manifestem.

+ CANAIS

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Funcionária da Petrobras morta a tiros no Rio pode ter sido assaltada
Santa Catarina registra temperatura de 2,3°C na serra

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O Que os Donos do Poder Não Querem Que Você Saiba
Eduardo Moreira
Comprar



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Como atingir alta performance por meio da autorresponsabilidade
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comentários

Ver todos os comentários (8)

Termos e condições

ferrin *11/01/2013 21h54* 0 0 Denunciar COMPARTILHAR

Quero passar bem longe desse tal de Maranhão, porque la so tem LALLAALLAAU

O comentário não representa a opinião do jornal; a responsabilidade é do autor da mensagem

Responder

ZAPATA *11/01/2013 21h52* 0 0 Denunciar COMPARTILHAR

Ainda presidente o dedeta 9 ,durante umdiscurso na inauguração de uma Unidade de Pronto Atendimento (UPA), em Recife,usando de sua ferramenta mais poderosa ,o populismo ,declarou que o SistemaÚnico de Saúde no Brasil, após os 8 anos de seu governo, estava tão bemaparelhado e funcionando de forma tal que "dá até vontade de a gente ficardoente para ser atendido".Nesse mesmo dia e mesmo evento, sentiu-se mal e foilevado para o Hospital Português um dosmelhores hospitais do Brasil.

O comentário não representa a opinião do jornal; a responsabilidade é do autor da mensagem

Responder

fusquinha *11/01/2013 21h23* 0 0 Denunciar COMPARTILHAR

Por que não pediu para as pessoas pararem de votar no Sarnickey, no Bebê de Roscofimary e afins?

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Responder

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1 Pai e filha são vítimas de sequestro-relâmpago em estacionamento de shopping em Santo André
2 Mortes: No roncado da sanfona, animou arraiais e celebrou a fé
3 Mãe e filha são resgatadas de cativeiro após jogarem bilhetes pedindo socorro no PR
4 Unesp: Aluna desaparecida tentou forçar namorado a assumir relacionamento com dossiê, diz polícia
5 Professor condenado por estupro de 18 alunas é preso escondido debaixo de sofá

+ livraria

Coleção "Cinema Policial" reúne quatro filmes de grandes diretores
Sociólogo discute transformações do século 21 em "A Era do Imprevisto"
Livro de escritora russa compila contos de fada assustadores; leia trecho

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Compartilhar 0

Yglésio denounces problems in public health in São Luís

g7ma.com/yglesio-denuncia-problemas-na-saude-publica-de-sao-luis

João Filho April 13, 2022



Congressman Yglésio Moyses (PROS) drew attention, in the plenary session this Tuesday (12), to the current situation of the Djalma Marques Municipal Hospital (Socorrão I). He reported that professionals and patients reported the precariousness of the service.

"According to them, there's overcrowding and a lack of beds. Because of this, patients are transferred to Santa Casa, which, in turn, is also in a deplorable state regarding its structure, with an imminent risk of collapse, in addition to a lack of hygiene and basic materials," he emphasized.

Yglésio emphasized that the conditions at Santa Casa are appalling. "Men and women share the same bathroom with no privacy. Patients share the same ward. Dirty clothes are piled up near beds, and to make matters worse, the health unit's employees have not been paid for three months," he noted.

In the congressman's opinion, São Luís's public health system has been in collapse for years. "Management comes and goes, and the situation remains unchanged. Infrastructure is lacking, staff complain about working conditions, and patients are treated in hallways. And what does Mayor Eduardo Braide do? He tries to create a false reality."

In his speech, he also advocated for investments in schools and salary increases for municipal school teachers. He also denounced the lack of infrastructure at the Dom Delgado school, located in rural São Luís. "Only 149 teachers received a 30% salary increase, and more than 50% of the schools have not been renovated. This is disrespectful to the population," he concluded.

Viver o Maranhão é descobrir o melhor da nossa terra.
CONHEÇA O TRABALHO DA ASSEMBLEIA LEGISLATIVA DO MARANHÃO

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Tagged Socorrão I , Yglésio Moyses Leave a Comment

Ministry of Health recognizes Yglésio Moyses' commitment to Socorrão I

Editorial Staff August 1, 2013

On the morning of this Wednesday, the 31st, a team from the Ministry of Health (MS) was at the Djalma Marques Municipal Hospital (Socorrão I) to carry out a new inspection.

The Ministry of Health's Network Coordinator, Alberto Fagundes, highlighted the improvements made by the City of São Luís to the physical and administrative structure of the health center.

Yglésio Moyses' work is recognized even by hospital patients

Yglésio Moyses' work is recognized even by hospital patients

Earlier this year, a technical team from the Ministry of Health visited the hospital to assess the conditions at the state's main public emergency hospital. At the time, improvements to Socorrão I were identified.

During this new team visit, just over six months later, the hospital's progress was recognized. ***"We saw significant progress in the structure of reception, social assistance, risk assessment, and other areas of the hospital,"*** stated Alberto Fagundes.

The general director of Djalma Marques Hospital, Yglésio Moyses, welcomed the news. ***"We're working very hard here at Socorrão I. Mayor Edivaldo Holanda Júnior and***

Secretary César Felix have provided all the necessary conditions to bring significant improvements to the population," he stated.

Advances also highlighted biometric patient registration, the installation of electronic medical records, new access for visitors to hospitalized patients, a better division of the yellow and red axis, among others.

The Ministry of Health's Network Coordinator also drew attention to the implementation of the endoscopy and laparoscopic surgery service, which will take place in the coming days.

Alberto Fagundes also checked and inspected the technical project that plans to increase the number of ICU beds at Socorrão I, which will have 22 beds.

"There is a significant change in patient care. One of the biggest problems was the separation of the red and yellow axis, where patients are classified according to the severity of their condition upon arrival at the hospital," said Alberto Fagundes.

Yglésio Moyses stated that the improvements cited by the Ministry of Health technician were the result of administrative and structural adjustments at the hospital, without requiring excessive expenditures. "With ongoing dialogue between the Socorrão I departments and the Health Department, we have improved the quality of our care for the population," he said.

Previous: Secretary secures salary increase for teachers in Buriticupu

Next: Sarney is doing well at night and remains hospitalized at the Sírio-Libanês hospital

Leave a comment

Your email address will not be published. Required fields are marked *

Comment *

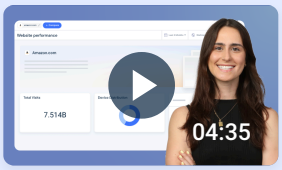
Name *

Email *

Your trial has ended

Not sure how to start?

Check out our tutorial video and read about how to use Website Performance.



Intro to Website Performance

Read guide

g1.globo.com

Últimas notícias do Brasil e do mundo, sobre política, economia, emprego, educação, saúde, meio ambiente, tecnologia, ciência, cultura e carros. Vídeos dos telejornais da TV Globo e da GloboNews.

App Store

more

Google Play

more



Traffic & Engagement

Total visits

Jun 2025 Worldwide

329.2M

↑9.74% from last month

Device distribution

Jun 2025 Worldwide



Desktop 17.48%

Mobile Web 82.52%

Global rank	-
Country rank Link in text	-
Industry rank Link in text	-

Engagement overview

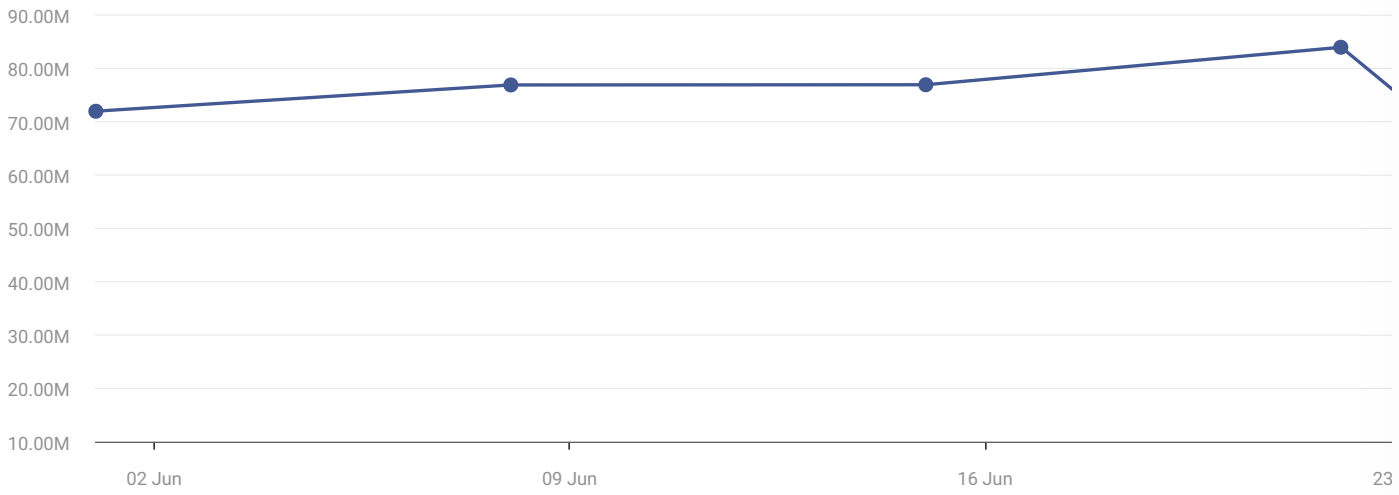
Jun 2025 Worldwide All Traffic

Monthly visits	329.2M	Deduplicated audience		Pages / Visit	2.16
Monthly Unique Visitors	N/A	Visit Duration	00:02:13	Bounce Rate	56.85%

Visits over time

Jun 2025 Worldwide All traffic

g1.globo.com	terra.com.br	estadao.com.br	folha.uol.com.br	metropoles.com
329.2M	71.78M	27.01M	29.55M	53.51M



Geography

Top Countries

Jun 2025 All traffic

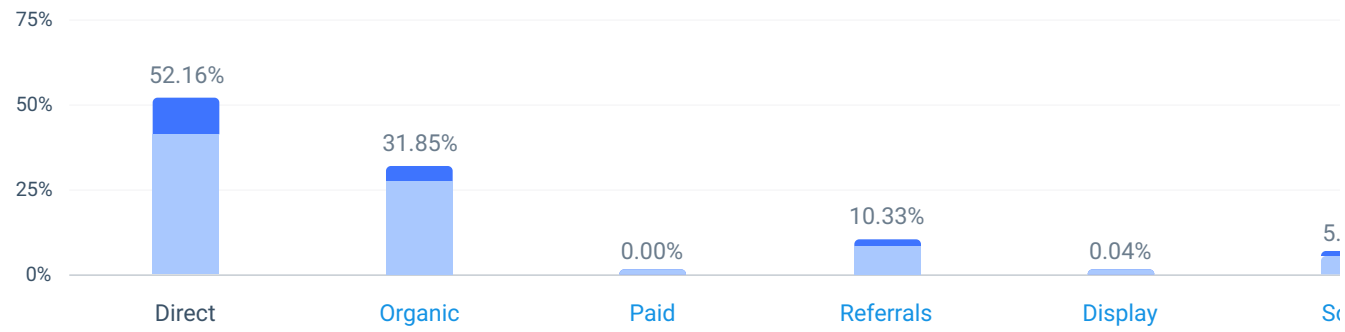


Country	Traffic Share	Change
Brazil	97.02%	↑ 9.91%
United States	1.15%	↑ 2.22%
Portugal	0.77%	↑ 25.04%
Canada	0.12%	↓ 12.16%
United Kingdom	0.09%	↑ 25.63%

Marketing Channels

Channels overview

Jun 2025 Worldwide All traffic

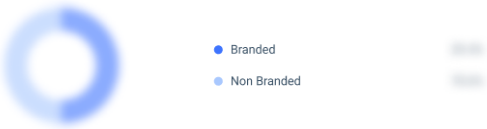


Organic Search

Organic search makes up **25.73%** of website traffic

Branded vs. non-branded

Jun 2025 Worldwide All traffic



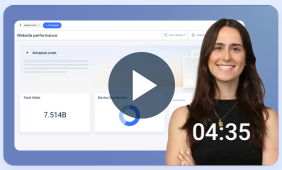
Top organic non-branded search terms

Jun 2025 Worldwide All traffic

Your trial has ended

Not sure how to start?

Check out our tutorial video and read about how to use Website Performance.



Intro to Website Performance

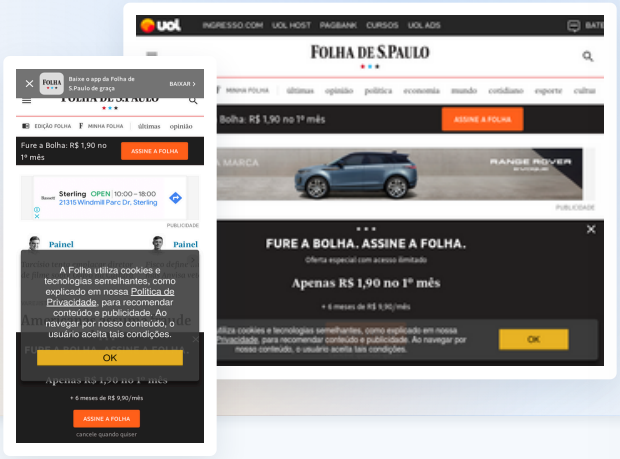
Read guide

folha.uol.com.br

Siga a Folha e fique informado sobre tudo o que acontece no Brasil e no mundo. Notícias sobre política, economia, cultura, esporte, entretenimento e mais.

App Store

Google Play



Traffic & Engagement

Total visits

Jun 2025 Worldwide

29.55M

↑0.42% from last month

Device distribution

Jun 2025 Worldwide



Desktop 38.47%

Mobile Web 61.53%

Global rank	#1,675
Country rank Brazil	#89
Industry rank News_and_Media	#229

Engagement overview

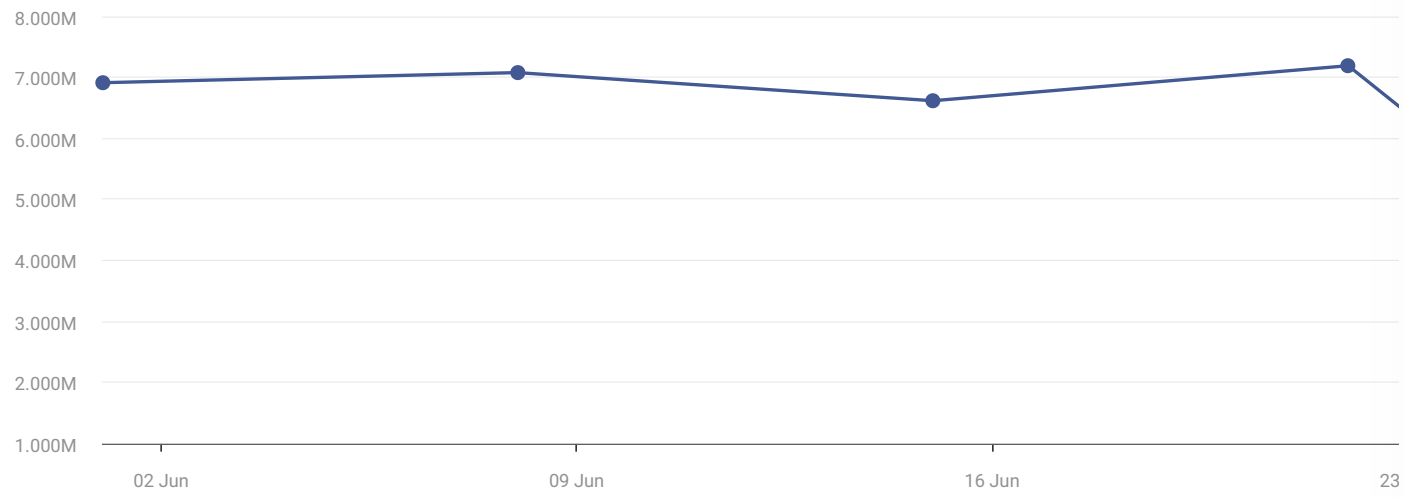
Jun 2025 Worldwide All Traffic

Monthly visits	29.55M	Deduplicated audience		Pages / Visit	3.55
Monthly Unique Visitors	N/A	Visit Duration	00:04:44	Bounce Rate	67.39%

Visits over time

Jun 2025 Worldwide All traffic

folha.uol.com.br	estadao.com.br	istoe.com.br	cartacapital.com.br	metropoles.com
29.55M	27.01M	1.840M	13.39M	53.51M



Geography

Top Countries

Jun 2025 All traffic

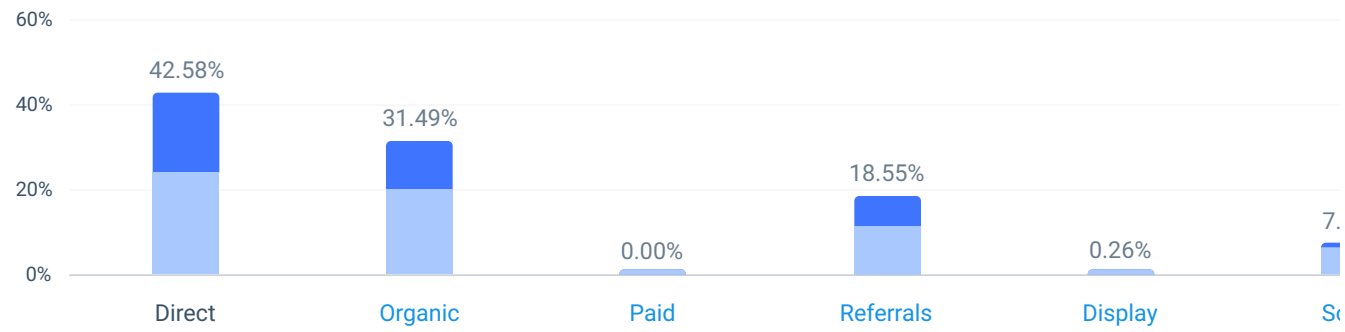


Country	Traffic Share	Change
Brazil	92.72%	↑ 0.81%
Portugal	2.22%	↑ 4.80%
United States	1.64%	↓ 7.38%
Spain	0.39%	↑ 2.99%
Canada	0.33%	↓ 3.42%

Marketing Channels

Channels overview

Jun 2025 Worldwide All traffic

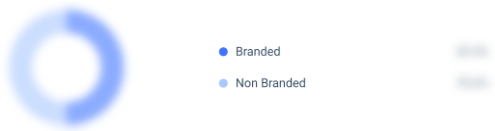


Organic Search

Organic search makes up **30.34%** of website traffic

Branded vs. non-branded

Jun 2025 Worldwide All traffic



Top organic non-branded search terms

Jun 2025 Worldwide All traffic

similarweb | OFFICIAL MEASURE OF THE DIGITAL WORLD

Nov 2025 - Jan 2026

Website Analysis

oglobo.globo.com



View the full analysis at:
pro.similarweb.com

oglobo.globo.com

Fique atualizado com as principais notícias e acompanhe tudo o que está acontecendo no Brasil e no mundo. Acesse O GLOBO!

App Store
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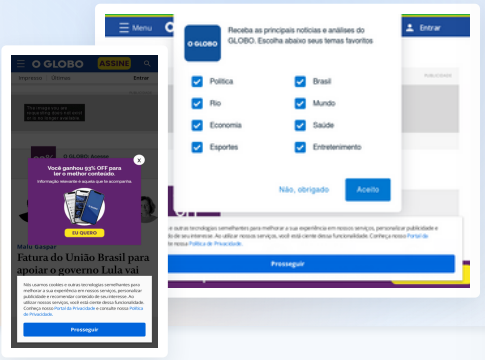

Traffic & Engagement

Total visits
Nov 2025 - Jan 2026 Worldwide

217.8M

↑2.3% from last month

Device distribution
Nov 2025 - Jan 2026 Worldwide



Desktop 16.61%
Mobile Web 83.39%

Global rank	-
Country rank United States	-
Industry rank	-

Engagement overview
Nov 2025 - Jan 2026 Worldwide All Traffic

Monthly visits	72.60M	Deduplicated audience	18.21M	Pages / Visit	1.36
Monthly Unique Visitors	21.11M	Visit Duration	00:01:04	Bounce Rate	72.18%

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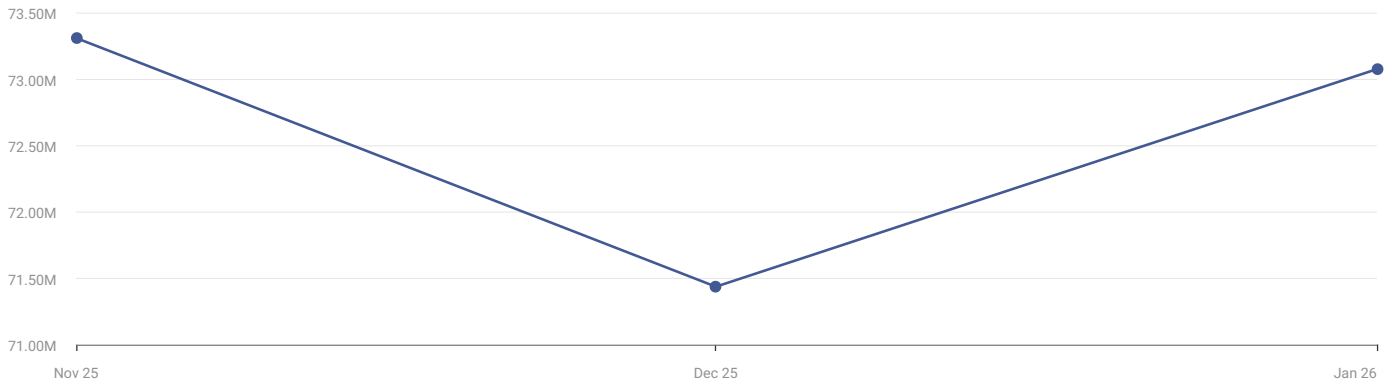
Visits over time

Nov 2025 - Jan 2026 | Worldwide | All traffic

oglobo.globo.com	estadao.com.br	folha.uol.com.br	cnnbrasil.com.br	metropoles.com
217.8M	94.91M	78.62M	262.8M	151.1M



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Geography

Top Countries

Nov 2025 - Jan 2026 All traffic



Country	Traffic Share	Change
Brazil	95.65%	↑ 1.40%
United States	1.43%	↑ 24.50%
Portugal	0.98%	↑ 54.84%
Canada	0.20%	↑ 19.53%
Argentina	0.20%	↑ 31.11%

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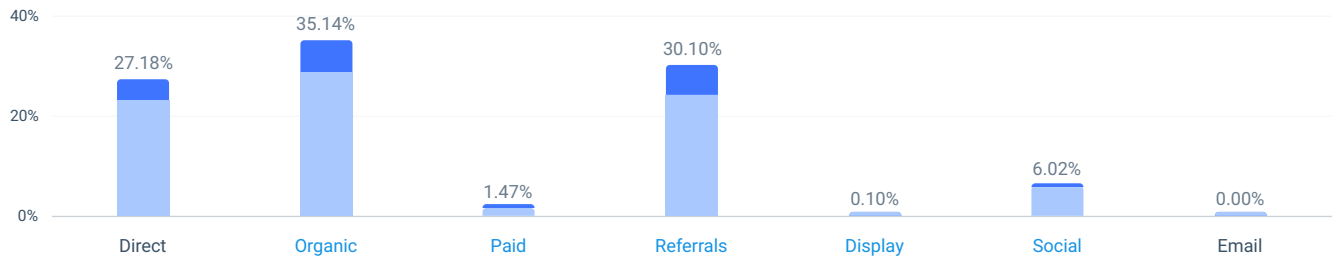
Marketing Channels

Channels overview

Nov 2025 - Jan 2026 | Worldwide | All traffic



Organic Search

Organic search makes up **35.14%** of website traffic

Branded vs. non-branded

No results

Try broadening your parameters or searching for something else.

Top organic non-branded search terms

No results

Try broadening your parameters or searching for something else.

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Paid Search

Paid search makes up **1.47%** of website traffic

Top paid non-branded search terms

No results

Try broadening your parameters or searching for something else.

Referrals

Referrals makes up **30.1%** of website traffic

Top referring websites

Nov 2025 - Jan 2026 | Worldwide | Desktop

Domain	Share	Change
globo.com	99.08%	↑ 8.53%
chatgpt.com	0.08%	↓ 74.87%
extranet.cservice.io	0.07%	↓ 8.18%
flaviosimonetti.com.br	0.05%	↑ 80.52%
info4.com.br	0.05%	↑ 15.55%

Top referring industries

Nov 2025 - Jan 2026 | Worldwide | Desktop

Website Categories	Traffic Share
News and Media	99.15%
Government	0.11%
Online Marketing	0.11%
AI Chatbots and Tools	0.09%
Sports - Other	0.09%

Outgoing Traffic

Top link destinations

Nov 2025 - Jan 2026 | Worldwide | Desktop

Domain	Share	Change
globo.com	75.67%	↑ 10.20%
chatgpt.com	4.62%	↓ 29.17%
x.com	3.98%	↑ 10.38%
google.com	2.70%	↑ 11.47%
marreta.link	2.20%	↑ 23.93%

Outgoing Ads

Top ad destinations

Nov 2025 - Jan 2026 | Worldwide | Desktop

Domain	Share	Change
aliexpress.com	14.43%	-
nike.com.br	8.23%	↑ 2,762.51%
arezzo.com.br	4.97%	-
mercadolivre.com.br	4.83%	↑ 494.83%
chavesnamao.com.br	4.72%	-

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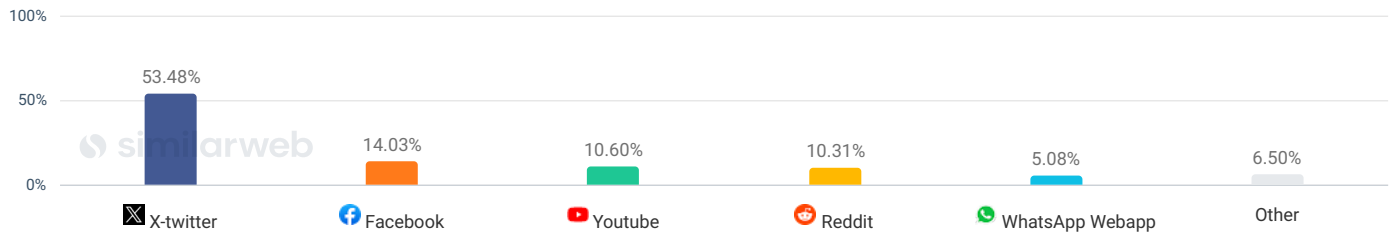
Social

Social makes up **6.02%** of website traffic

Social traffic

Nov 2025 - Jan 2026 Worldwide Desktop



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Display Advertising

Display ads makes up **<1%** of website traffic

Top publishers

Nov 2025 - Jan 2026 | Worldwide | All traffic

Publisher	Share	Change
linkvertise.com	63.92%	-4.2%
abril.com.br	6.27%	New
sephora.com.br	3.62%	-
usatoday.com	3.36%	New
statusinvest.com.br	2.75%	New

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G1 is Globo's news portal and the leading digital journalism audience in Brazil. Learn more about G1's history.

On September 18, 2006, Globo's news website, g1, went live. To operationalize the project, a hybrid structure was created that included professionals, knowledge, and infrastructure from both TV Globo's journalism department and globo.com – a company created in 2000 by Organizações Globo [now Grupo Globo] to provide online services and content.

G1 was Globo's first news content initiative created and designed for the digital world. Although most of Globo's news programs and programs had online addresses, their teams were not dedicated to producing exclusive information. Globo.com, on the other hand, had already invested in the creation of a few news websites, but none of them had their own editorial team dedicated entirely to full-time news coverage.

With G1, Globo entered the digital journalism market headfirst. In 2008, G1 became the leading news portal in Brazil in terms of audience. Today, it reaches an average of over 55 million monthly users, according to Comscore. G1 has newsrooms in every Brazilian state, is present on major social networks, and has versions for iOS and Android apps.

English

O GLOBO is Brazil's most widely read and trusted newspaper, finds a University of Oxford survey

Digital News Report shows that 22% of respondents regularly read the brand; credibility of Brazilian media surpasses global average

By **Rafael Garcia** - São Paulo
06/18/2025 08:31 AM Updated 7 months ago

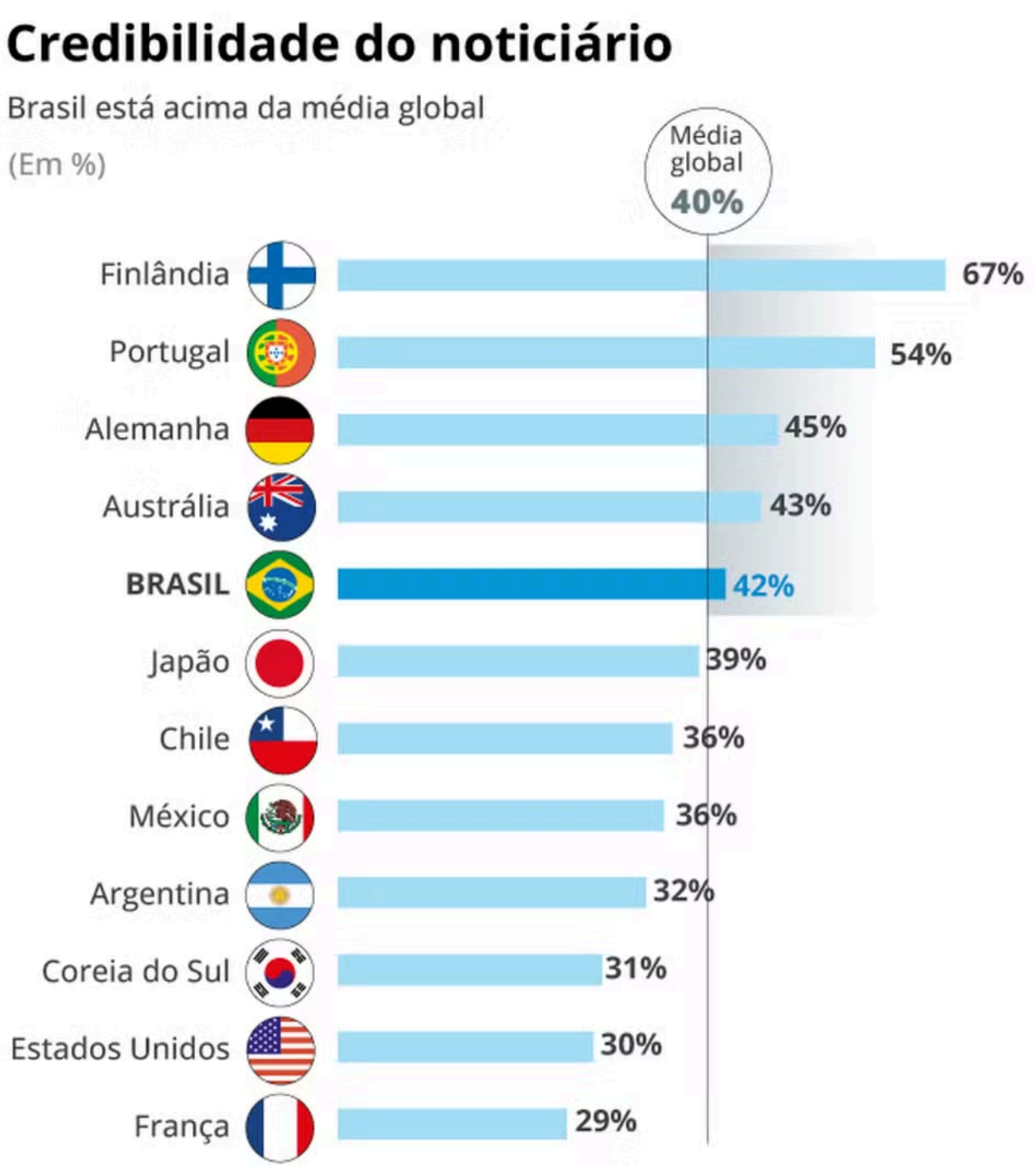


O GLOBO is the most consumed and trusted newspaper in the country, research shows. — Photo: Agência O Globo

The Digital News Report, **the most extensive media consumption survey** globally, highlights O GLOBO's significant position in its 2025 edition among Brazilian media outlets. In its centennial year, the newspaper is noted by 22% of surveyed individuals as their weekly read, earning the title of the most reliable in its category in Brazil. O GLOBO's preference ratings surpass its major competitors, "Folha de S.Paulo" (10%) and "O Estado de São Paulo" (8%). The newspaper also leads in online preferences, with 22% readership among Brazilian readers.

This year, the survey interviewed 97,000 people worldwide (2,000 of whom were in Brazil). The report was published by the Reuters Institute for the Study of Journalism, affiliated with the University of Oxford (UK). The Digital News Report has been conducted annually since 2012 and represents a key reference for industry analysts monitoring news consumption trends across 40 countries.

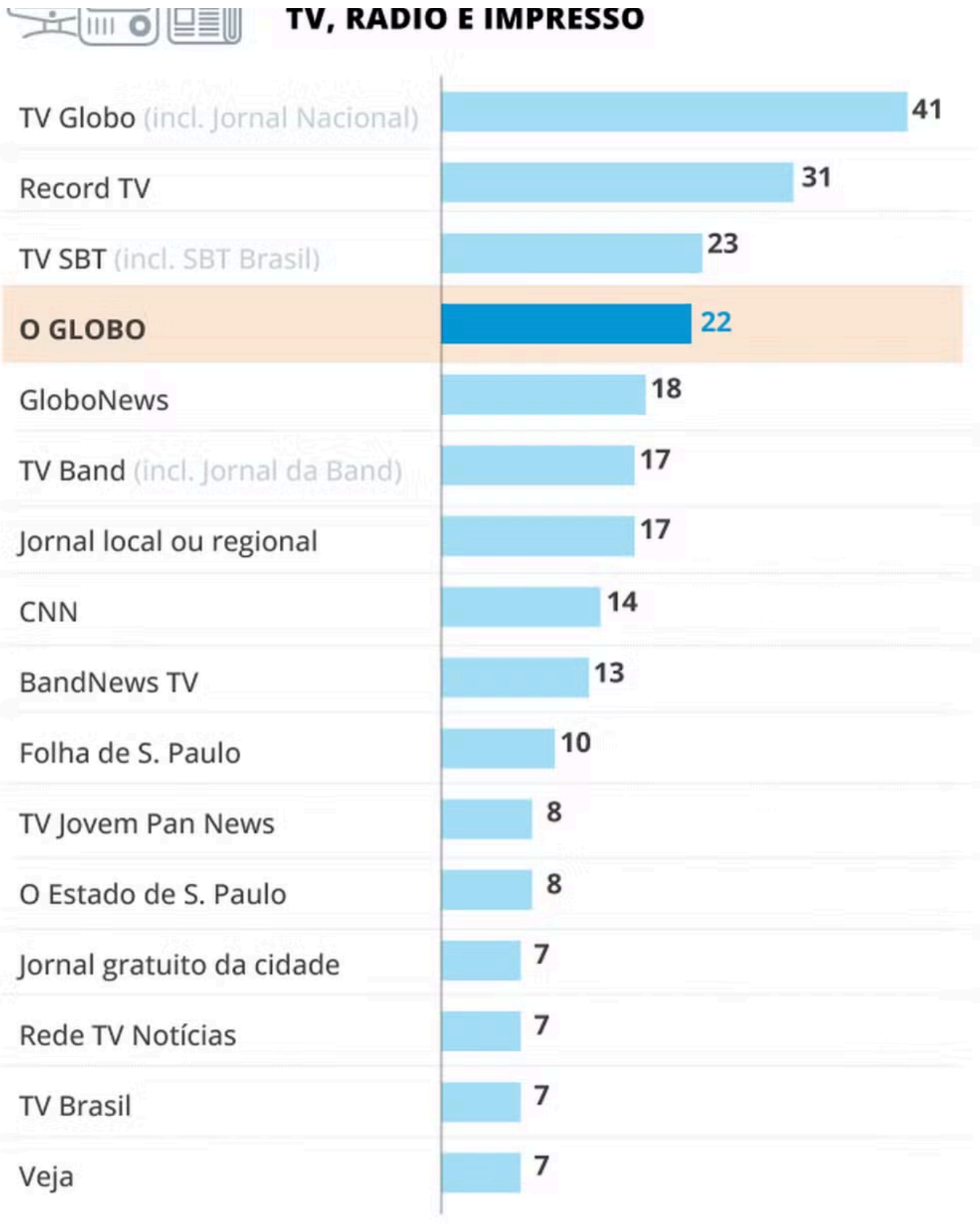
The report also examines public trust in newspapers and the journalism profession worldwide. In 2025, O GLOBO is also the leading Brazilian newspaper in terms of public trust. It is considered trustworthy by 54% of the Brazilian respondents, ahead of "Estadão" (53%) and "Folha" (52%), other Brazilian newspapers.



ALCANCE SEMANAL

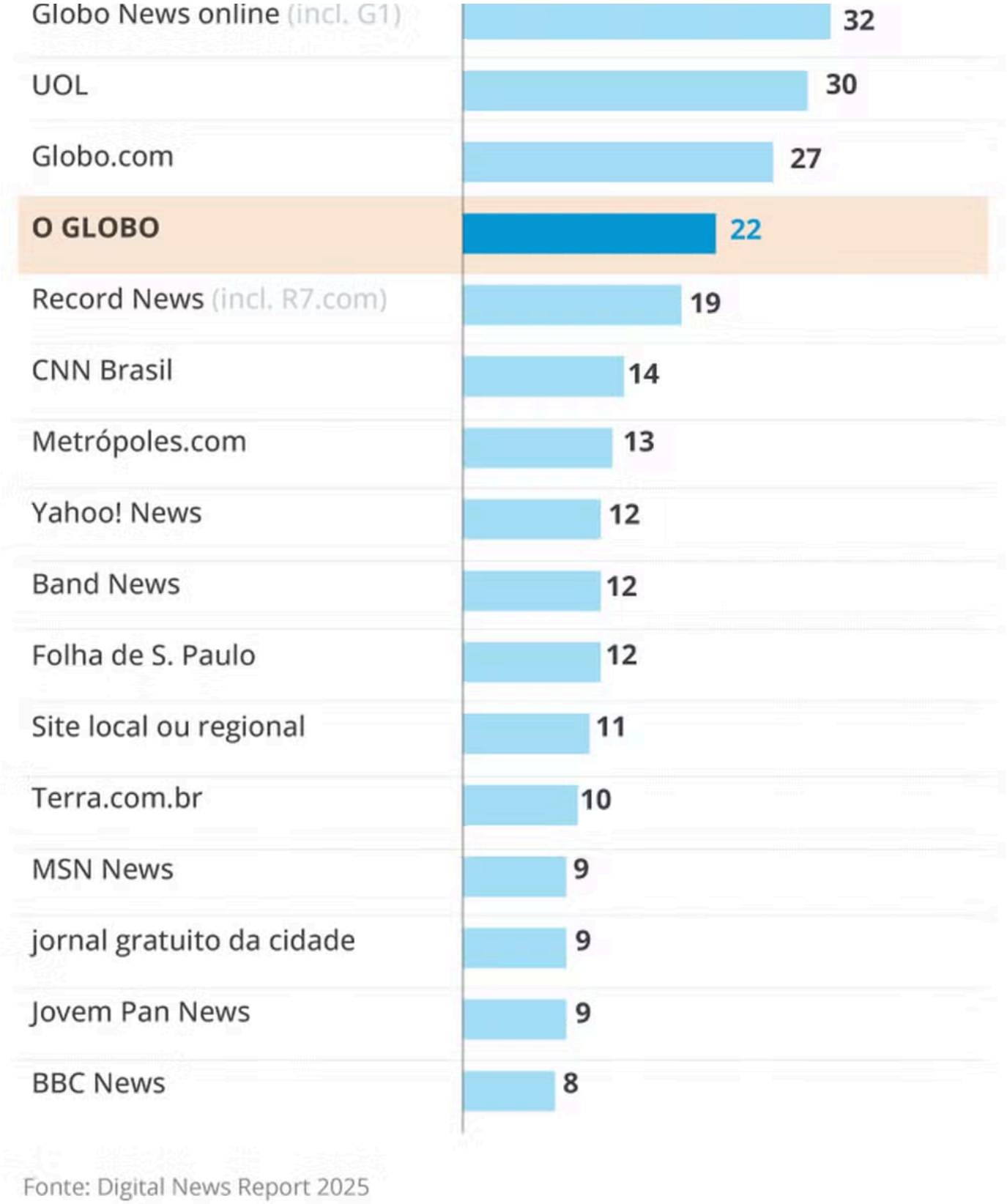
Os resultados deste ano do Digital News Report sobre veículos brasileiros online e offline

(Em %)


TV, RADIO E IMPRESSO
TV Globo (incl. Jornal Nacional) 41
Record TV 31
TV SBT (incl. SBT Brasil) 23
O GLOBO 22
GloboNews 18
TV Band (incl. Jornal da Band) 17
Jornal local ou regional 17
CNN 14
BandNews TV 13
Folha de S. Paulo 10
TV Jovem Pan News 8
O Estado de S. Paulo 8
Jornal gratuito da cidade 7
Rede TV Notícias 7
TV Brasil 7
Veja 7



ONLINE



News Credibility — Photo: Art Department

All three media outlets boast a respectability level above the industry average, which stands at 42% nationally. Journalism lost trust after 2015, partly due to the

proliferation of misinformation on social media; however, this decline stabilized over the past three years in Brazil, surpassing the global average of 40%.

"News consumers largely remain skeptical about the information found on social media and through AI apps, partly due to concerns about the reliability of such content," says Rodrigo Carro, journalist and a former fellow at the Reuters Institute that is currently responsible for the analysis of Brazil's data in the Digital News Report. "These doubts present opportunities for publishers, as audiences still seek out established news outlets to verify information."

Brazilians are the most trusting of news among Latin Americans, according to the report. In Latin America, Argentina is where people trust journalism the least (32%), ten percentage points below the Brazilian level of trust in the media. Worldwide, Finland (67%), Nigeria (68%), and Thailand (55%) are the countries with the highest news trust.

A concerning statistic is that a significant share of the audience still struggles to distinguish between real and fake news. In Brazil, this percentage is 67%, lower than in Nigeria (84%), South Africa (73%), and the United States (73%).

Report authors highlight that the Brazilian media is still undergoing a transformation, particularly in the audiovisual sector, as streaming services attempt to encroach on the dominance of television.

O GLOBO also performs well within the Brazilian media landscape. The newspaper ranks fourth overall in both traditional media (TV, radio, and newspapers) and online media. In the traditional media category, it trails only TV Globo, which is consumed weekly by 41% of respondents, followed by Record (31%) and SBT (23%). In online media, it is surpassed only by G1/Globo News online, which leads with 32%, followed by UOL (30%) and globo.com (27%).

The report also revealed that 17% of the interviewed people paid for news in some form this year in Brazil. There is a significant circulation of news shared via the internet, with 33% of people claiming to share articles on social media networks. The top three platforms for news consumption in Brazil are YouTube (37%), Instagram (37%), and WhatsApp (36%).

Among traditional online outlets, a major development is the impact of new artificial intelligence tools on how people stay informed. Approximately 9% of respondents report using AI chatbots to search for news.

O GLOBO is highlighted as a media outlet that effectively harnesses the AI revolution positively, using it creatively in journalism.

"For instance, O GLOBO published a series based on 600,000 speeches made in the Chamber of Deputies and Senate from 2001 to 2024," the Digital News Report notes. "Over 255 million words and expressions were analyzed over four months using AI tools." The series "Com a Palavra" was published last August.

The survey indicates that despite AI's growing popularity among news consumers, the audience still places special trust in content curated by humans.

"In a world increasingly filled with synthetic content and misinformation, all generations still value reliable brands with a history of accuracy, even if they don't use them as frequently as before," point out the report's authors.

Exhibit III - Judging the Work of Others

CEUMA HIGHER EDUCATION ASSOCIATION – RENASCENÇA
Rua dos Castanheiros, No. 01, Jardim Renascença, MA
CITY: SÃO LUÍS, ZIP CODE: 65.075-120
CNPJ: 23.689.763/0003-59

PROFESSIONAL EXPERIENCE VERIFICATION CERTIFICATE

We hereby certify, for all due purposes, that Mr. **002899 – YGLÉSIO LUCIANO MOYSÉS SILVA DE SOUZA**, registered with CPF No. **832.461.003-06**, PIS No. **128.46092.37-2**, and Employment Record Book (CTPS) No. **88342, SERIES 0021/MA**, residing at **RUA DAS LETRAS, BLOCK A02, HOUSE 11, COHAFUMA, NO. 0, SÃO LUÍS, MA, ZIP CODE: 65.074-780**, was employed by us, having been admitted on **March 19, 2010**, and served in the position of **Professor** from the date of admission until **December 17, 2018**. Said employment was governed by the General Social Security System (RGPS).

We further declare that **Prof. Dr. Yglésio Luciano Moysés Silva de Souza** served as a member of the examining committee for the student **VANESSA LISBOA TELLES**, on **May 25, 2012**, in the Undergraduate Thesis of the Medical Program, entitled **"EPIDEMIOLOGICAL PROFILE OF LOWER LIMB AMPUTATIONS IN DIABETIC PATIENTS IN AN EMERGENCY HOSPITAL,"** in the capacity of **committee chair**, as he was the advisor of the aforementioned paper.

São Luís – MA, April 14, 2025.

-----// signature //-----
Felipe Henrique Pavão Almeida
Enrollment No.: 005640
CEUMA University

_____

CEUMA HIGHER EDUCATION ASSOCIATION – RENASCENÇA
CNPJ: 23.689.763/0003-59

I, Raphael Michels Fantinato de Moura, certify that the professional translation of this document from Portuguese to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.

Raphael Michels Fantinato de Moura. **Date: May 21, 2025.**

CEUMA ASSOCIAÇÃO DE ENSINO SUPERIOR - RENASCENÇA
Rua dos Castanheiros, Nº 01, Jardim Renascença, MA
CIDADE: SÃO LUÍS, CEP: 65.075-120
CNPJ: 23.689.763/0003-59

DECLARAÇÃO DE COMPROVAÇÃO DE EXPERIÊNCIA PROFISSIONAL

Declaramos, para os devidos fins, que o(a) Sr(a). **002899 - YGLESIO LUCIANO MOYSES SILVA DE SOUZA**, inscrito no CPF sob nº. **832.461.003-06**, PIS nº. **128.46092.37-2**, CTPS nº. **88342,SERIE 0021/MA** , residente no endereço **RUA DAS LETRAS QD. A02, CASA 11, COHAFUMA, N° 0, SÃO LUÍS, MA, CEP: 65.074-780,** foi nosso(a) funcionário(a) admitido(a) em **19/03/2010**, exerceu a função de **Professor (a),** do período de admissão até a data de **17/12/2018.** Sendo vinculado ao Regime Geral da Previdência Social.

Declaramos ainda, que o **Prof. Dr. Yglesio Luciano Moysés Silva de Souza** orientou a aluna **VANESSA LISBOA TELLES**, no dia **25 de maio de 2012,** no Trabalho de Conclusão do Curso de Medicina intitulado **"PERFIL EPIDEMIOLÓGICO DE AMPUTAÇÃO DE MEMBROS INFERIORES EM PACIENTES DIABÉTICOS EM HOSPITAL DE URGÊNCIA E EMERGÊNCIA",** na condição de presidente da banca por ser o orientador do referido trabalho.

São Luís - MA , 14 de abril de 2025

Felipe Henrique Pavão Almeida
Matrícula: 005640
Universidade CEUMA

CEUMA ASSOCIAÇÃO DE ENSINO SUPERIOR - RENASCENÇA
CNPJ: 23.689.763/0003-59

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We further declare that **Prof. Dr. YGLÉSIO LUCIANO SILVA DE SOUZA** served as a member of the examining committee for the student **VANESSA COURAS REGADAS** in the Undergraduate Thesis of the Medical Program, entitled **"CRITICAL ANALYSIS OF THE EPIDEMIOLOGICAL PROFILE OF EMERGENCY ROOM CARE IN 2013 – THE PROFILE OF THE CAPITAL,"** in the capacity of committee chair, as he was the advisor.

São Luís – MA, April 14, 2025.

-----// signature //-----
Felipe Henrique Pavão Almeida
Enrollment No.: 005640
CEUMA University

_____

CEUMA HIGHER EDUCATION ASSOCIATION – RENASCENÇA
CNPJ: 23.689.763/0003-59

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CNPJ: 23.689.763/0003-59

DECLARAÇÃO DE COMPROVAÇÃO DE EXPERIÊNCIA PROFISSIONAL

Declaramos, para os devidos fins, que o(a) Sr(a). **002899 - YGLESIO LUCIANO MOYSES SILVA DE SOUZA**, inscrito no CPF sob nº. **832.461.003-06**, PIS nº. **128.46092.37-2**, CTPS nº. **88342,SERIE 0021/MA** , residente no endereço **RUA DAS LETRAS QD. A02, CASA 11, COHAFUMA, N° 0, SÃO LUÍS, MA, CEP: 65.074-780,** foi nosso(a) funcionário(a) admitido(a) em **19/03/2010**, exerceu a função de **Professor (a),** do período de admissão até a data de **17/12/2018.** Sendo vinculado ao Regime Geral da Previdência Social.

Declaramos ainda, que o **Prof. Dr. YGLÉSIO LUCIANO SILVA DE SOUSA** participou da banca examinadora, da aluna **VANESSA COURAS REGADAS** no Trabalho de Conclusão do Curso de Medicina intitulado **"ANÁLISE CRÍTICA DO PERFIL EPIDEMIOLÓGICO DO ATENDIMENTO NO PRONTO SOCORRO NO ANO DE 2013- O PERFIL DA CAPITAL",** na condição de ser presidente da banca por orientadora.

São Luís - MA , 14 de abril de 2025

Felipe Henrique Pavão Almeida
Matrícula: 005640
Universidade CEUMA

CEUMA ASSOCIAÇÃO DE ENSINO SUPERIOR - RENASCENÇA
CNPJ: 23.689.763/0003-59

CEUMA HIGHER EDUCATION ASSOCIATION – RENASCENÇA
Rua dos Castanheiros, No. 01, Jardim Renascença, MA
CITY: SÃO LUÍS, ZIP CODE: 65.075-120
CNPJ: 23.689.763/0003-59

PROFESSIONAL EXPERIENCE VERIFICATION CERTIFICATE

We hereby certify, for all due purposes, that Mr. **002899 – YGLÉSIO LUCIANO MOYSÉS SILVA DE SOUZA**, registered with CPF No. **832.461.003-06**, PIS No. **128.46092.37-2**, and Employment Record Book (CTPS) No. **88342, SERIES 0021/MA**, residing at **RUA DAS LETRAS, BLOCK A02, HOUSE 11, COHAFUMA, NO. 0, SÃO LUÍS, MA, ZIP CODE: 65.074-780**, was employed by us, having been admitted on **March 19, 2010**, and served in the position of **Professor** from the date of admission until **December 17, 2018**. Said employment was governed by the General Social Security System (RGPS).

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São Luís – MA, April 14, 2025.

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Felipe Henrique Pavão Almeida
Enrollment No.: 005640
CEUMA University

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Raphael Michels Fantinato de Moura. **Date: May 21, 2025.**

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São Luís - MA , 14 de abril de 2025

Felipe Henrique Pavão Almeida
Matrícula: 005640
Universidade CEUMA

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São Luís – MA, April 14, 2025.

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São Luís - MA , 14 de abril de 2025

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São Luís – MA, April 14, 2025.

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Declaramos ainda, que o **Prof. Dr. Yglésio Luciano Moysés Silva Souza** participou da banca examinadora, da aluna **NATÁLIA NOBRE DE ALENCAR** no Trabalho de Conclusão do Curso de Medicina intitulado **"AVALIAÇÃO DO IMPACTO DA SIMULAÇÃO REALISTA NO PROCESSO ENSINO APRENDIZAGEM EM ESTUDANTES DE MEDICINA",** na condição de presidente da banca por ser orientador.

São Luís - MA , 14 de abril de 2025

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We further declare that **Prof. Dr. Yglésio Luciano Moysés Silva de Souza** served as a member of the examining committee, on **May 25, 2012**, for the student **Ludmila Bacelar Palhano** in the Undergraduate Thesis of the Medical Program, entitled **"PROSPECTIVE DOUBLE-BLIND STUDY WITH TRANSCRANIAL MAGNETIC STIMULATION AS ADJUVANT TREATMENT FOR DEPRESSION."**

São Luís – MA, April 14, 2025.

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Declaramos ainda, que o **Prof. Dr. Yglesio Luciano Moysés Silva de Souza** participou da banca examinadora, no dia **25 de maio de 2012,** da aluna **Ludmila Bacelar Palhano** no Trabalho de Conclusão do Curso de Medicina intitulado **"ESTUDO DUPLO CEDO PROSPECTIVO COM ESTIMULAÇÃO MAGNÉTICA TRANSCRANIANA NO TRATAMENTO COADJUVANTE DA DEPRESSÃO".**

São Luís - MA , 14 de abril de 2025

Felipe Henrique Pavão Almeida
Matrícula: 005640
Universidade CEUMA

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São Luís - MA , 14 de abril de 2025

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São Luís – MA, April 14, 2025.

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São Luís - MA , 14 de abril de 2025

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Declaramos ainda, que o **Prof. Dr. Yglesio Luciano Moysés Silva de Souza** participou da banca examinadora, no dia **25 de maio de 2012**, do aluno **Lindomar de Moura Barbosa Filho** no Trabalho de Conclusão do Curso de Medicina intitulado **"AVALIAÇÃO DE COMPLICAÇÕES RELACIONADAS À COLANGIOPANCREATOGRAFIA RETRÓGRADAS ENDOSCÓPICA EM UMA CLÍNICA PARTICULAR DE SÃO LUÍS-MA".**

São Luís - MA , 14 de abril de 2025

Felipe Henrique Pavão Almeida
Matrícula: 005640
Universidade CEUMA

CEUMA ASSOCIAÇÃO DE ENSINO SUPERIOR - RENASCENÇA
CNPJ: 23.689.763/0003-59

CEUMA HIGHER EDUCATION ASSOCIATION – RENASCENÇA
Rua dos Castanheiros, No. 01, Jardim Renascença, MA
CITY: SÃO LUÍS, ZIP CODE: 65.075-120
CNPJ: 23.689.763/0003-59

PROFESSIONAL EXPERIENCE VERIFICATION CERTIFICATE

We hereby certify, for all due purposes, that Mr. **002899 – YGLÉSIO LUCIANO MOYSÉS SILVA DE SOUZA**, registered with CPF No. **832.461.003-06**, PIS No. **128.46092.37-2**, and Employment Record Book (CTPS) No. **88342, SERIES 0021/MA**, residing at **RUA DAS LETRAS, BLOCK A02, HOUSE 11, COHAFUMA, NO. 0, SÃO LUÍS, MA, ZIP CODE: 65.074-780**, was employed by us, having been admitted on **March 19, 2010**, and served in the position of **Professor** from the date of admission until **December 17, 2018**. Said employment was governed by the General Social Security System (RGPS).

We further declare that **Prof. Dr. YGLÉSIO LUCIANO SILVA DE SOUZA** served as a member of the examining committee for the student **João Felix de Andrade Neto** in the Undergraduate Thesis of the Medical Program, entitled **"NUTRITIONAL THERAPY APPROACH IN PATIENTS WITH ACUTE PANCREATITIS,"** in the capacity of committee chair, as he was the advisor.

São Luís – MA, April 14, 2025.

-----// signature //-----
Felipe Henrique Pavão Almeida
Enrollment No.: 005640
CEUMA University

CEUMA HIGHER EDUCATION ASSOCIATION – RENASCENÇA
CNPJ: 23.689.763/0003-59

I, Raphael Michels Fantinato de Moura, certify that the professional translation of this document from Portuguese to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.

Raphael Michels Fantinato de Moura. **Date: May 21, 2025.**

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Declaramos ainda, que o **Prof. Dr. YGLÉSIO LUCIANO SILVA DE SOUSA** participou da banca examinadora, do aluno **João Felix de Andrade Neto** no Trabalho de Conclusão do Curso de Medicina intitulado "**ABORDAGEM DA TERAPIA NUTRICIONAL EM PACIENTES COM PANCREATITE AGUDA",** na condição de presidente da banca por ser orientador do mesmo.

São Luís - MA , 14 de abril de 2025

Felipe Henrique Pavão Almeida
Matrícula: 005640
Universidade CEUMA

CEUMA ASSOCIAÇÃO DE ENSINO SUPERIOR - RENASCENÇA
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We further declare that **Prof. Dr. YGLÉSIO LUCIANO MOYSÉS SILVA DE SOUZA** served as a member of the examining committee for the student **Hiago Sousa Bastos** in the Undergraduate Thesis of the Medical Program, entitled **"COLLOIDS VERSUS CRYSTALLOIDS IN SEPTIC PATIENTS: A LITERATURE REVIEW,"** in the capacity of committee chair, as he was the advisor.

São Luís – MA, April 14, 2025.

-----// signature //-----
Felipe Henrique Pavão Almeida
Enrollment No.: 005640
CEUMA University

CEUMA HIGHER EDUCATION ASSOCIATION – RENASCENÇA
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Raphael Michels Fantinato de Moura. **Date: May 21, 2025.**

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Declaramos ainda, que o **Prof. Dr. YGLESIO LUCIANO MOYSES SLVA DE SOUZA** participou da banca examinadora, do aluno **Hiago Sousa Bastos** no Trabalho de Conclusão do Curso de Medicina intitulado **"COLÓIDES VERSUS CRISTALÓIDES EM PACIENTES SÉPTICOS: REVISÃO DE LITERATURA",** na condição de presidente da banca por ser o orientador.

São Luís - MA , 14 de abril de 2025

Felipe Henrique Pavão Almeida
Matrícula: 005640
Universidade CEUMA

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We further declare that **Prof. Dr. Yglésio Luciano Moysés Silva Souza** served as a member of the examining committee for the student **GIULIANA BALLUZ DA CUNHA SANTOS ARÔSO** in the Undergraduate Thesis of the Medical Program, entitled **"PREVALENCE OF RISK FACTORS FOR OBSTRUCTIVE SLEEP APNEA SYNDROME IN BUS DRIVERS,"** in the capacity of committee chair, as he was the advisor.

São Luís – MA, April 14, 2025.

-----// signature //-----
Felipe Henrique Pavão Almeida
Enrollment No.: 005640
CEUMA University

_____

CEUMA HIGHER EDUCATION ASSOCIATION – RENASCENÇA
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Raphael Michels Fantinato de Moura. **Date: May 21, 2025.**

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Declaramos ainda, que o **Prof. Dr. Yglésio Luciano Moysés Silva Souza** participou da banca examinadora, da aluna **GIULIANA BALLUZ DA CUNHA SANTOS ARÔSO** no Trabalho de Conclusão do Curso de Medicina intitulado **"PREVALÊNCIA DOS FATORES DE RISCO PARA SÍNDROME DA APNÉIA OBSTRUTIVA DO SONO EM MOTORISTAS DE ÔNIBUS",** na condição de presidente da banca por ser orientador.

São Luís - MA , 14 de abril de 2025

Felipe Henrique Pavão Almeida
Matrícula: 005640
Universidade CEUMA

CEUMA ASSOCIAÇÃO DE ENSINO SUPERIOR - RENASCENÇA
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We further declare that **Prof. Dr. YGLÉSIO LUCIANO SILVA DE SOUZA** served as a member of the examining committee, on **June 28, 2012**, for the student **Erika Veronesi Camilo** in the Undergraduate Thesis of the Medical Program, entitled: **"PRE- AND POSTOPERATIVE ASSESSMENT OF RENAL FUNCTION IN PATIENTS UNDERGOING ROUX-EN-Y GASTRIC BYPASS BY VIDEO LAPAROSCOPY,"** in the capacity of committee chair, as he was the advisor of the aforementioned thesis.

São Luís – MA, April 14, 2025.

-----// signature //-----
Felipe Henrique Pavão Almeida
Enrollment No.: 005640
CEUMA University

CEUMA HIGHER EDUCATION ASSOCIATION – RENASCENÇA
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Raphael Michels Fantinato de Moura. **Date: May 21, 2025.**

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Declaramos ainda, que o **Prof. Dr. YGLÉSIO LUCIANO SILVA DE SOUSA** participou da banca examinadora, no dia **28 de junho de 2012,** da aluna **Erika Veronesi Camilo** no Trabalho de Conclusão do Curso de Medicina intitulado **"AVALIAÇÃO PRÉ E PÓS OPERATÓRIO DA FUNÇÃO RENAL DOS PACIENTES SUBMETIDOS A BYPASS GÁSTRICO EM Y-DE-ROUX POR VÍDEO LAPAROSCOPIA**". na condição de presidente da banca por ser orientador do referido trabalho.

São Luís - MA , 14 de abril de 2025

Felipe Henrique Pavão Almeida
Matrícula: 005640
Universidade CEUMA

CEUMA ASSOCIAÇÃO DE ENSINO SUPERIOR - RENASCENÇA
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We further declare that **PROF. DR. YGLÉSIO LUCIANO SILVA DE SOUZA** served as a member of the examining committee for the student **Bruna Pandolfo** in the Undergraduate Thesis of the Medical Program, entitled: **"CRITICAL ANALYSIS OF THE EPIDEMIOLOGICAL PROFILE OF EMERGENCY ROOM HOSPITALIZATIONS IN 2014 – THE PROFILE OF THE CAPITAL,"** in the capacity of committee chair, as he was the advisor.

São Luís – MA, April 14, 2025.

-----// signature //-----
Felipe Henrique Pavão Almeida
Enrollment No.: 005640
CEUMA University

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Declaramos ainda, que o **Prof. Dr. YGLÉSIO LUCIANO SILVA DE SOUSA** participou da banca examinadora, da aluna **Bruna Pandolfo** no Trabalho de Conclusão do Curso de Medicina intitulado **"ANÁLISE CRÍTICA DO PERFIL EPIDEMIOLÓGICO DA INTERNAÇÃO NO PRONTO SOCORRO NO ANO DE 2014 – O PERFIL DA CAPITAL",** na condição de presidente da banca por ser o orientador.

São Luís - MA , 14 de abril de 2025

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Universidade CEUMA

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We further declare that **Prof. Dr. Yglésio Luciano Moysés Silva de Souza** served as a member of the examining committee, **in the year 2012,** for the student **Augusto Granado Bottino** in the **Undergraduate Thesis of the Medical Program** entitled: **"THE IMPACT OF REALISTIC SIMULATION ON THE LEARNING OF MEDICAL STUDENTS."**

São Luís – MA, April 14, 2025.

-----// signature //-----
Felipe Henrique Pavão Almeida
Enrollment No.: 005640
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Raphael Michels Fantinato de Moura. **Date: May 21, 2025.**

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Declaramos ainda, que o **Prof. Dr. Yglesio Luciano Moysés Silva de Souza** participou da banca examinadora, **no ano de 2012,** do aluno **Augusto Granado Bottino** no **Trabalho de Conclusão do Curso de Medicina** intitulado **"IMPACTO DA SIMULAÇÃO REALISTICA NO APRENDIZADO E ESTUDANTES DE MEDICINA".**

São Luís - MA , 14 de abril de 2025

Felipe Henrique Pavão Almeida
Matrícula: 005640
Universidade CEUMA

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We further declare that **Prof. Dr. Yglésio Luciano Moysés Silva de Souza** served as the advisor for the scientific research project (Undergraduate Thesis) of the student **Vanessa Lisboa Telles**, in the research area: **Diabetes and Complications**.

São Luís – MA, April 14, 2025.

-----// signature //-----
Felipe Henrique Pavão Almeida
Enrollment No.: 005640
CEUMA University

CEUMA HIGHER EDUCATION ASSOCIATION – RENASCENÇA
CNPJ: 23.689.763/0003-59

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Raphael Michels Fantinato de Moura. **Date: May 22, 2025.**

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DECLARAÇÃO DE COMPROVAÇÃO DE EXPERIÊNCIA PROFISSIONAL

Declaramos, para os devidos fins, que o(a) Sr(a). **002899 - YGLESIO LUCIANO MOYSES SILVA DE SOUZA**, inscrito no CPF sob nº. **832.461.003-06**, PIS nº. **128.46092.37-2**, CTPS nº. **88342,SERIE 0021/MA** , residente no endereço **RUA DAS LETRAS QD. A02, CASA 11, COHAFUMA, N° 0, SÃO LUÍS, MA, CEP: 65.074-780,** foi nosso(a) funcionário(a) admitido(a) em **19/03/2010**, exerceu a função de **Professor (a),** do período de admissão até a data de **17/12/2018.** Sendo vinculado ao Regime Geral da Previdência Social.

Declaramos ainda, que o **Prof. Dr. Yglésio Luciano Moysés Silva Souza**, atuou como orientador do trabalho científico (TCC - Trabalho de Conclusão de Curso) da aluna **Vanessa Lisboa Telles**, linha de pesquisa: **Diabetes e Complicações.**

São Luís - MA , 14 de abril de 2025

Felipe Henrique Pavão Almeida
Matrícula: 005640
Universidade CEUMA

CEUMA ASSOCIAÇÃO DE ENSINO SUPERIOR - RENASCENÇA
CNPJ: 23.689.763/0003-59

CEUMA HIGHER EDUCATION ASSOCIATION – RENASCENÇA
Rua dos Castanheiros, No. 01, Jardim Renascença, MA
CITY: SÃO LUÍS, ZIP CODE: 65.075-120
CNPJ: 23.689.763/0003-59

PROFESSIONAL EXPERIENCE VERIFICATION CERTIFICATE

We hereby certify, for all due purposes, that Mr. **002899 – YGLÉSIO LUCIANO MOYSÉS SILVA DE SOUZA**, registered with CPF No. **832.461.003-06**, PIS No. **128.46092.37-2**, and Employment Record Book (CTPS) No. **88342, SERIES 0021/MA**, residing at **RUA DAS LETRAS, BLOCK A02, HOUSE 11, COHAFUMA, NO. 0, SÃO LUÍS, MA, ZIP CODE: 65.074-780**, was employed by us, having been admitted on **March 19, 2010**, and served in the position of **Professor** from the date of admission until **December 17, 2018**. Said employment was governed by the General Social Security System (RGPS).

We further declare that **Prof. Dr. Yglésio Luciano Moysés Silva de Souza** served as the advisor for the scientific research project (Undergraduate Thesis) of the student **Érika Veronesi Camilo**, in the research area: **Obesity and Renal Function**.

São Luís – MA, April 14, 2025.

-----// signature //-----
Felipe Henrique Pavão Almeida
Enrollment No.: 005640
CEUMA University

CEUMA HIGHER EDUCATION ASSOCIATION – RENASCENÇA
CNPJ: 23.689.763/0003-59

I, Raphael Michels Fantinato de Moura, certify that the professional translation of this document from Portuguese to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.

Raphael Michels Fantinato de Moura. **Date: May 22, 2025.**

CEUMA ASSOCIAÇÃO DE ENSINO SUPERIOR - RENASCENÇA
Rua dos Castanheiros, Nº 01, Jardim Renascença, MA
CIDADE: SÃO LUÍS, CEP: 65.075-120
CNPJ: 23.689.763/0003-59

DECLARAÇÃO DE COMPROVAÇÃO DE EXPERIÊNCIA PROFISSIONAL

Declaramos, para os devidos fins, que o(a) Sr(a). **002899 - YGLESIO LUCIANO MOYSES SILVA DE SOUZA**, inscrito no CPF sob nº. **832.461.003-06**, PIS nº. **128.46092.37-2**, CTPS nº. **88342,SERIE 0021/MA** , residente no endereço **RUA DAS LETRAS QD. A02, CASA 11, COHAFUMA, N° 0, SÃO LUÍS, MA, CEP: 65.074-780,** foi nosso(a) funcionário(a) admitido(a) em **19/03/2010**, exerceu a função de **Professor (a),** do período de admissão até a data de **17/12/2018.** Sendo vinculado ao Regime Geral da Previdência Social.

Declaramos ainda, que o **Prof. Dr. Yglésio Luciano Moysés Silva Souza**, atuou como orientador do trabalho científico (TCC - Trabalho de Conclusão de Curso) da aluna **Érika Veronesi Camilo**, linha de pesquisa: **Obesidade e função renal**.

São Luís - MA , 14 de abril de 2025

Felipe Henrique Pavão Almeida
Matrícula: 005640
Universidade CEUMA

CEUMA ASSOCIAÇÃO DE ENSINO SUPERIOR - RENASCENÇA
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CNPJ: 23.689.763/0003-59

PROFESSIONAL EXPERIENCE VERIFICATION CERTIFICATE

We hereby certify, for all due purposes, that Mr. **002899 – YGLÉSIO LUCIANO MOYSÉS SILVA DE SOUZA**, registered with CPF No. **832.461.003-06**, PIS No. **128.46092.37-2**, and Employment Record Book (CTPS) No. **88342, SERIES 0021/MA**, residing at **RUA DAS LETRAS, BLOCK A02, HOUSE 11, COHAFUMA, NO. 0, SÃO LUÍS, MA, ZIP CODE: 65.074-780**, was employed by us, having been admitted on **March 19, 2010**, and served in the position of **Professor** from the date of admission until **December 17, 2018**. Said employment was governed by the General Social Security System (RGPS).

We further declare that **Prof. Dr. Yglésio Luciano Moysés Silva de Souza** served as the technical director (physician) of the **Experimental Surgery Laboratory** and the **Realistic Simulation Center**.

We hereby declare, finally, that the professor made a significant contribution to the development of the Institution.

São Luís – MA, April 15, 2025.

-----// signature //-----
Felipe Henrique Pavão Almeida
Enrollment No.: 005640
CEUMA University

CEUMA HIGHER EDUCATION ASSOCIATION – RENASCENÇA
CNPJ: 23.689.763/0003-59

I, Raphael Michels Fantinato de Moura, certify that the professional translation of this document from Portuguese to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.

Raphael Michels Fantinato de Moura. **Date: May 22, 2025.**

CEUMA ASSOCIAÇÃO DE ENSINO SUPERIOR - RENASCENÇA
Rua dos Castanheiros, Nº 01, Jardim Renascença, MA
CIDADE: SÃO LUÍS, CEP: 65.075-120
CNPJ: 23.689.763/0003-59

DECLARAÇÃO DE COMPROVAÇÃO DE EXPERIÊNCIA PROFISSIONAL

Declaramos, para os devidos fins, que o(a) Sr(a). **002899 - YGLESIO LUCIANO MOYSES SILVA DE SOUZA**, inscrito no CPF sob nº. **832.461.003-06**, PIS nº. **128.46092.37-2**, CTPS nº. **88342,SERIE 0021/MA** , residente no endereço **RUA DAS LETRAS QD. A02, CASA 11, COHAFUMA, N° 0, SÃO LUÍS, MA, CEP: 65.074-780,** foi nosso(a) funcionário(a) admitido(a) em **19/03/2010**, exerceu a função de **Professor (a),** do período de admissão até a data de **17/12/2018.** Sendo vinculado ao Regime Geral da Previdência Social.

Declaramos ainda, que o **Prof. Dr. Yglésio Luciano Moysés Silva Souza**, foi o responsável técnico (médico) do **Laboratório de Cirurgia Experimental** e **Centro de Simulação Realística**.

Declaramos finalmente, que o professor teve uma contribuição significativa para o desenvolvimento da Instituição.

São Luís - MA , 15 de abril de 2025

Felipe Henrique Pavão Almeida
Matrícula: 005640
Universidade CEUMA

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CNPJ: 23.689.763/0003-59

PROFESSIONAL EXPERIENCE VERIFICATION CERTIFICATE

We hereby declare, for all due purposes, that **Prof. Dr. YGLÉSIO LUCIANO SILVA DE SOUZA** was invited to serve as a member of the examining committees for the following topics, as already stated in individual declarations.

- THERAPEUTIC TARGETS OF ACUTE KIDNEY INJURY IN SEPTIC PATIENTS: A LITERATURE REVIEW – STUDENT: LORENA CRUZ COELHO DE SOUSA

- PROSPECTIVE DOUBLE-BLIND STUDY WITH TRANSCRANIAL MAGNETIC STIMULATION AS ADJUVANT TREATMENT FOR DEPRESSION – STUDENT: LUDMILA BACELAR PALHANO

- ASSESSMENT OF COMPLICATIONS RELATED TO ENDOSCOPIC RETROGRADE CHOLANGIOPANCREATOGRAPHY IN A PRIVATE CLINIC IN SÃO LUÍS, MA – STUDENT: LINDOMAR DE MOURA BARBOSA FILHO

- EPIDEMIOLOGICAL PROFILE OF LOWER LIMB AMPUTATIONS IN DIABETIC PATIENTS IN AN EMERGENCY HOSPITAL – STUDENT: VANESSA LISBOA TELES

- PREVALENCE OF RISK FACTORS FOR OBSTRUCTIVE SLEEP APNEA SYNDROME IN BUS DRIVERS – STUDENT: GIULIANA BALLUZ DA CUNHA SANTOS ARÔSO

- PRE- AND POSTOPERATIVE ASSESSMENT OF RENAL FUNCTION IN PATIENTS UNDERGOING ROUX-EN-Y GASTRIC BYPASS BY VIDEO LAPAROSCOPY – STUDENT: ERIKA VERONESI CAMILO

- CRITICAL ANALYSIS OF THE EPIDEMIOLOGICAL PROFILE OF EMERGENCY ROOM HOSPITALIZATIONS IN 2014 – THE PROFILE OF THE CAPITAL – STUDENT: BRUNA PANDOLFO

- NUTRITIONAL THERAPY APPROACH IN PATIENTS WITH ACUTE PANCREATITIS – STUDENT: JOÃO FELIX DE ANDRADE NETO

- CRITICAL ANALYSIS OF THE EPIDEMIOLOGICAL PROFILE OF EMERGENCY ROOM HOSPITALIZATIONS IN 2014 – THE PROFILE OF THE CAPITAL – STUDENT: VANESSA COURAS REGADAS

- CLINICAL AND EPIDEMIOLOGICAL PROFILE OF PATIENTS WITH OBSTRUCTIVE ACUTE ABDOMEN IN A PUBLIC EMERGENCY HOSPITAL IN SÃO LUÍS, MA – STUDENT: PAOLO MENEZES MIRANDA

CEUMA HIGHER EDUCATION ASSOCIATION – RENASCENÇA
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PROFESSIONAL EXPERIENCE VERIFICATION CERTIFICATE

- COLLOIDS VERSUS CRYSTALLOIDS IN SEPTIC PATIENTS: A LITERATURE REVIEW – STUDENT: HIAGO SOUSA BASTOS

- BRONCHIAL THERMOPLASTY IN ASTHMA – A SYSTEMATIC REVIEW – STUDENT: PATRÍCIA EDUARDO PORFIRIO DA SILVA

- EFFICACY OF SEDATION WITH DEXMEDETOMIDINE IN CRITICAL PATIENTS: A LITERATURE REVIEW – STUDENT: LUCIANA SOUSA SILVA

- IMPACT OF REALISTIC SIMULATION ON THE LEARNING OF MEDICAL STUDENTS – STUDENT: AUGUSTO GRANADO BOTTINO

- ASSESSMENT OF THE IMPACT OF REALISTIC SIMULATION IN THE TEACHING-LEARNING PROCESS OF MEDICAL STUDENTS – STUDENT: NATÁLIA NOBRE DE ALENCAR.

São Luís – MA, April 14, 2025.

-----// signature //-----
Felipe Henrique Pavão Almeida
Enrollment No.: 005640
CEUMA University

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CEUMA HIGHER EDUCATION ASSOCIATION – RENASCENÇA
CNPJ: 23.689.763/0003-59

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Raphael Michels Fantinato de Moura. **Date: May 22, 2025.**

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CNPJ: 23.689.763/0003-59

DECLARAÇÃO DE COMPROVAÇÃO DE EXPERIÊNCIA PROFISSIONAL

Declaramos para os devidos fins, que o **Prof. Dr. YGLÉSIO LUCIANO SILVA DE SOUZA** , foi convidado para participar das bancas examinadora, com os temas a seguir, conforme já enviado em declarações individuais.

· ALVOS TERAPÊUTICOS DA INJÚRIA RENAL AGUDA EM PACIENTES SÉPTICOS: REVISÃO DE LITERATURA- ALUNA: LORENA CRUZ COELHO DE SOUSA

· ESTUDO DUPLO CEDO PROSPECTIVO COM ESTIMULAÇÃO MAGNÉTICA TRANSCRANIANA NO TRATAMENTO COADJUVANTE DA DEPRESSÃO - ALUNA: LUDMILA BACELAR PALHANO

· AVALIAÇÃO DE COMPLICAÇÕES RELACIONADAS À COLANGIOPANCREATOGRAFIA RETRÓGRADAS ENDOSCÓPICA EM UMA CLÍNICA PARTICULAR DE SÃO LUÍS-MA- ALUNO: LINDOMAR DE MOURA BARBOSA FILHO

· PERFIL EPIDEMIOLÓGICO DE AMPUTAÇÃO DE MEMBROS INFERIORES EM PACIENTES DIABÉTICOS EM HOSPITAL DE URGÊNCIA E EMERGÊNCIA-ALUNA VANESSA LISBOA TELES

· PREVALÊNCIA DOS FATORES DE RISCO PARA SÍNDROME DA APNÉIA OBSTRUTIVA DO SONO EM MOTORISTAS DE ÔNIBUS- ALUNA GIULIANA BALLUZ DA CUNHA SANTOS ARÔSO

· AVALIAÇÃO PRÉ E PÓS OPERATÓRIO DA FUNÇÃO RENAL DOS PACIENTES SUBMETIDOS A BYPASS GÁSTRICO EM Y-DE-ROUX POR VÍDEO LAPAROSCOPIA- ALUNA: ERIKA VERONESI CAMILO

· ANÁLISE CRÍTICA DO PERFIL EPIDEMIOLÓGICO DA INTERNAÇÃO NO PRONTO SOCORRO NO ANO DE 2014 - O PERFIL DA CAPITAL- ALUNA: BRUNA PANDOLFO

·ABORDAGEM DA TERAPIA NUTRICIONAL EM PACIENTES COM PANCREATITE AGUDA- ALUNO: JOÃO FELIX DE ANDRADE NETO

· ANÁLISE CRÍTICA DO PERFIL EPIDEMIOLÓGICO DO ATENDIMENTO NO PRONTO SOCORRO NO ANO DE 2013-O PERFIL DA CAPITAL- ALUNA: VANESSA COURAS REGADAS

· PERFIL CLINICO-EPIDEMIOLOGICO DE PACIENTES COM ABDOME AGUDO OBSTRUTIVO EM UM HOSPITAL PÚBLICO DE EMERGENCIA DE SÃO LUIS-MA- ALUNO: PAOLO MENEZES MIRANDA

CEUMA ASSOCIAÇÃO DE ENSINO SUPERIOR - RENASCENÇA
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CNPJ: 23.689.763/0003-59

DECLARAÇÃO DE COMPROVAÇÃO DE EXPERIÊNCIA PROFISSIONAL

· COLÓIDES VERSUS CRISTALÓIDES EM PACIENTES SÉPTICOS: REVISÃO DE LITERATURA- ALUNO: HIAGO SOUSA BASTOS

· TERMOPLASTIA BRÔNQUICA NA ASMA - UMA REVISÃO SISTEMÁTICA- ALUNA: PATRÍCIA EDUARDO PORFIRIO DA SILVA

· EFICACIA DA SEDAÇÃO COM DEXMEDETOMIDINA EM PACIENTES CRÍTICOS: REVISÃO DE LITERATURA- ALUNA: LUCIANA SOUSA SILVA

· IMPACTO DA SIMULAÇÃO REALISTICA NO APRENDIZADO E ESTUDANTES DE MEDICINA- ALUNO: AUGUSTO GRANADO BOTTINO

· AVALIAÇÃO DO IMPACTO DA SIMULAÇÃO REALISTA NO PROCESSO ENSINO APRENDIZAGEM EM ESTUDANTES DE MEDICINA- ALUNA: NATÁLIA NOBRE DE ALENCAR.

São Luís - MA , 14 de abril de 2025

Felipe Henrique Pavão Almeida
Matrícula: 005640
Universidade CEUMA

CEUMA ASSOCIAÇÃO DE ENSINO SUPERIOR - RENASCENÇA
CNPJ: 23.689.763/0003-59

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PROFESSIONAL EXPERIENCE VERIFICATION CERTIFICATE

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We further declare that **Prof. Dr. Yglésio Luciano Moysés Silva de Souza** supervised some experimental surgery projects in the Medical Program, including the following:

PROJECT TITLES	STUDENTS
Evaluation of gastric vascularization in experimental models subjected to ischemic gastric conditioning	Jéssica Santana Pereira
Comparative analysis of the pre- and postoperative glycemic profile in restrictive bariatric surgeries – experimental study in rats	Érika Maria do Nascimento Sá
Comparative analysis of the pre- and postoperative lipid profile in restrictive bariatric surgeries – experimental study in rats	Ridailda de Oliveira Amaral

São Luís – MA, April 14, 2025.

-----// signature //-----
Felipe Henrique Pavão Almeida
Enrollment No.: 005640
CEUMA University

_____

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Raphael Michels Fantinato de Moura. **Date: May 22, 2025.**

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Declaramos ainda, que o **Prof. Dr. Yglésio Luciano Moysés Silva Souza**, supervisionou alguns projetos de cirurgia experimental no Curso de Medicina, tais como:

TÍTULOS DOS PROJETOS	ALUNOS
Avaliação da vascularização gástrica em modelos experimentais submetidos a condicionamento gástrico isquêmico	Jéssica Santana Pereira
Análise comparativa do perfil glicêmico pré e pós-operatório em cirurgias bariátricas restritivas-estudo experimental em ratos	Érika Maria do Nascimento Sá
Análise comparativa do perfil lipídico pré e pós-operatório em cirurgias bariátricas restritivas – estudo experimental em ratos	Ridailda de Oliveira Amaral

São Luís - MA , 14 de abril de 2025

Felipe Henrique Pavão Almeida
Matrícula: 005640
Universidade CEUMA

CEUMA ASSOCIAÇÃO DE ENSINO SUPERIOR - RENASCENÇA
CNPJ: 23.689.763/0003-59

YOUSA Law Firm

Nilzo Gustavo Farias <nilzo.farias@yousalaw.com>

Fwd: Articulo SPR

1 mensagem

Yglésio Luciano <yglesio@yahoo.com> 10 de julho de 2025 às 15:21
Para: nilzo.farias@yousalaw.com

Enviado do meu iPad

Início da mensagem encaminhada:

De: "Sanchez, Alexis E" <Alexis.Sanchez@orlandohealth.com>
Data: 8 de julho de 2025 às 10:40:52 GMT-4
Para: "Aguirre, Lillian H." <Lillian.Aguirre@orlandohealth.com>, Yglésio Luciano <yglesio@yahoo.com>
Assunto: FW: Articulo SPR

Dear Yglesio,

Please find attached the initial draft of the SPR – Tamis paper.

We need to add the results

I am also cc'ing Lillian to this email chain.

Lillian, could you please send the excel spreadsheet to Yglesio.

Thank you both for your support to this project.

Best,

Alexis Sanchez MD MS MBA

52 W. Underwood Street | MP 61 | Orlando, FL 32806

From: Alexis Sanchez <dralexissanchez@gmail.com>
Sent: Tuesday, July 8, 2025 7:49 AM
To: Sanchez, Alexis E <Alexis.Sanchez@orlandohealth.com>
Subject: Fwd: Articulo SPR

WARNING! EXTERNAL SENDER!

Stop and think before acting: Do you know and trust this sender? Were you expecting this email?

If the email looks suspicious:	**Do not click on links, open attachments, enter your ID, or password!** ***REPORT AS PHISHING IMMEDIATELY!*** **When in doubt report it and let the security team investigate.**

To report this message as Phishing click the "Report Suspicious" button.

Report Suspicious

Begin forwarded message:

From: SANDRA GUTIERREZ <sandragutierrezcx@gmail.com>

Subject: Articulo SPR

Date: July 7, 2025 at 5:28:54 PM EDT

To: DrAlexisSanchez@gmail.com

Hola Dr. Buenas tardes. Envío la versión de Mayo solicitada. Entiendo que el Dr Caycedo quería hacerle algunos ajustes.

Un abrazo, quedamos atentas

2 anexos

ORLANDO HEALTH® **image001.jpg**
13K

Single Port Robotic TAMIS_ A Novel Approach for Transanal Local Excision of Rectal Lesions. Technical Insights and Literature Review.(1).docx
1483K

YOUSA Law Firm

Nilzo Gustavo Farias <nilzo.farias@yousalaw.com>

Fwd: Attached file- First review

1 mensagem

Yglésio Luciano <yglesio@yahoo.com> 10 de julho de 2025 às 15:22
Para: nilzo.farias@yousalaw.com

Enviado do meu iPad

Início da mensagem encaminhada:

De: Yglésio Luciano <yglesio@yahoo.com>
Data: 10 de julho de 2025 às 01:49:13 GMT-4
Para: Alexis E Sanchez <Alexis.Sanchez@orlandohealth.com>
Assunto: Re: Attached file- First review

Dear Dr. Sanchez,

Please find attached the complete draft for review of the SPR-Tamis paper. I made some modifications in order to improve the discussion with our results. I've marked it in blue.

Please let me know if you need any clarifications or want me in person to discuss.

Thank you,

Yglésio.

Enviado do meu iPad

Em 9 de jul. de 2025, à(s) 08:43, Sanchez, Alexis E <Alexis.Sanchez@orlandohealth.com> escreveu:

Dear Yglesio,

The most important thing to finish this paper is to add the data to the results.

Once you have done that we can review it.

Thank you!

Alexis Sanchez MD MS MBA

<image001.jpg>

52 W. Underwood Street | MP 61 | Orlando, FL 32806

From: Yglésio Luciano <yglesio@yahoo.com>
Sent: Wednesday, July 9, 2025 12:07 AM
To: Sanchez, Alexis E <Alexis.Sanchez@orlandohealth.com>
Subject: Attached file- First review

WARNING! EXTERNAL SENDER!

Stop and think before acting: Do you know and trust this sender? Were you expecting this email?	
If the email looks suspicious:	**Do not click on links, open attachments, enter your ID, or password!** ***REPORT AS PHISHING IMMEDIATELY!*** **When in doubt report it and let the security team investigate.**

To report this message as Phishing click the "Report Suspicious" button.

Report Suspicious

Dear Dr. Sanchez,

Sorry, I didn't sent you the file in the previous email .

Please find it attached now.

Regards,

Yglesio

Enviado do meu iPad

Em 9 de jul. de 2025, à(s) 00:02, Yglésio Luciano <yglesio@yahoo.com> escreveu:

Dear Dr. Sanchez,

Please find attached the first review of the draft of the SPR- Tamis paper.

I've made some notes that are assigned in red and blue colors.

Please feel free to make any considerations you think necessary.

If you prefer, I am available to meet you at Orlando Health for fine adjustments in the draft, please just let me know if you want me to go and the best hour and date for you.

It is important to remember that I have not received so far the remaining information from Lilian. As soon as I get the information of the datasheet, I'll continue the draft.

Thank you once again for the opportunity,

Yglesio

Enviado do meu iPad

> Em 8 de jul. de 2025, à(s) 10:40, Sanchez, Alexis E <Alexis.Sanchez@orlandohealth.com> escreveu:
>
> Dear Yglesio,
>
> Please find attached the initial draft of the SPR – Tamis paper.
>
> We need to add the results
>
> I am also cc'ing Lillian to this email chain.
>
> Lillian, could you please send the excel spreadsheet to Yglesio.
>
> Thank you both for your support to this project.
>
> Best,
>
> **Alexis Sanchez MD MS MBA**

<image001.jpg>

52 W. Underwood Street | MP 61 | Orlando, FL 32806

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Sent: Tuesday, July 8, 2025 7:49 AM
To: Sanchez, Alexis E <Alexis.Sanchez@orlandohealth.com>
Subject: Fwd: Articulo SPR

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To report this message as Phishing click the "Report Suspicious" button.

Report Suspicious

Begin forwarded message:

From: SANDRA GUTIERREZ <sandragutierrezcx@gmail.com>

Subject: Articulo SPR

Date: July 7, 2025 at 5:28:54 PM EDT

To: DrAlexisSanchez@gmail.com

Hola Dr. Buenas tardes. Envío la versión de Mayo solicitada. Entiendo que el Dr Caycedo

quería hacerle algunos ajustes.

Un abrazo, quedamos atentas

<Single Port Robotic TAMIS_ A Novel Approach for Transanal Local Excision of Rectal Lesions. Technical Insights and Literature Review. (1).docx>

Single port with data inserted.docx
1538K

YOUSA Law Firm

Nilzo Gustavo Farias <nilzo.farias@yousalaw.com>

Re: TELEMENTORING

1 mensagem

Yglésio Luciano <yglesio@yahoo.com> 10 de julho de 2025 às 15:23
Para: nilzo.farias@yousalaw.com

Enviado do meu iPad

> Em 10 de jul. de 2025, à(s) 02:13, Yglésio Luciano <yglesio@yahoo.com> escreveu:
>
> Dr. Sanchez,
>
> Graphs in fig 2 updated.
> Please take a look in a little omission in the table contents and let me know what you think is best.
>
> Thank you,
>
> Yglesio
>
> Enviado do meu iPad
>
> > Em 9 de jul. de 2025, à(s) 12:31, Yglésio Luciano <yglesio@yahoo.com> escreveu:
> >
> > Ok ! I'll work on them!
> > Thank you!
> >
> > Yglesio
> > Enviado do meu iPhone
> >
> > > Em 9 de jul. de 2025, à(s) 08:46, Sanchez, Alexis E <Alexis.Sanchez@orlandohealth.com> escreveu:
> > >
> > > The graphs in figure 2 are not up-to-date.
> > >
> > > Please use the excel file to update them.
> > >
> > > Thank you!
> > >
> > > Best,
> > >
> > > **Alexis Sanchez MD MS MBA**
> > >
> > > <image001.jpg>
> > >
> > > 52 W. Underwood Street | MP 61 | Orlando, FL 32806

From: Yglésio Luciano <yglesio@yahoo.com>
Sent: Wednesday, July 9, 2025 12:36 AM
To: Sanchez, Alexis E <Alexis.Sanchez@orlandohealth.com>
Subject: Re: TELEMENTORING

WARNING! EXTERNAL SENDER!

Stop and think before acting: Do you know and trust this sender? Were you expecting this email?	
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Report Suspicious

Dear Dr. Sanchez

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I've also made a draft of the legend of figure 1. Please tell me if it's ok or if changes are needed, I'll be glad to make them.

Thank you,

Yglesio

Enviado do meu iPad

Em 8 de jul. de 2025, à(s) 10:38, Sanchez, Alexis E <Alexis.Sanchez@orlandohealth.com> escreveu:

Dear Yglesio,

This paper is almost done. We just need to build the graph(s) with the results.

I have been thinking about removing some of the questions but we can decide that later.

I am also adding the image that corresponds to Figure #1.

Do not hesitate to contact me may I provide additional information.

Best,

<Screenshot 2025-05-09 at 10.32.15 PM.png>

Alexis Sanchez MD MS MBA

<image001.jpg>

52 W. Underwood Street | MP 61 | Orlando, FL 32806

From: Alexis Sanchez <dralexissanchez@gmail.com>
Sent: Tuesday, July 8, 2025 8:00 AM
To: Sanchez, Alexis E <Alexis.Sanchez@orlandohealth.com>
Subject: TELEMENTORING

<Screenshot 2025-05-09 at 10.32.15 PM.png>

WARNING! EXTERNAL SENDER!

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Report Suspicious

<Robotic Surgery Training.docx>

<Tabla Cuestionario TELEM.xlsx>

Robotic Surgery Training- FIRST REVIEW.docx
922K

YOUSA Law Firm

Nilzo Gustavo Farias <nilzo.farias@yousalaw.com>

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Yglesio

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Best,

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Alexis Sanchez MD MS MBA

<image001.jpg>

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Sent: Tuesday, July 8, 2025 8:00 AM
To: Sanchez, Alexis E <Alexis.Sanchez@orlandohealth.com>
Subject: TELEMENTORING

<Screenshot 2025-05-09 at 10.32.15 PM.png>

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Report Suspicious

<Robotic Surgery Training.docx>

<Tabla Cuestionario TELEM.xlsx>

Robotic Surgery Training- FIRST REVIEW.docx
922K

YOUSA Law Firm

Nilzo Gustavo Farias <nilzo.farias@yousalaw.com>

Fwd: Attached file- First review

1 mensagem

Yglésio Luciano <yglesio@yahoo.com> 10 de julho de 2025 às 15:22
Para: nilzo.farias@yousalaw.com

Enviado do meu iPad

Início da mensagem encaminhada:

De: Yglésio Luciano <yglesio@yahoo.com>
Data: 10 de julho de 2025 às 01:49:13 GMT-4
Para: Alexis E Sanchez <Alexis.Sanchez@orlandohealth.com>
Assunto: Re: Attached file- First review

Dear Dr. Sanchez,

Please find attached the complete draft for review of the SPR-Tamis paper. I made some modifications in order to improve the discussion with our results. I've marked it in blue.

Please let me know if you need any clarifications or want me in person to discuss.

Thank you,

Yglésio.

Enviado do meu iPad

Em 9 de jul. de 2025, à(s) 08:43, Sanchez, Alexis E <Alexis.Sanchez@orlandohealth.com> escreveu:

Dear Yglesio,

The most important thing to finish this paper is to add the data to the results.

Once you have done that we can review it.

Thank you!

Alexis Sanchez MD MS MBA

<image001.jpg>

52 W. Underwood Street | MP 61 | Orlando, FL 32806

From: Yglésio Luciano <yglesio@yahoo.com>
Sent: Wednesday, July 9, 2025 12:07 AM
To: Sanchez, Alexis E <Alexis.Sanchez@orlandohealth.com>
Subject: Attached file- First review

WARNING! EXTERNAL SENDER!

Stop and think before acting: Do you know and trust this sender? Were you expecting this email?	
If the email looks suspicious:	**Do not click on links, open attachments, enter your ID, or password!** ***REPORT AS PHISHING IMMEDIATELY!*** **When in doubt report it and let the security team investigate.**

To report this message as Phishing click the "Report Suspicious" button.

Report Suspicious

Dear Dr. Sanchez,

Sorry, I didn't sent you the file in the previous email .

Please find it attached now.

Regards,

Yglesio

Enviado do meu iPad

> Em 9 de jul. de 2025, à(s) 00:02, Yglésio Luciano <yglesio@yahoo.com> escreveu:

Dear Dr. Sanchez,

Please find attached the first review of the draft of the SPR- Tamis paper.

I've made some notes that are assigned in red and blue colors.

Please feel free to make any considerations you think necessary.

If you prefer, I am available to meet you at Orlando Health for fine adjustments in the draft, please just let me know if you want me to go and the best hour and date for you.

It is important to remember that I have not received so far the remaining information from Lilian. As soon as I get the information of the datasheet, I'll continue the draft.

Thank you once again for the opportunity,

Yglesio

Enviado do meu iPad

> Em 8 de jul. de 2025, à(s) 10:40, Sanchez, Alexis E <Alexis.Sanchez@orlandohealth.com> escreveu:
>
> Dear Yglesio,
>
> Please find attached the initial draft of the SPR – Tamis paper.
>
> We need to add the results
>
> I am also cc'ing Lillian to this email chain.
>
> Lillian, could you please send the excel spreadsheet to Yglesio.
>
> Thank you both for your support to this project.
>
> Best,
>
> **Alexis Sanchez MD MS MBA**
>
> <image001.jpg>
>
> 52 W. Underwood Street | MP 61 | Orlando, FL 32806

From: Alexis Sanchez <dralexissanchez@gmail.com>
Sent: Tuesday, July 8, 2025 7:49 AM
To: Sanchez, Alexis E <Alexis.Sanchez@orlandohealth.com>
Subject: Fwd: Articulo SPR

WARNING! EXTERNAL SENDER!

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If the email looks suspicious:	**Do not click on links, open attachments, enter your ID, or password!** ***REPORT AS PHISHING IMMEDIATELY!*** **When in doubt report it and let the security team investigate.**

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Report Suspicious

Begin forwarded message:

From: SANDRA GUTIERREZ <sandragutierrezcx@gmail.com>

Subject: Articulo SPR

Date: July 7, 2025 at 5:28:54 PM EDT

To: DrAlexisSanchez@gmail.com

Hola Dr. Buenas tardes. Envío la versión de Mayo solicitada. Entiendo que el Dr Caycedo

quería hacerle algunos ajustes.

Un abrazo, quedamos atentas

<Single Port Robotic TAMIS_ A Novel Approach for Transanal Local Excision of Rectal Lesions. Technical Insights and Literature Review. (1).docx>

Single port with data inserted.docx
1538K

YOUSA Law Firm

Nilzo Gustavo Farias <nilzo.farias@yousalaw.com>

Fwd: Articulo SPR

1 mensagem

Yglésio Luciano <yglesio@yahoo.com> 10 de julho de 2025 às 15:21
Para: nilzo.farias@yousalaw.com

Enviado do meu iPad

Início da mensagem encaminhada:

De: "Sanchez, Alexis E" <Alexis.Sanchez@orlandohealth.com>
Data: 8 de julho de 2025 às 10:40:52 GMT-4
Para: "Aguirre, Lillian H." <Lillian.Aguirre@orlandohealth.com>, Yglésio Luciano <yglesio@yahoo.com>
Assunto: FW: Articulo SPR

Dear Yglesio,

Please find attached the initial draft of the SPR – Tamis paper.

We need to add the results

I am also cc'ing Lillian to this email chain.

Lillian, could you please send the excel spreadsheet to Yglesio.

Thank you both for your support to this project.

Best,

Alexis Sanchez MD MS MBA

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Un abrazo, quedamos atentas

2 anexos

ORLANDO HEALTH® **image001.jpg**
13K

Single Port Robotic TAMIS_ A Novel Approach for Transanal Local Excision of Rectal Lesions. Technical Insights and Literature Review.(1).docx
1483K

Robotic Surgery Training: Feasibility and User Perception.

Introduction

Introducing new technologies in the surgical field can bring many benefits, such as improving outcomes, increasing efficiency, and reducing costs. However, it is important to consider the safety implications of new technologies as they can introduce new risks and challenges. Surgeons and other members of the surgical team should be properly trained and educated on the use of new technologies, to ensure that they are able to use them safely and effectively [1,2].

Robotic surgery has revolutionized the field of minimally invasive surgery by providing greater precision, ergonomics, and control for the surgeon, ultimately leading to improved patient outcomes [3]. However, mastering these procedures requires rigorous and structured training. Traditionally, robotic surgery training involves both preclinical and clinical phases, supervised in some of them by a proctor—an experienced surgeon who guides and evaluates trainees during live procedures [4,5].

In-person proctoring is the standard method of support in robotic surgery, but it poses significant logistical challenges, related to proctor availability, costs, and logistics associated with the need to travel [6]. In this context, teleproctoring has emerged as a viable alternative, enabling real-time remote supervision through digital platforms [4,7,8].

Teleproctoring has emerged as a tool that increases accessibility to qualified support, breaking barriers related to time and mobility. It allows surgeons to guide and supervise trainees remotely, helping to bridge the surgical skills gap across institutions and promoting the standardization of surgical practices. Additionally, it supports the global expansion of robotic surgery, particularly in countries with limited access to advanced medical technology [7].

Multiple platforms have been used in previous teleproctoring studies; however, there is a lack of standardization and objective evaluation of their performance and reliability [9,10,11,12]. Given the importance of annotation guidance in real time (telestration) [13], it is considered an essential element in teleproctoring.

This study aims to evaluate the feasibility, acceptance, and perception of teleproctoring in robotic surgery training using the Proxime® platform. The findings will contribute to an objective evaluation of the impact of teleproctoring in the optimization of teaching strategies in minimally invasive surgery. A technology with the potential of facilitating access to specialized training and enhancing the global standardization of surgical education.

Methods

We conducted (differently from the Tamis paper, verbs here are in past tense- I think this way is better) a prospective trial to evaluate the feasibility and surgeons' perception of teleproctoring for robotic surgery. Trainee surgeons, each with prior experience in the robotic surgical system but fewer than 20 completed robotic-assisted procedures, were instructed to perform a standardized enterotomy closure. The task involved the use of a ProGrasp forceps, a needle driver, and Stratafix® 2.0 sutures and was carried out on synthetic small bowel by Lifelike BioTissue® (Canada), a synthetic material that closely resembles human tissue in appearance, texture, and mechanical properties. Each participant carried out a standardized enterotomy closure task on a robotic platform da Vinci model Xi while receiving real-time remote audio and visual instructions from an expert in robotic surgery through Proximie® (United Kingdom).

The proctor was at the Orlando Regional Medical Center in Orlando, Florida, while the surgeons in training were 2,570 kilometers away at the La Floresta Medical Institute in Caracas, Venezuela.

Proximie® is a cloud-based platform that uses advanced visualization technology to facilitate real-time remote collaboration in operating rooms. It enables medical professionals to provide live audio communication and telestration guidance, thereby enhancing the learning experience for surgeons in training. The platform is HIPAA-compliant and supports up to four simultaneous video sources. In our setup, two video feeds were utilized: one from the robotic endoscopic camera, providing an internal view of the surgical field, and another from an external camera capturing the surgeon's posture and hand movements on the console (Figure 1).

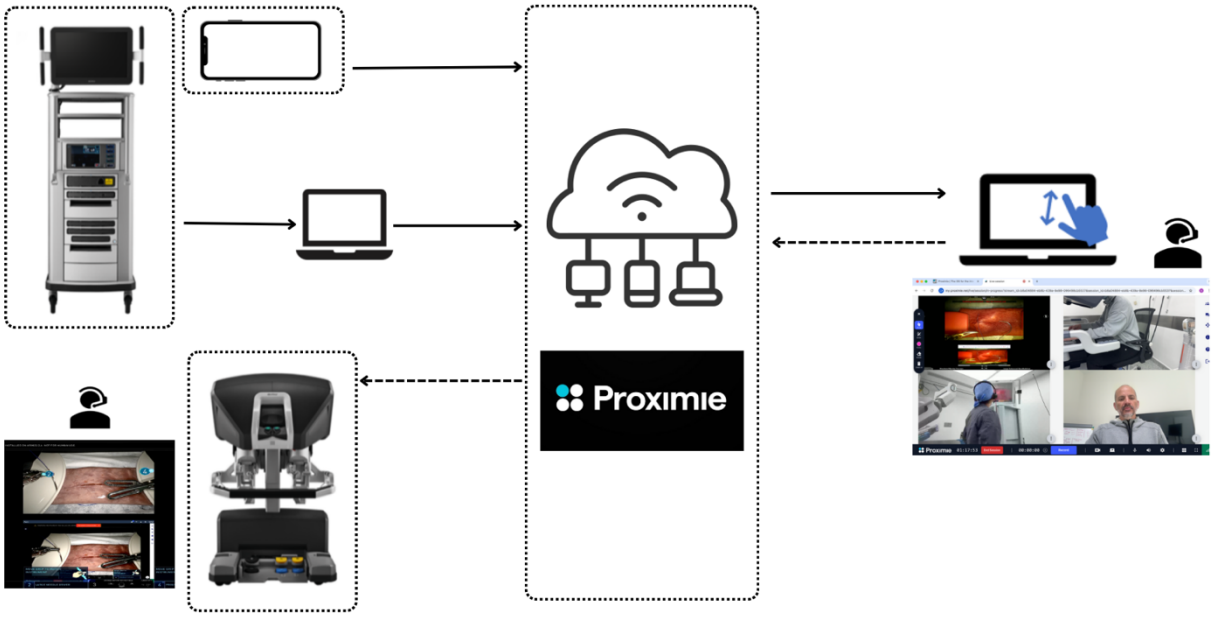


Figure 1. Teleproctoring setup using the Proximie® cloud platform connecting the da Vinci Xi system with remote expert guidance. Two video feeds (endoscopic and external console view) enabled real-time audio, visual, and telestration support between the proctor and trainee surgeons.

Prior to each procedure, the task to be performed was explained to each participant, and informed consent was obtained at that time.

At the conclusion of the task, trainees complete a questionnaire designed to assess various aspects of the teleproctoring. Multiple variables were evaluated using a Likert scale, including technical aspects, educational value, future applications, and the overall perception of the teleproctoring. Special emphasis was placed on evaluating the trainees' general experience, including their level of satisfaction, confidence gained, and perceived effectiveness of remote guidance. Data collected from these responses were analyzed to determine the potential of remote mentorship in robotic surgery education. By focusing

on the overall experience, the study seeks to understand how teleproctoring influences trainee engagement and comfort levels during the task.

The data was stored and managed in an electronic spreadsheet (Excel, Microsoft version 2024). Descriptive statistics were used to analyze the collected data. For each categorical variable and individual responses, absolute frequencies and relative frequencies were calculated. Additionally, the mean and standard deviation were calculated to understand the central tendency and dispersion of the responses.

The research protocol strictly adhered to the ethical standards established by institutional and/or national research committees, as well as the Helsinki Declaration. Ethical approval was obtained from the Bioethics Committee of the University Hospital of Caracas (CBE No.).

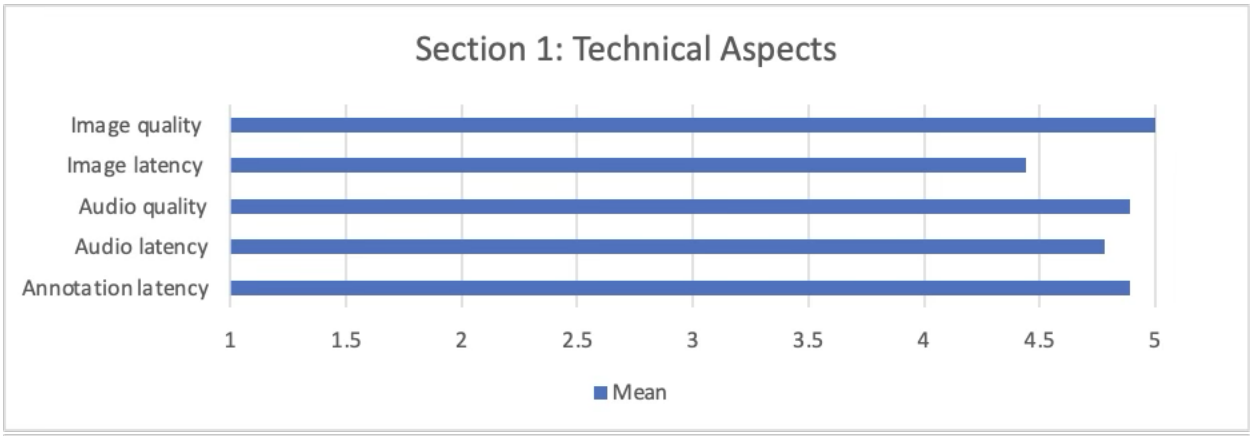
Results

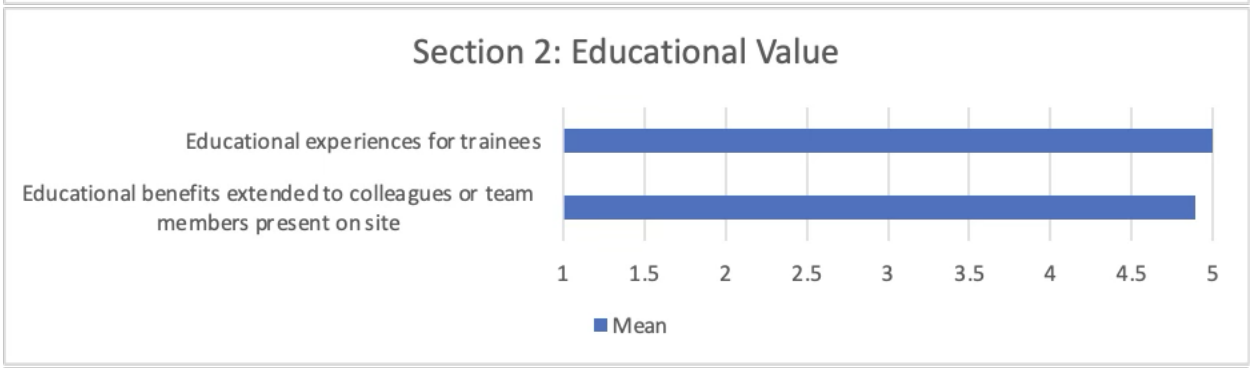
A total of 18 individuals participated in the study. Questions 1, 6, 8, and 9 received overwhelmingly positive evaluations, with average scores approaching “5” (Figure 2). However, image and audio latency were the variables with the lowest scores, but they were still considered satisfactory. Overall, the teleproctoring experience was well received. It is worth noting that one respondent gave a neutral score (3) when assessing the safety of performing robotic procedures on living patients using teleproctoring after this experience.

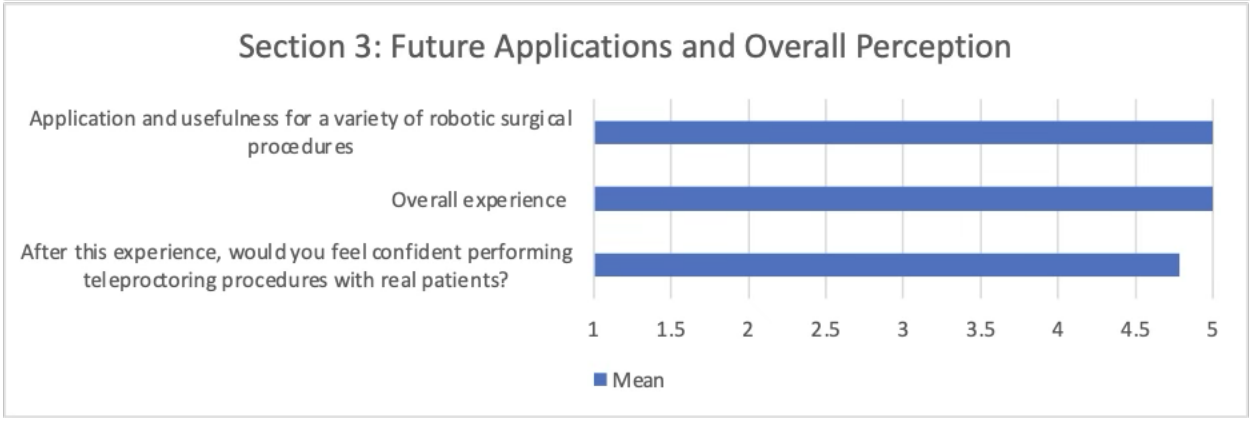
During one of the sessions, the wireless headset ran out of battery and had to be replaced without causing any further disruptions to the task. Apart from this minor technical issue, no other problems were documented, and there were no instances of connection loss throughout the sessions.

I SUGGEST TO CHANGE THIS ABOVE PARAGRAPH FOR THIS PARAGRAPH BELOW (IN BLUE)

A total of 18 individuals participated in the study. Five technical aspects were evaluated using a Likert scale from 1 to 5. The highest mean score was observed for image quality (5.0), followed by audio latency (4.9), annotation latency (4.8), audio quality (4.7), and image latency (4.5) (Figure 1). Questions 1, 6, 8, and 9 received overwhelmingly positive evaluations, with average scores close to 5 (Figure 2). Although image and audio latency showed the lowest mean scores among the technical items, they were still considered satisfactory. Overall, the teleproctoring experience was well received by the participants. It is worth noting that one respondent gave a neutral score (3) when assessing the safety of performing robotic procedures on living patients using teleproctoring after this experience. During one of the sessions, the wireless headset battery ran out and had to be replaced, but this minor issue did not disrupt the task. No other technical problems were reported, and no connection losses occurred throughout the sessions.


Section 1: Technical Aspects
Image quality
Image latency
Audio quality
Audio latency
Annotation latency
1
1.5
2
2.5
3
3.5
4
4.5
5
Mean


Section 2: Educational Value
Educational experiences for trainees
Educational benefits extended to colleagues or team members present on site
1
1.5
2
2.5
3
3.5
4
4.5
5
Mean


Section 3: Future Applications and Overall Perception
Application and usefulness for a variety of robotic surgical procedures
Overall experience
After this experience, would you feel confident performing teleproctoring procedures with real patients?
1
1.5
2
2.5
3
3.5
4
4.5
5
Mean

New figure.

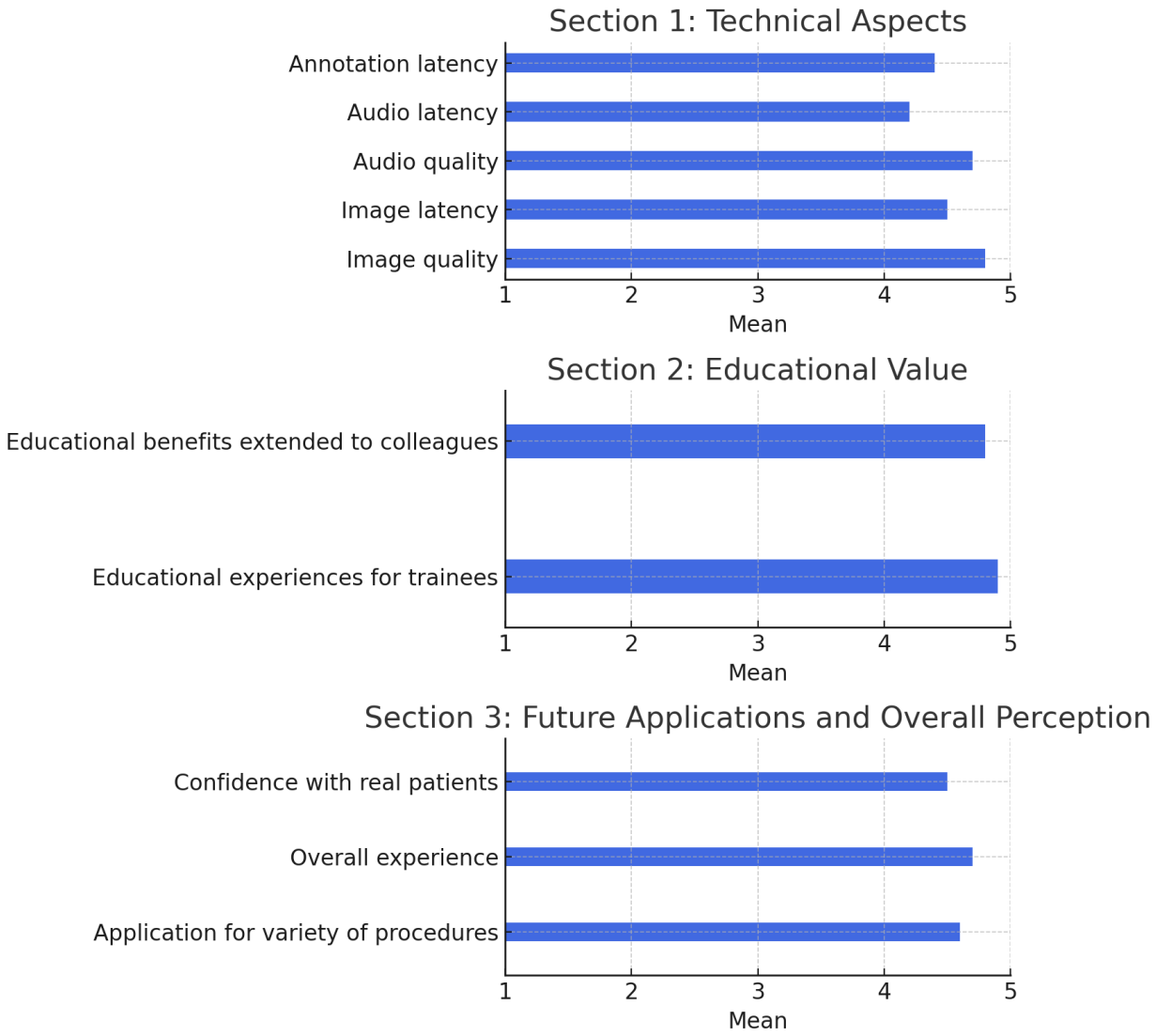


FIGURE 2. Response mean of participants perception of technical quality, educational value, and future applicability of teleproctoring in robotic surgery.

DR. SANCHEZ, HERE I NOTICED A LITTLE OMISSION OF DATA IN THE TABLE THEY'VE SENT YOU.
CHECK HERE, PLEASE AND TELL ME HOW TO PROCEED.

	A	B	C	D	E	F	G
		NUMERO ABSOLUTO					
	QUESTIONS	**1**	**2**	**3**	**4**	**5**	**Mean**
	Section 1: Technical aspects						
	Image quality	0	0	0	0	19	5,0
	Image latency	0	0	0	5	13	4,5
	Audio quality	0	0	1	4	14	4,7
	Audio latency	0	0	0	2	17	4,9
	Annotation latency	0	0	1	2	16	4,8
	Section 2: Educational value						
	Educational experiences for trainees	0	0	0	2	17	4,9
	Educational benefits extended to colleagues or team members present on site	0	0	1	3	15	4,7
	Section 3: Future applications and Overall perception						
	Application and usefulness for a variety of robotic surgical procedures	0	0	2	1	16	4,7
	Overall experience	0	0	0	0	19	5,0
	After this experience, would you feel confident performing teleproctoring procedures with real patients?	1	0	4	2	12	4,3

ONE EVALUATION ABOUT IMAGE LATENCY IS MISSING, THIS IS THE ONLY ONE THAT HAS ONLY 18 INSTEAD OF 19 AS A SUM OF THE LINE. ALL LINES SUM 19, EXCEPT THIS ONE. THIS IS PROBABLY MINOR IMPACT, BUT I THOUGHT IT WAS NECESSARY TO ASK YOU.

Discussion

The advancement of robotic surgery has transformed the way surgeons are trained, demanding new educational strategies that ensure the proper development of technical skills [3]. The proctor, as a key figure in surgical training, provides support, evaluates the competence of the trainee surgeon, and ensures adherence to quality and safety standards throughout the learning curve [4,5]. However, the traditional proctoring model may be limited by logistical factors such as time availability, the need for travel, and associated costs [5].

Teleproctoring has emerged as a promising remote solution in training. By integrating remote mentorship through platforms such as Proximie®, expert surgeons can provide real-time guidance to trainees. In previous experiences, telementoring has shown findings similar to in-person mentoring [11,14,15]. In our study, teleproctoring is perceived as a valuable and reliable tool for remote education in robotic surgery, providing trainees with confidence and reassurance for future live patient cases.

In our setup, both the live operative view and the teleproctor's annotations were simultaneously visible on the console. While the robotic camera feed was transmitted with minimal latency, the annotation camera had a slight delay in rendering, resulting in a subtle desynchronization between the two visual sources. Despite this, most participants expressed satisfaction with the overall teleproctoring experience, emphasizing its novelty, educational value, and feasibility. Considering the geographical distance of 2,570 km, these results are particularly encouraging.

Previous research has demonstrated the feasibility of teleproctoring in live patient cases. Faris et al. reported successful implementation of surgical teleproctoring using a robotic platform across various specialties, with reliable connectivity and without perceived latency issues [8]. These findings reinforce the notion that teleproctoring can transition effectively from simulation to clinical practice.

We emphasize that visual feedback—specifically telestration—is a fundamental component of effective teleproctoring. As suggested in previous studies, on-screen annotations allow the proctor to indicate the exact step to be performed, helping to eliminate uncertainty or confusion [16].

Other previous experiences with telementoring in robotic surgery have been reviewed, but these involved the use of dedicated optical fiber link networks or additional hardware [11,17].

There is currently no universal consensus on how to provide orders or recommendations during teleproctoring sessions in robotic surgery. Different programs and institutions may have different protocols and procedures in place. However, there are some generally accepted best practices [18] that can help to ensure effective communication and guidance during teleproctoring sessions, such as clear and concise instructions, real-time feedback, specific and actionable feedback, positive reinforcement, respectful communication, and safety-focused. It is important to note that not all teleproctoring sessions require a defined vocabulary, and it depends on the complexity and specificity of the procedure, the level of experience of the trainee, and the proctor's preferences.

This study has several limitations. First, the small sample size of only 18 surgeons and a single practice session for each surgeon limits the generalizability of the findings. Larger cohorts are necessary to increase statistical power and strengthen the validity of future conclusions. Second, all procedures were performed in a simulated setting using synthetic materials. While this approach allows for standardized evaluation and controlled conditions, it does not fully replicate the complexities of real surgical environments, such as the pressure of the operating room or the variability of human anatomy—factors that may significantly influence the effectiveness and perception of teleproctoring.

Teleproctoring has the potential to revolutionize robotic surgery training. Future research should assess its perioperative outcomes and evaluate its acceptance among proctors and trainees in real-world surgical settings. It should also assess its impact on trainee confidence and skill acquisition over time.

Conclusions

Teleproctoring sessions demonstrated strong potential as a valuable and feasible educational strategy in robotic surgery. Participants reported high levels of satisfaction with the overall experience, supporting the continued adoption of this approach to help less experienced surgeons accelerate their learning curve and build confidence. As technological platforms advance, long-term telementoring beyond a training tool could evolve into an essential pillar of global surgical equity and continuous professional development.

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Exhibit III – Original Contributions of Major Significance

Modified Heidelberg technique for pancreatic anastomosis

…, RF Neiva, TS Suleiman, YLMS **Souza** … - … Brazilians in Surgery …, 2017 - SciELO Brazil

Background: Pancreatic fistula is the leading cause of morbidity and mortality after pancreaticoduodenectomy. Many technical procedures have been described to prevent this...

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PANCREATIC ANASTOMOSIS BY THE MODIFIED HEIDELBERG TECHNIQUE

…, RF NEIVA, TS SULEIMAN, YLMS **SOUZA** … - … Brazilians in Surgery …, 2017 - SciELO Brazil

… 9 9 Schoellhammer HF, Fong Y, Gagandeep **S** . Techniques for prevention of pancreatic leak after pancreatectomy. Hepatobiliary Surg Nutr 2014;3:276-287. , … In these situations, the …

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EFFECTS OF AROEIRA EXTRACT ON THE LIVER AFTER HEPATIC ISCHEMIA-REPERFUSION: EXPERIMENTAL STUDY IN RATS

…, JS **Sousa** , JVP Lima, YLMS de **Souza** … - 2021 - periodicoseletronicos.ufma.br

… 4 Jessica Mendes Costa de Freitas Santos , Jessica **Silva Sousa** , João Victor Peres Lima , **Yglésio** Luciano **Moysés Silva** de **Souza** , Stephanie do 5 … and ALT: 54.53 to 63.47 U/ **L** . For …

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Enteric tuberculosis with spontaneous colocutaneous fistula: case report

…, JDC NETO , PWL Lima Filho, YLMS DE **SOUZA** - Rev bras Coloproct, 2003 - jcol.org.br

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Evaluation of the effects of ozone therapy in the treatment of intra-abdominal infection in rats

YLMS **Souza** - 2009 - teses.usp.br

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Perforated adenocarcinoma of the sigmoid colon with multiple retroperitoneal abscesses

JBP Barreto, YLMS de **Souza** , ALR Mota, MM Pereira - Hospital Magazine … - gov.br

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Laparoscopic Duodenal–Jejunal Exclusion in the Treatment of Type 2 Diabetes Mellitus in Patients with BMI < 30 kg/m^2 (LBMI)

…, Y. M. de **Souza** , M. Galvão, A. H. Murakami, A. C. **Silva** … - Obesity surgery, 2009 - Springer

Background The association between medical and dietary–behavioral treatments of type 2 diabetes mellitus (T2DM) has demonstrated to have variable results. The surgical treatment…

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Research Article Published: 06 November 2008

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Aims and scope

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Almino C. Ramos, Manoel P. Galvão Neto, Yglésio Moyses de Souza, Manoela Galvão, Abel H. Murakami, Andrey C. Silva, Edwin G. Canseco, Raúl Santamaría & Trino A. Zambrano

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Abstract

Background

The association between medical and dietetic–behavioral treatments of type 2 diabetes mellitus (T2DM) has demonstrated to have variable results. The surgical treatment of T2DM

is justifiable after the observation of a successful glycemic control in patients submitted to Roux-en-Y gastric bypass and biliopancreatic diversion. Experiments have shown an important role of the proximal intestine in glycemia decrease and diabetes control.

Methods

Twenty diabetic patients underwent laparoscopic duodenal–jejunal exclusion. The variables studied were body mass index (BMI), fasting glycemia, glycosylated hemoglobin (HbA_1c), and C-peptide, in the preoperative period and after 3 and 6 months.

Results

There was a BMI decrease up to the third month and a weight stabilization between the third and sixth months. There was a significant reduction in fasting glycemia (43.8%) and HbA_1c (22.8%) up to the sixth month ($p < 0.001$). C-peptide did not show any significant alteration until the third month, although there was a considerable increase (25%) between the third and the sixth months ($p < 0.001$). Only two patients were on oral medication after the sixth month.

Conclusions

Preliminary results have shown an important effect of the laparoscopic duodenal–jejunal exclusion in the treatment of T2DM. Studies with longer follow-up and a larger number of patients are necessary to better define the role of this new and promising procedure.

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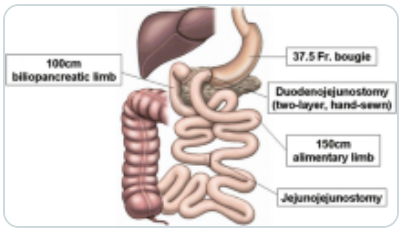

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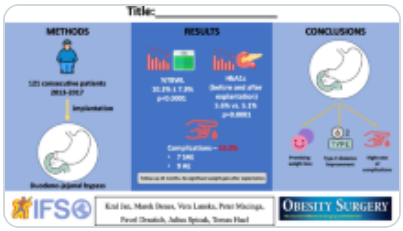

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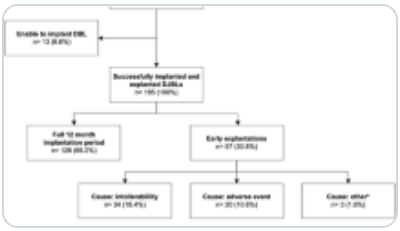

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Dr. Almino Ramos and Dr. Manoel P. Galvão Neto are international consultants for Ethicon Endo-Surgery® and GI Dynamics®.

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Ramos, A.C., Galvão Neto, M.P., de Souza, Y.M. *et al.* Laparoscopic Duodenal–Jejunal Exclusion in the Treatment of Type 2 Diabetes Mellitus in Patients with BMI < 30 kg/m^2 (LBMI). *OBES SURG* **19**, 307–312 (2009). https://doi.org/10.1007/s11695-008-9759-5

Received	Accepted	Published
30 May 2008	15 October 2008	06 November 2008

Issue date
March 2009

DOI
https://doi.org/10.1007/s11695-008-9759-5

Keywords

Diabetes mellitus Duodenal–jejunal exclusion Surgical technique

Exhibit III -Expert Letters

20 anos
Gastro Obeso Center
Centro de otimização metabólica e cirurgia da obesidade

São Paulo, Brazil

May 3, 2025

U.S. Citizenship and Immigration Services

Department of Homeland Security

RE: Letter of Recommendation for Dr. Yglésio Luciano Moyses Silva de Souza in Support of EB1-A Petition

To Whom It May Concern,

I am pleased to submit this letter of recommendation in support of Dr. Yglésio Luciano Moyses Silva de Souza and his petition under the EB1-A classification as an individual of extraordinary ability. Based on our direct collaboration and my position in the global surgical community, I can confidently attest to Dr. Souza's unique qualifications and lasting contributions to the field of bariatric and metabolic surgery.

I am currently the General Director and Founding Partner of Clínica Gastro Obeso Center in São Paulo, Brazil. I also serve as Preceptor of Bariatric Surgery at Johnson & Johnson do Brasil, Ethicon Endo Surgery, and Obtech (Switzerland), actively training surgeons across Latin America in advanced minimally invasive techniques. I have also served as Former President of the International Federation for the Surgery of Obesity and Metabolic Disorders (IFSO) and Former President of the Brazilian Society for Bariatric and Metabolic Surgery (SBCBM). Additionally, I am a Researcher with the National Council for Scientific and Technological Development (CNPq), with active clinical and surgical protocols under development.

Over the course of two years, I worked directly with Dr. Souza on advanced metabolic and minimally invasive surgical techniques, including research involving NOTES (Natural Orifice Translumenal Endoscopic Surgery). Most notably, we co-authored

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the first human clinical study in the world evaluating duodenojejunal exclusion for the treatment of type 2 diabetes—a groundbreaking metabolic surgery protocol that remains a global reference to this day. This work set a new benchmark in the field and demonstrated Dr. Souza's ability to integrate clinical innovation with translational impact.

Dr. Souza is a Ph.D.-trained digestive surgeon with demonstrated excellence in medical education, clinical leadership, and public health strategy. His experience directing Maranhão's largest emergency hospital and serving as an elected legislator allowed him to influence public health access and surgical care delivery on a systemic level. While he also holds a law degree, this serves primarily as a complementary asset to his strategic vision in healthcare reform and compliance.

Dr. Souza's record is defined by originality, consistency, and international relevance. His expertise would bring immediate value to U.S. research centers, academic institutions, and surgical innovation hubs.

I offer my strongest recommendation for Dr. Yglésio Luciano Moyses Silva de Souza's EB1-A petition and remain available for any further information.

Sincerely,

Dr. Almino Ramos GOC GastroObesoCenter CRM

Dr. Almino Cardoso Ramos

General Director and Co-Founder – Clínica Gastro Obeso Center

Preceptor – Johnson & Johnson do Brasil (Minimally Invasive Bariatric Surgery)

Preceptor – Ethicon Endo Surgery (Brazil)

Preceptor – Obtech (Switzerland) – Gastric Band Placement

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Researcher – National Council for Scientific and Technological Development (CNPq)

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Dr. Almino Ramos
Bariatric Surgeon



Dr. Almino Ramos is a world renowned bariatric surgeon from Brazil who has specialized in treating obesity through bariatric surgery since 1999. He is on the board of trustees for the IFSO, was the president of IFSO from 2018-2019, and has co-authored over 100 peer-reviewed publications on treating obesity. He is fluent in English, Spanish and

Portuguese.

We are excited to offer Dr. Ramos's expertise to our patients and our team is excited to work at his side. He is performing surgeries on the last Friday & Saturday of each month at the Elias Ortiz Surgical Center in Tijuana, Mexico.

Certifications

Post Doctoral, *Federal University of Pernambuco, UFPE, Brazil*
2017

Doctorate in Post-Graduation in Surgery, *Federal University of Pernambuco, UFPE, Brazil*
2016-2017

Master of Science in Surgery, *University of Campinas (UNICAMP)*
1995-1998

Specialization in General Surgery, *Brazilian College of Surgeons, CBC, Brazil*
1989-1991

Specialization, Residency, *Digestive System Surgical Clinic Study Center, CECCAD, Brazil*
1987-1990

Graduation in Medicine, *University of Caxias do Sul, UCS, Brazil*
1981-1986

Professional Experience

- ***General Director****, Clínica Gastro Obeso Center*
- ***President****, Brazilian Society of Bariatric & Metabolic Surgery*
- ***Titular Member of Bariatrics****, Brazilian Society of Bariatric & Metabolic Surgery*
- ***Fellow****, American Society for Metabolic & Bariatric Surgery*
- ***President****, International Federation for the Surgery of Obesity & Metabolic Disorders (IFSO)*
- ***Specialist Member****, The Brazilian Society of Minimally Invasive and Robotic Surgery*
- ***Specialist Member****, The Brazilian College of Surgeons*

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Awards

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2013

- *Da vinci surgical system off-site training program, Hartford Hospital.*
- *Leaders Academy Program, Johnson and Johnson.*

2012

- *Silver Jubilee, Brazilian Medical Association of Orthomolecular.*

2011

- *Member, International Development Committee Timeline.*
- *Honorary Member, Sociedad de Cirujanos de Chile.*
  2011
- *Collaborator of the Bariatric Surgery Committee of the Latin American Federation of Cirugía, Federación Latinoamericana de Cirugía.*

2009

- *Médaille de Reconnaissance Franco-Américaine Classe Special, Institut Humaniste Reconnaissance – Paris.*

2008

- *Analysis of Medicine Award, Analysis of Medicine Award for Nomination as One of the Most Admired in the Specialty.*
- *Hommage by his Participation as Professor of the VIII International Congress of Cir. Laparoscopica Desarrollado, La Sociedad Ecuatoriana de Cirugía Laparoscópica.*
- *Honorary Member, College of Specialists in General Surgery – Guadalajara.*
- *Member, Congreso – Institute of Mini Invasive Techniques.*
- *Member of the Honorary SOVCIBAM, Sociedad Venezolana de Cirugía Bariatrica y Metabolica.*
- *Invited Professor, The Latin American Association of Endoscopic Surgery and the Centro America Circulation Federation.*
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São Luís, Maranhão – Brazil

May 2, 2025

To U.S. Citizenship and Immigration Services

RE: Letter of Recommendation for Dr. Yglésio Luciano Moyses Silva de Souza in Support of his EB1-A Petition

To Whom It May Concern,

It is with great professional satisfaction that I write this letter in support of Dr. Yglésio Luciano Moyses Silva de Souza and his petition for classification as an individual of extraordinary ability under the EB1-A category. Dr. Souza exemplifies the rare combination of surgical precision, academic excellence, and health policy leadership—qualities that make his profile uniquely valuable to the United States.

As Full Professor and Chief of the Digestive Surgery and Liver Transplantation Service at the Federal University of Maranhão (UFMA), I bring over three decades of clinical and academic experience. My background includes a Medical Degree from UFMA (1987), Master's (1994) and Doctorate (1997) in Surgical Clinic from the Federal University of Paraná, and a Habilitation (Livre-Docência) in Surgery from the Federal University of Ceará (2000). I have completed fellowships and advanced training at globally recognized institutions, including the Shouldice Institute in Canada, Memorial Sloan-Kettering in New York, UPMC in Pittsburgh, MD Anderson in Houston, Imperial College in London, and Jackson Memorial in Miami, among

others, with specialization in liver, pancreas, and biliary tract surgery. My international academic record encompasses experience in 14 countries across 5 continents, and my primary focus includes digestive cancer surgery, liver transplantation, minimally invasive procedures, and complex abdominal wall reconstruction. This perspective allows me to critically assess and value professionals of international caliber—such as Dr. Souza.

I first became acquainted with Dr. Souza in an academic setting during his undergraduate medical education at UFMA, where he stood out among his peers for his intellectual rigor, analytical capacity, and early maturity in surgical reasoning. Over the years, I have followed his trajectory with professional interest, as he transitioned from an exceptional student into a distinguished surgeon, researcher, and public health leader. This letter reflects my independent expert opinion, supported by direct academic observation and subsequent professional assessment of his impact across multiple domains.

Dr. Souza completed his Ph.D. in Experimental Pathophysiology at the University of São Paulo, one of Latin America's top research institutions, where he conducted pioneering studies on the use of ozone therapy in the management of primary and post-traumatic intra-abdominal infections. His research demonstrated the immunomodulatory and antimicrobial effects of medical ozone in complex peritoneal inflammatory scenarios, offering new therapeutic insights for the control of sepsis and abdominal contamination—topics of high relevance in trauma and emergency surgery. Building upon this scientific foundation, he later advanced to metabolic and bariatric surgery, developing a novel surgical model of duodenojejunal exclusion aimed at glycemic control in type 2 diabetic patients. This innovative technique, representing a continuation of his doctoral commitment to translational

surgical science, has achieved notable international recognition and has been cited in over 200 peer-reviewed publications worldwide. The originality and clinical relevance of his research underscore Dr. Souza's academic leadership and capacity to produce enduring contributions to global surgical knowledge.

In addition to his academic achievements, Dr. Souza has an extensive and impressive clinical record as a digestive and bariatric surgeon, currently serving at the University Hospital of Maranhão. He is recognized for his advanced skills in minimally invasive surgery and his success leading complex surgical teams in high-stakes clinical environments. For instance, he served as Director of the largest emergency hospital in the State Maranhão and was twice elected State Representative, where he led public health reforms, directed funding to hospital modernization projects, and chaired the Health Commission, leveraging his recognition as a professional with outstanding public health's impact. Drawing on his experience as a doctor, he used his technical knowledge to guide government policies that expanded access to specialized surgical care in underserved communities. These achievements represent system-level impact—a quality highly valued under the EB1-A standards.

Dr. Souza also contributes as a medical educator, training the next generation of surgeons in simulation labs and clinical reasoning, and has authored peer-reviewed research in digestive surgery and trauma care. His legal education, although secondary to his medical career, reinforces his ability to operate in the intersection of clinical practice, healthcare compliance, and public health policy.

HOSPITAL UNIVERSITÁRIO DA UNIVERSIDADE FEDERAL DO MARANHÃO
Rua Barão de Itapary, nº 227 - Bairro Centro, São Luís/MA, CEP 65020-070
- http://huufma.ebserh.gov.br

His combined expertise, spanning surgery, academic research, medical education, and healthcare legislation, uniquely qualifies him to contribute to U.S. institutions seeking interdisciplinary and internationally proven leadership.

I therefore offer my strongest recommendation in support of Dr. Yglésio Luciano Moyses Silva de Souza's EB1-A petition. His qualifications are, in my opinion, exceptional by any global standard, and I am confident that his continued work will bring substantial value to the United States.

Please feel free to contact me should any additional information be needed.

Sincerely,

Documento assinado digitalmente
gov.br
ORLANDO JORGE MARTINS TORRES
Data: 03/05/2025 08:30:44-0300
Verifique em https://validar.iti.gov.br

Prof. Dr. Orlando Jorge Martins Torres

Full Professor and Chief of the Digestive Surgery and Liver Transplantation Service

Federal University of Maranhão (UFMA)

Center for Health Sciences, Department of Medicine II

Rua Barão de Itapary, 227 – Centro

ZIP Code 65000-000 – São Luís, MA – Brazil

DR. ORLANDO JORGE MARTINS TORRES

- Full Professor and Head of the Digestive System Surgery Service
- Head of the Liver Transplant Service,
  President Dutra University Hospital,
  Federal University of Maranhão - UFMA
- Oncological Surgery of the Digestive System
- Liver, Pancreas and Bile Duct Surgery
- Laparoscopic Surgery

PROFILE



ACADEMIC TRAINING

Specialist in Digestive System Surgery (CBCD)
Specialist in Gastroenterology (FBG)
Master in Surgical Clinic (UFPR)
Doctor in Surgical Clinic (UFPR)
Associate Professor in Surgical Clinic (UFC)

POSITION AND FUNCTION

Full Professor and Head of the Digestive System Surgery Service at the Presidente Dutra University Hospital of the Federal University of Maranhão – (UFMA)

Click here to access my resume

THESIS AND MEMORIAL

2015 – Full Professor – Descriptive Memorial

2000 – Associate Professor: “Diagnosis and treatment of postoperative enterocutaneous fistulas”.

1997 – PhD: “Bacterial translocation: efficacy of an immunostimulatory diet in rats subjected to intestinal occlusion”.

1994 – Master’s degree: “Histological evaluation of the regeneration of splenic autotransplants: experimental study in rats”.

TRAINING ABROAD

2023	**IKEM Hospital**	**Prague – Czech Republic**	Advisor: Prof. Jiri Fronek
	Vall D'hebron Hospital	**Barcelona – Spain**	Advisor: Prof. Ramon Charco
	Miguel Servet University Hospital	**Zaragoza – Spain**	Advisor Prof. Alejandro Serrablo
	Curry Cabral Hospital	**Lisbon – Portugal**	Advisor: Prof. Hugo Marques
2022	**National University Hospital**	**Singapore**	Advisor: Prof. Alfred Kow
	Cipto Mangunkusumo Hospital	**Jakarta – Indonesia**	Advisor: Prof. Toar Lalisang
2019	**Asan Medical Center Hospital**	**Seoul – South Korea**	Advisor: Prof. Ki-Hun Kim
	Auckland City Hospital	**Auckland – New Zealand**	Advisor: Prof. Adam Bartlett
2018	**Humanitas Research Hospital**	**Milan – Italy**	Advisor: Prof. Guido Torzill
	UniversitatsKlinikum Heidelberg Hospital	**Heidelberg – Germany**	Advisor: Prof. Markus Buchler
	Jackson Memorial Hospital	**Miami – USA**	Advisor: Prof. Rodrigo Vianna
	Chris Hani Baragwanath Hospital	**Johannesburg – South Africa**	Advisor: Prof. Martin Smith
2017	**AGEO Central General Hospital**	**Tokyo – Japan**	Advisor: Prof. Go Wakabayashi
	Second Affiliated Hospital	**Hangzhou – China**	Advisor: Prof. Shu Yo Peng and Prof: Jiang-Tao Li
2016	**University Hospital of Zurich**	**Zurich – Switzerland)**	Advisor: Prof. Pierre-Alain Clavien
	Tata Memorial Cancer Center	**Mumbai – India**	Advisor: Prof. Shailesh Shrikhande
2015	**Oslo University Hospital**	**Oslo – Norway**	Advisor: Prof. Pal-Dag Line
2012	**Imperial College of London**	**London – UK**	Advisor: Prof. Nagy Habib
2010	**MD Anderson Cancer Center**	**Houston – USA**	Advisor: Prof. Jean Nicholas Vauthey
2008	**University Hospital of Wuerzburg**	**Wuerzburg – Germany**	Advisor: Prof. Arnulf Thiede and Prof. Ulrich Andreas Dietz
2005	**University of Pittsburgh Medical Center**	**Pittsburgh – USA**	Advisor: Prof. Amadeo Marcos and Prof. Paulo Fontes
2000	**Memorial Sloan Kettering Cancer Center**	**New York – USA**	Advisor: Prof. Leslie Blumgart
1999	**Shouldice Hospital**	**Toronto – Canada**	Advisor: Prof. Cassim Degane

SPECIALIST TITLE AND QUALIFICATION

Oncological Surgery of the Digestive System – Brazilian College of Digestive Surgery
Digestive System Surgery – Brazilian College of Digestive Surgery
Gastroenterology – Brazilian Federation of Gastroenterology
General Surgery – Brazilian College of Surgeons

São Paulo, May 2, 2025

To Whom It May Concern,

It is with great honor that I write this letter in support of Dr. Yglésio Luciano Moyses Silva de Souza's extraordinary ability petition.

As President of the Brazilian Society of Cardiovascular Surgery and a senior academic at the Federal University of Maranhão, I have witnessed firsthand the increasing relevance of metabolic surgery in addressing the root causes of cardiovascular diseases. In this context, Dr. Souza's pioneering contributions in the field of metabolic and bariatric surgery have a direct and transformative impact on cardiovascular health.

Metabolic disorders—including type 2 diabetes, dyslipidemia, and insulin resistance—are among the most significant risk factors for cardiovascular disease, the leading cause of death worldwide. Dr. Souza has built a distinguished career centered on the surgical management of these metabolic conditions. His technical excellence, academic output, and health policy leadership have advanced both the clinical and institutional treatment of diseases that ultimately burden the cardiovascular system.

Dr. Souza's commitment to integrating surgery, public health, and medical education is a rare and valuable asset to global healthcare. His research and advocacy have elevated the scientific dialogue around how metabolic control through surgery can reduce the incidence and severity of cardiac events. I can say with conviction that his multidisciplinary approach represents a bridge

between our specialties—bringing together the best of metabolic and cardiovascular sciences.

Dr. Souza is, without a doubt, a physician of extraordinary ability whose impact transcends his specialty. I strongly support his petition and am confident he will make outstanding contributions at an international level.

Sincerely,



Prof. Dr. Vinicius José da Silva Nina
President, Brazilian Society of Cardiovascular Surgery (SBCCV)
Associate Professor, Federal University of Maranhão

Email: vinicius.nina@ufma.br | +55 (98) 99973-9699
Curriculum: http://lattes.cnpq.br/5148313598301706

79º CONGRESSO BRASILEIRO DE CARDIOLOGIA | SOCIEDADE BRASILEIRA DE CARDIOLOGIA

20 A 22 DE SETEMBRO DE 2024 | BRASÍLIA

(https://www.sbc2024.com.br/)

Start » Guests

GUEST



VINICIUS JOSE DA SILVA NINA

São Luís / MA

Post-Doctorate

http://lattes.cnpq.br/5148313598301706 (http://lattes.cnpq.br/5148313598301706)
President of the Brazilian Society of Cardiovascular Surgery (Management 2024-2025)
Associate Professor of Medicine at the Federal University of Maranhão (UFMA)
Fellowship in Cardiothoracic Surgery at the University of Alabama (USA) and at The Prince Charles Hospital (Australia)
Doctorate and Post-doctorate at the Faculty of Medicine at USP

Activities

PRINT (/EVENTO/79CBC/PROGRAMACAO/AGENDA/13813)

09/20/2024
SBC AUDITORIUM
CONFLICT OF INTEREST (/EVENTO/79CBC/PROGRAMACAO/MODALCONFLITO/13813)

09:00 to 10:00 - Mitral valve repair
COORDINATOR
(/evento/79cbc/programacao/modalatividade/656)

09/21/2024
SBC AUDITORIUM
10:40 to 11:40 - Coronary artery bypass graft surgery
COORDINATOR
(/evento/79cbc/programacao/modalatividade/525)

09/21/2024
AUDITORIUM 16
5:00 PM to 6:00 PM - Contemporary approach to aortic valve disease
COORDINATOR
(/evento/79cbc/programacao/modalatividade/524)

To go back

(JAVASCRIPT:VOID(0))

Orlando, Florida

May 14, 2025

U.S. Department of Homeland Security

Citizenship & Immigration Services

Re: Recommendation Letter for Dr. Yglesio Luciano Moyses Silva de Souza

Dear USCIS Officer,

With this letter, I express my wholehearted support of the application of Dr. Yglesio Luciano Moyses Silva de Souza for permanent resident status in the United States based on his recognized contributions to the scientific and medical community.

I have known Dr. Souza through professional and academic exchanges in the field of gastrointestinal and bariatric surgery and can attest to his solid technical training, dedication to scientific advancement, and broad impact across clinical, academic, and public health domains.

My name is Manoel Galvão Neto, and I currently serve as Director of Bariatric Research at the Orlando Health Weight Loss and Bariatric Surgery Institute in Florida, where I also participate in global collaborations in advanced endoscopic and metabolic surgery. My professional connection with Dr. Souza began years ago through mutual academic interest in NOTES (Natural Orifice Translumenal Endoscopic Surgery) — a technique that allows surgical access through natural orifices, reducing trauma and recovery time. In that opportunity, Dr. Souza demonstrated an early and profound understanding of the challenges and potential of minimally invasive and translumenal techniques.

Since then, I have followed Dr. Souza's career with interest, particularly as he evolved into a physician-leader in Brazil. He holds a Ph.D. in Experimental Pathophysiology, a field dedicated to investigating the mechanisms behind disease processes and therapeutic responses through laboratory and clinical

models. He has directed major public hospitals, contributed significantly to medical education, and played a leading role in clinical care delivery. Dr. Souza was also one of the earliest Brazilian physicians to advocate for booster vaccination for inactivated virus recipients during the COVID-19 pandemic — a stance later validated by international recommendations.

In addition to his clinical and academic accomplishments, Dr. Souza served as a State Representative and Chair of the Health Commission in the Maranhão Legislative Assembly. There, he was instrumental in crafting policies aimed at expanding access to healthcare and strengthening critical care infrastructure. His combination of medical expertise and legislative impact reflects a rare and highly valuable interdisciplinary perspective.

Given the United States' growing emphasis on innovative and minimally invasive medical solutions to address major public health concerns, I am confident that Dr. Souza's scientific contributions and policy insight will be of significant benefit to the U.S. medical and academic communities. My endorsement is grounded in his peer-reviewed publications and the widespread citations of his work across international surgical literature.

For all the reasons above, I strongly and unequivocally support Dr. Yglesio Souza's application for a Green Card under the EB-1A category.

Sincerely,



Dr. Manoel Galvão Neto, MD, MSc, FASGE, IFASMBS

Director of Bariatric Research

Orlando Health Weight Loss and Bariatric Surgery Institute

Address: 89 W. Copeland Drive, 1st Floor, Orlando, FL 32806 – USA

Phone: +1 (351) 201-4617

Email: manoel.galvaoneto@orlandohealth.com

LinkedIn: linkedin.com/in/galvaon



Medical Group Member

Manoel Galvao Neto, MD, MsC, FASGE, IFASBMS - Bariatric Surgery (Weight Loss Surgery)

Surgery - Weight Loss (Bariatrics), Weight Loss Surgery (Bariatrics), Bariatric Endoscopy

Talk to a Representative

Call Me Back

Orlando Health Weight Loss and Bariatric Surgery Institute

Address: 89 W. Copeland Drive
1st Floor
Orlando, FL 32806
Call: (321) 843-8900
Fax: (321) 843-8916

Office Hours:
Monday - Thursday, 8:30 am - 5:00 pm
Friday, 8:30 am - 3:00 pm

Overview

Bio

Dr. Manoel Galvao Neto is a physician specializing in bariatric and metabolic endoscopy with the Orlando Health Weight Loss and Bariatric Surgery Institute. He and his team work with patients to help them lose weight through nonsurgical procedures, minimally invasive surgery and lifestyle changes. His expertise includes:

- Endobariatric therapy (endoscopic sleeve gastroplasty and intragastric balloons)
- Endoscopic treatment of weight recidivism and insufficient weight loss
- Endoscopic solutions to bariatric surgery complications
- Magnetic bowel anastomosis
- Endoscopic treatment of type 2 diabetes
- Esophageal motility
- Clinical trials
- Surgical and laparoscopic training
- Teleproctoring and telementoring

Dr. Galvao is the co-creator of bariatric endoscopy, which helps patients lose weight without surgery or scars. He uses unique endoscopic solutions and procedures to help solve bariatric surgery complications that have become the gold standard in the field and helped avoid numerous revisional surgeries.

Dr. Galvao believes in patient-centric care that prioritizes individual needs, preferences and values. He uses active communication and shared decision-making and fosters a partnership to empower patients to manage their health.

Dr. Galvao's Training

He earned a master's degree in digestive surgery from Sao Paulo University and received his medical training from the Bahiana School of Medicine in Bahia, Brazil. Dr. Galvao completed residencies in digestive surgery and digestive endoscopy at the 9th of July Hospital in São Paulo, Brazil.

About Dr. Galvao

Dr. Galvao is a member of the American Society for Gastrointestinal Endoscopy, American Society for Metabolic and Bariatric Surgery, Association of Bariatric Endoscopy, International Federation for the Surgery of Obesity and Metabolic Disorders, Brazilian Society of Gastrointestinal Endoscopy and Brazilian Society of Metabolic and Bariatric Surgery. He has served on numerous committees and has held many leadership positions in professional organizations.

In 2015, Dr. Galvao was awarded the Surgical Innovator Award by the American Society of Metabolic and Bariatric Surgery. It marked the first time it was awarded to a medical professional who isn't American.

Dr. Galvao has been actively involved, often as lead endoscopist, in several groundbreaking clinical trials because of first-time human participation. He participated in a recent US trial using endoscopic suturing, which he helped develop. That led the Food and Drug Administration to approve the method.

Dr. Galvao serves as a journal reviewer for *Obesity Surgery, Surgery for Obesity and Related Diseases, Surgical Laparoscopy, Endoscopic Percutaneous Technologies* and *Bariatric Times*, and he has reviewed hundreds of manuscripts. He has edited four books in Portuguese, Spanish and English. Dr. Galvao has written more than 200 peer-reviewed articles and hundreds of book chapters.

Dr. Galvao's prolific work in the area of endoluminal surgery includes an ongoing desire to teach medical students and his peers. He has been a course director and faculty member in bariatric endoscopy courses for many medical and surgical societies. Dr. Galvao is a professor of surgery and gastroenterology at Sri Aurobindo Medical College in India. He was a visiting professor at Mayo Clinic and the Chinese University of Hong Kong. He also was a visiting consultant for the Ministry of Health in Kuwait and United Arab Emirates.

Outside of work, Dr. Galvao enjoys running. He is fluent in Portuguese and Spanish, as well as English.

Academic Information

Marcelo Antonio Cartaxo Queiroga Lopes

Address to access this CV: http://lattes.cnpq.br/8072988659584337
Lattes ID: **8072988659584337**
Last updated on 05/12/2022

Minister of Health of Brazil. He graduated in Medicine from the Faculty of Medicine of the Federal University of Paraíba (1988) and is a specialist in Cardiology with Areas of Expertise in Hemodynamics and Interventional Cardiology certified by the Brazilian Society of Cardiology (SBC) and the Brazilian Medical Association (AMB). He completed his Medical Residency in Cardiology, recognized by the Ministry of Education (MEC), at Hospital Adventista Silvestre (RJ) in 1992. He was Director of the Department of Hemodynamics and Interventional Cardiology (Cardiocenter) of Hospital Alberto Urquiza Wanderley (Unimed João Pessoa) and interventional cardiologist at Hospital Metropolitano Dom José Maria Pires, Paraíba, working mainly on the following areas: 1) Drug treatment and percutaneous revascularization in unstable myocardial ischemic syndromes; 2) Diagnosis and treatment of ischemic myocardial disease with interventional methods; 3) Interventional Treatment of Valvular Disease; 4) Ethical Aspects of the Practice of Medicine; and; 6) Health Technology Assessment. He also served as a Director of the Brazilian Society of Hemodynamics and Interventional Cardiology (area of Cardiology validated by the Federal Council of Medicine), of which he served as president in the 2012/2013 biennium, being a permanent member of its Advisory Board. He is a member of the Regional Council of Medicine of the State of Paraíba as a Full Councilor. In 2018, he was elected as the sixtieth President of the Brazilian Society of Cardiology for the 2020-2021 biennium, being inaugurated on December 13, 2019. **(Text provided by the author)**

polarization clouded scientific discourse. Dr. Souza was the first physician in the country to publicly advocate for booster doses in individuals who had received inactivated virus vaccines with suboptimal effectiveness. His public stance was published as early as July 2021, in an article titled "Deputado Yglésio defende a revacinação de idosos e profissionais de saúde", which was widely reproduced by major media outlets in Brazil.

Several months later, the Brazilian Ministry of Health officially adopted this recommendation, announcing booster doses for all adults. The decision received widespread media coverage, including a prominent report by Globo, Brazil's largest news outlet, under the headline: "Ministério da Saúde anuncia dose de reforço para todos os adultos." This exemplifies how Dr. Souza's technical knowledge and policy engagement translated into tangible improvements in public health. His capacity to act in the public interest, ahead of institutional guidance, reflects an uncommon degree of foresight, technical independence, and civic responsibility.

Given Dr. Souza's exemplary record in surgical science, public health advocacy, and evidence-based policymaking, I firmly believe he will make substantial and sustained contributions to the United States in both academic and institutional settings. His voice is one of clarity, courage, and competence—especially in times that demand truth and science above all.

For all these reasons, I offer my strongest recommendation for Dr. Yglésio Luciano Moyses Silva de Souza's EB1-A petition and remain at your disposal for any additional information.

Dr. Marcelo Antônio C. Queiroga Lopes
Hemodinâmica
Cardiologia Intervencionista
CRM: 4197

Edifício Orly – Centro ZIP Code 20020907
Rio de Janeiro, RJ – Brasil - Phone: +55 (83) 3690-0930

DR. MARCELO
QUEIROGA
CRM-PB: 4197 RQE 2145

Brasília, Brazil

May 2, 2025

To USCIS

RE: Letter of Recommendation for Dr. Yglésio Luciano Moyses Silva de Souza

Dear Adjudicator,

I write to express my enthusiastic support for the United States Permanent Residency petition of Dr. Yglésio Luciano Moyses Silva de Souza. As former Minister of Health in Brazil, I am well equipped to provide information about Dr. Souza's leadership and contributions to our country's public health, notably during one of the most critical periods in global history—the COVID-19 pandemic.

Dr. Souza is a board-certified surgeon with a Ph.D. in Experimental Pathophysiology and has played a unique role at the intersection of medical science, clinical care, and expert public initiatives. In addition to his clinical and academic work, Dr. Souza served as an elected State Representative and chaired the Health Commission in the Legislative Assembly of Maranhão. From that position, he coordinated legislative strategies to expand access to intensive care and emergency infrastructure during health crises. His dual role as a scientist and policymaker places him in a rare and valuable category of global health leadership.

One particularly noteworthy example of his impact was during the early stages of Brazil's mass vaccination campaign, when information was scarce and political

polarization clouded scientific discourse. Dr. Souza was the first physician in the country to publicly advocate for booster doses in individuals who had received inactivated virus vaccines with suboptimal effectiveness. His public stance was published as early as July 2021, in an article titled “Deputado Yglésio defende a revacinação de idosos e profissionais de saúde”, which was widely reproduced by major media outlets in Brazil.

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Given Dr. Souza’s exemplary record in surgical science, public health advocacy, and evidence-based policymaking, I firmly believe he will make substantial and sustained contributions to the United States in both academic and institutional settings. His voice is one of clarity, courage, and competence—especially in times that demand truth and science above all.

For all these reasons, I offer my strongest recommendation for Dr. Yglésio Luciano Moyses Silva de Souza’s EB1-A petition and remain at your disposal for any additional information.

Respectfully,

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MARCELO ANTONIO CARTAXO QUEIROGA LOPE
Data: 03/05/2025 10:00:45-0300
Verifique em https://validar.iti.gov.br

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MARCELO ANTONIO CARTAXO QUEIROGA LOPE
Data: 16/05/2025 21:40:31-0300
Verifique em https://validar.iti.gov.br

Dr. Marcelo Antônio Cartaxo Queiroga Lopes

Former Minister of Health of Brazil

President (2020–2021), Brazilian Society of Cardiology (SBC)

Former President, Brazilian Society of Hemodynamics and Interventional Cardiology (SBHCI)

Sociedade Brasileira de Cardiologia – Edifício Orly

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Phone: +55 (83) 3690-0930

Cell: +55 (61) 99640-9489

Email: sbc-rn@cardiol.br

Lattes Curriculum: http://lattes.cnpq.br/8072988659584337

Exhibit III -Legislative and Public Policy Contributions

LEGISLATIVE DECREE No. 051/2017
AUTHOR: COUNCILMAN MARCELO POETA

Grants the **"SIMÃO ESTÁCIO DA SILVEIRA" Medal** to **Mr. YGLÉSIO LUCIANO MOYSES SILVA DE SOUZA,** and provides other provisions.

The **PRESIDENT OF THE CITY COUNCIL OF SÃO LUÍS**, Capital of the State of Maranhão.

Let it **be known that the City Council has approved, and I,** as President, **hereby promulgate** the following Legislative Decree:

Art. 1 The "SIMÃO ESTÁCIO DA SILVEIRA" Medal is hereby granted by this Legislative House to **Mr. YGLÉSIO LUCIANO MOYSES SILVA DE SOUZA.**

Art. 2 The award of the aforementioned honor shall take place during a solemn session on a date to be determined by this August House.

Art. 3 This Legislative Decree shall enter into force on the date of its publication.

PLENARY HALL "SIMÃO ESTÁCIO DA SILVEIRA" OF THE "PEDRO NEIVA DE SANTANA" PALACE, in São Luís (MA), October 2, 2017.

-----//signature//------

GENERVAL MARTINIANO MOREIRA LEITE – ASTRO DE OGUM
PRESIDENT



BULLETIN

CITY HALL OF SÃO LUÍS
Municipal Secretariat of Administration – SEMAD
Official Press of the Municipality – Law No. 2.483/80

Edivaldo de Holanda Braga Júnior
Mayor of São Luís

Pablo Zarthur Caffe da Cunha Rebouças
Secretary of Government

Mittyz Fabiola Carneiro Rodrigues

PUBLICATIONS – PRICE TABLE

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Daily Issue	R$ 3.15

Av. Ribamar Pinheiro, 173 – Madre Deus – Phone: 3212-3698

I, Marina Viana Silva, certify that I, a qualified translator fluent in both languages, have performed the professional translation of this document from Portuguese to English and that the following is an accurate and complete translation of the document.

Marina Viana **Date: May 21, 2025.**

DECRETO LEGISLATIVO Nº 051/2017.
AUTOR: VEREADOR MARCELO POETA.

Concede **Medalha "SIMÃO ESTÁCIO DA SILVEIRA"** ao **Sr. YGLÉSIO LUCIANO MOYSES SILVA DE SOUZA,** *e dá outras providencias.*

O **PRESIDENTE DA CÂMARA MUNICIPAL DE SÃO LUÍS**, Capital do Estado Maranhão.

Faz **saber que a Câmara Municipal aprovou e eu**, Presidente, **promulgo o seguinte** Decreto Legislativo:

Art. 1º Fica concedido por esta Casa Legislativa, medalha "SIMÃO ESTÁCIO DA SILVEIRA" ao **Sr. YGLÉSIO LUCIANO MOYSES SILVA DE SOUZA.**

Art. 2º A entrega da referida comenda ocorrerá durante sessão solene em data a ser estabelecida por esta Augusta Casa.

Art. 3º Este Decreto Legislativo entra em vigor na data de sua publicação.

PLENÁRIO "SIMÃO ESTÁCIO DA SILVEIRA" DO PALÁCIO "PEDRO NEIVA DE SANTANA", em São Luís (MA), 02 de outubro de 2017.

GENERVAL MARTINIANO MOREIRA LEITE-ASTRO DE OGUM
PRESIDENTE

DECRETO LEGISLATIVO Nº 052/2017.
AUTOR: VEREADORA CONCITA PINTO.

Concede **Medalha "SIMÃO ESTÁCIO DA SILVEIRA"** ao **Sr. ANTONIO CARLOS DA CRUZ CALVET,** *e dá outras providencias.*

O **PRESIDENTE DA CÂMARA MUNICIPAL DE SÃO LUÍS**, Capital do Estado Maranhão.

Faz **saber que a Câmara Municipal aprovou e eu**, Presidente, **promulgo o seguinte** Decreto Legislativo:

Art. 1º Fica concedido por esta Casa Legislativa, medalha "SIMÃO ESTÁCIO DA SILVEIRA" ao **Sr. ANTONIO CARLOS DA CRUZ CALVET.**

Art. 2º A entrega da referida comenda ocorrerá durante sessão solene em data a ser estabelecida por esta Augusta Casa.

Art. 3º Este Decreto Legislativo entra em vigor na data de sua publicação.

PLENÁRIO "SIMÃO ESTÁCIO DA SILVEIRA" DO PALÁCIO "PEDRO NEIVA DE SANTANA", em São Luís (MA), 02 de outubro de 2017.

GENERVAL MARTINIANO MOREIRA LEITE-ASTRO DE OGUM
PRESIDENTE

DECRETO LEGISLATIVO Nº 054/2017.
AUTOR: VEREADOR EDSON GAGUINHO.

Concede **Medalha "SIMÃO ESTÁCIO DA SILVEIRA"** ao **Sr. RAWLINSON JOSÉ PACHECO FIGUEREDO,** *e dá outras providencias.*

O **PRESIDENTE DA CÂMARA MUNICIPAL DE SÃO LUÍS**, Capital do Estado Maranhão.

Faz **saber que a Câmara Municipal aprovou e eu**, Presidente, **promulgo o seguinte** Decreto Legislativo:

Art. 1º Fica concedido por esta Casa Legislativa, medalha "SIMÃO ESTÁCIO DA SILVEIRA" ao **Sr. RAWLINSON JOSÉ PACHECO FIGUEREDO.**

Art. 2º A entrega da referida comenda ocorrerá durante sessão solene em data a ser estabelecida por esta Augusta Casa.

Art. 3º Este Decreto Legislativo entra em vigor na data de sua publicação.

PLENÁRIO "SIMÃO ESTÁCIO DA SILVEIRA" DO PALÁCIO "PEDRO NEIVA DE SANTANA", em São Luís (MA), 02 de outubro de 2017.

GENERVAL MARTINIANO MOREIRA LEITE-ASTRO DE OGUM
PRESIDENTE

REQUERIMENTO DE LICENÇA DE OPERAÇÃO

A SECRETARIA DE ESTADO DA MULHER DO MARANHÃO – CNPJ 08.593.430.001/76, torna público que requereu à Secretaria Municipal de Meio Ambiente – SEMMAM a Licença de Operação para funcionamento da Casa da Mulher Brasileira de São Luís, localizada Av. Prof. Carlos Cunha, 572, São Luís – MA, conforme processo SEMMAM nº 58924/2017

EXPEDIENTE

PREFEITURA DE SÃO LUÍS
Secretaria Municipal de Administração - SEMAD
Imprensa Oficial do Município - Lei Nº 2.483/80

Edivaldo de Holanda Braga Júnior
Prefeito de São Luís

Pablo Zarthur Caffe da Cunha Rebouças
Secretário de Governo

Mittyz Fabíola Carneiro Rodrigues

PUBLICAÇÕES: TABELA DE PREÇOS

Valor em coluna de 1 cm X 9 cm

Terceiros	R$ 34,70
Executivo	R$ 34,70
Legislativo	R$ 34,70
Assinatura Semestral	
Balcão	R$ 190,00
Via Postal	R$ 260,62
Exemplar do dia	R$ 3,15

Av. Ribamar Pinheiro, 173 - Madre Deus - Fone: 3212-3698

STATE OF MARANHÃO
LEGISLATIVE ASSEMBLY OF MARANHÃO
ESTABLISHED ON FEBRUARY 16, 1835
LEGISLATIVE DIRECTORATE

DECLARATION

I hereby DECLARE, for all due purposes, that the Honorable Deputy Dr. Yglésio Moisés submitted, during the years 2019, 2020, 2021, 2022, 2023, 2024, and 2025, within the scope of the Legislative Assembly of the State of Maranhão, the following legislative proposals that were enacted into law, as described below:

LEGISLATIVE PROPOSALS INITIATED BY
DEPUTY Dr. YGLÉSIO
YEAR 2019

PROPOSAL	SUMMARY	FINAL STATUS
Bill No. 095/2019	Establishes the requirement for emergency buttons on public buses and provides other provisions.	Published in the Official Gazette No. 194, 10/10/2019 **Law No. 11.125, dated October 9, 2019**
Bill No. 250/2019	Establishes state guidelines for the implementation, by a multidisciplinary team, of palliative care for patients with life-threatening illnesses, ensuring comprehensive healthcare for these individuals and their families.	Published in the Official Gazette No. 191, 10/07/2019 **Law No. 11.123, dated October 7, 2019**
Bill No. 318/2019	Amends and adds provisions to Law No. 10.813 of March 20, 2018, which sets out state guidelines for encouraging, supporting, and promoting the local development of startups; renumbers the articles and provides other provisions.	Published in the Official Gazette No. 190, 10/04/2019 **Law No. 11.119, dated October 3, 2019**
Bill No. 375/2019	Establishes state guidelines for informational and palliative actions regarding fibromyalgia, and provides other provisions.	Published in the Official Gazette No. 226, 11/27/2019 **Law No. 11.177, dated November 26, 2019**
Bill No. 382/2019	Provides for the promotion of healthy eating and mandates the exclusion of ultra-processed and sugary foods in public and private schools within the State of Maranhão.	Published in the Official Gazette No. 242, 12/19/2019 **Law No. 11.196, dated December 19, 2019**

Bill No. 383/2019	Amends State Law No. 11.056 of 2019 by establishing priority service for diabetic patients in laboratories throughout the State of Maranhão.	Published in Official Gazette No. 048, 03/12/2020 **Law No. 11.219, dated March 12, 2020**
Bill No. 384/2019	Waives the requirement for stamps on prescriptions, medical reports, and certificates for the purchase of medications within the State of Maranhão, and provides other provisions.	Published in Official Gazette No. 061, 03/31/2020 **Law No. 11.248, dated March 31, 2020**
Bill No. 421/2019	Grants the City of São João dos Patos – MA the title of State Capital of Embroidery.	Published in Official Gazette No. 046, 03/10/2020 **Law No. 11.218, dated March 10, 2020**
Bill No. 522/2019	Prohibits the sale, import, and advertising of electronic cigarettes within the State of Maranhão.	Published in Official Gazette No. 062, 04/01/2020 **Law No. 11.253, dated April 1, 2020**
Bill No. 530/2019	Establishes state guidelines for informational and palliative actions concerning inflammatory bowel diseases and care for individuals living with these conditions, and provides other provisions.	Published in Official Gazette No. 194, 10/19/2020 **Law No. 11.364, dated October 19, 2020**
Bill No. 651/2019	Establishes state guidelines for informational and palliative actions regarding Rett Syndrome, and provides other provisions.	Published in Official Gazette No. 078, 04/27/2021 **Law No. 11.453, dated April 27, 2021**
Bill No. 656/2019	Provides for the public disclosure of the prohibition of electronic cigarettes and similar products in the State of Maranhão by commercial establishments that sell or distribute tobacco products.	Published in Official Gazette No. 183, 10/01/ 2020 **Law No. 11.345, dated September 29, 2020**

Bill No. 659/2019	Establishes the requirement for integrity programs in companies contracting with the public administration of the State of Maranhão and provides other provisions.	Legislative Assembly Bulletin (D. ALEMA) No. 075, 05/04/2021 **Law No. 11.463, dated May 4, 2021 Promulgated by the Legislative Assembly of Maranhão (ALEMA)**

LEGISLATIVE PROPOSALS INITIATED BY REPRESENTATIVE Dr. YGLÉSIO YEAR 2020

PROPOSAL	SUMMARY	FINAL STATUS
Bill No. 015/2020	Amends State Ordinary Law No. 11.091 of 2019, which provides for accessibility in portable chemical restrooms in the State of Maranhão.	Published in Official Gazette No. 222, 11/29/2021 **Law No. 11.596, dated November 29, 2021**
Bill No. 044/2020	Establishes the State Private Investigator Day.	Published in Official Gazette No. 183, 10/01/2020 **Law No. 11.348, dated September 29, 2020**
Bill No. 081/2020 – Ordinary Bill	SUSPENDS DEADLINES RELATED TO PUBLIC SERVICE ENTRANCE EXAMS DUE TO THE COVID-19 (CORONAVIRUS) PANDEMIC.	**Promulgated as Law No. 11.270/2020 Published in Official Gazette No. 100, 06/01/2020**
Bill No. 099/2020	Establishes guidelines to address the state of public calamity resulting from the COVID-19 (coronavirus) pandemic within the State of Maranhão.	Published in Official Gazette No. 102, 06/03/2020 **Law No. 11.273, dated June 3, 2020**
Bill No. 144/2020	DECLARES THE ASSOCIATION OF PARENTS AND STUDENTS OF EDUCATIONAL INSTITUTIONS OF MARANHÃO, HEADQUARTERED IN SÃO LUÍS, TO BE OF PUBLIC UTILITY.	Published in Official Gazette No. 229, 12/10/2020 **Law No. 11.373, dated December 10, 2020**

STATE OF MARANHÃO
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PLO 174/2020 Ordinary Bill	AMENDS STATE ORDINARY LAW NO. 11.259 OF MAY 14, 2020, WHICH PROVIDES FOR TUITION DISCOUNTS AT EDUCATIONAL INSTITUTIONS DURING THE SUSPENSION OF ACTIVITIES DUE TO COVID-19.	Enacted into law by promulgation **Law No. 11.299/2020**
Bill No. 187/2020	Establishes the obligation for private educational institutions to promote socio-emotional support activities upon returning from social isolation due to the COVID-19 pandemic, within the State of Maranhão.	Published in Official Gazette No. 137, 07/27/2020 **Law No. 11.301, dated July 22, 2020** Promulgated by the ALEMA
Bill No. 329/2020	DECLARES THE CENTER FOR MEDIUMISTIC STUDIES OF MARANHÃO TO BE OF PUBLIC UTILITY.	PROMULGATED AS LAW NO. 11.375/2020 PUBLISHED IN OFFICIAL GAZETTE NO. 229, 12/10/2020

LEGISLATIVE PROPOSALS INITIATED BY DEPUTY Dr. YGLÉSIO YEAR 2021

PROPOSAL	SUMMARY	FINAL STATUS
LEGISLATIVE PROPOSALS		
PLO 007/2021 - Ordinary Bill	ESTABLISHES PRIORITY SERVICE FOR ORPHANS AND INDIVIDUALS WHO HAVE EXITED ORPHANAGES OR NON-PROFIT PUBLIC OR PRIVATE COLLECTIVE INSTITUTIONS IN PUBLIC OR PUBLICLY SUBSIDIZED HOUSING PROGRAMS FUNDED BY THE GOVERNMENT OF THE STATE OF MARANHÃO, AND PROVIDES OTHER PROVISIONS.	Published in Official Gazette No. 096, 05/21/2021 **Law No. 11.482, dated May 20, 2021**



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PLO - 008/2021 - Ordinary Bill Project	ESTABLISHES THE STATE DAY FOR THE FIGHT AGAINST PENILE CANCER.	Official Gazette: No. 103 – 06/01/2021 **Law No. 11.490, dated June 1, 2021**
PLO - 047/2021- Ordinary Bill Project	AMENDS STATE ORDINARY LAW NO. 11.136 OF OCTOBER 22, 2019, WHICH ESTABLISHED THE "STATE ZERO WASTE WEEK" IN THE STATE OF MARANHÃO.	Official Gazette: No. 083 – 05/04/2021 **Law No. 11.459, dated May 3, 2021**
PLO - 195/2021 - Ordinary Bill Project	PROVIDES FOR THE RIGHT TO HEALTH CARE FOR WOMEN WHO EXPERIENCE GESTATIONAL LOSS IN THE STATE OF MARANHÃO.	Official Gazette: No. 145 – 08/03/2021 **Law No. 11.519, dated August 2, 2021**
PLO - 266/2021- Ordinary Bill Project	ESTABLISHES MARCH AS THE MONTH FOR AWARENESS ON PHYSICALLY HARMFUL "PRANKS" IN THE PUBLIC AND PRIVATE EDUCATION SYSTEM WITHIN THE STATE OF MARANHÃO, AND PROVIDES OTHER PROVISIONS.	Official Gazette: No. 223 – 11/30/2021 **Law No. 11.603, dated November 30, 2021**
PLO - 299/2021 - Ordinary Bill Project	ADDS TO THE CIVIC CALENDAR OF THE STATE OF MARANHÃO THE STATE MONTH FOR THE FIGHT AGAINST ORAL CANCER.	Official Gazette: No. 205 – 11/03/2021 **Law No. 11.577, dated November 1, 2021**
PLO - 382/2021 - Ordinary Bill Project	AMENDS STATE ORDINARY LAW NO. 10.790 OF DECEMBER 4, 2017, WHICH INSTITUTES APRIL 4 AS THE STATE DAY OF ANIMAL PROTECTORS IN THE STATE OF MARANHÃO.	Official Gazette: No. 204 – 10/29/2021 **Law No. 11.574, dated October 29, 2021**
PLO - 406/2021 - Ordinary Bill Project	ESTABLISHES THE STATE DAY OF SKATEBOARDING PRACTITIONERS.	Official Gazette: No. 196 – 10/19/2021 **Law No. 11.563, dated October 19, 2021**

STATE OF MARANHÃO
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LEGISLATIVE DIRECTORATE

LEGISLATIVE PROPOSALS INITIATED BY REPRESENTATIVE Dr. YGLÉSIO YEAR 2022

PROPOSAL	SUMMARY	FINAL STATUS
LEGISLATIVE PROPOSALS		
PLO - 143/2022 - ORDINARY BILL PROJECT	DECLARES THE SOCIEDADE ESPORTIVA ATLÂNTICO (ATLÂNTICO SPORTS SOCIETY) TO BE OF PUBLIC UTILITY.	**ORDINARY BILL No. 11.695**, OF MAY 11, 2022. **OFFICIAL GAZETTE: No. 087 05/11/2022**
PLO - 181/2022 - ORDINARY BILL PROJECT	DECLARES THE INSTITUTO TRANSFORMAR TO BE OF PUBLIC UTILITY.	**Law No. 11.737,** dated May 31, 2022 **Official Gazette: No. 101 – 05/31/2022**
BILL No. 206/2022	PROVIDES FOR THE CONDITIONS FOR SUSPENSION OR CANCELLATION OF REGISTRATION IN THE STATE DEBTORS' REGISTRY (CEI), ESTABLISHED BY STATE LAW NO. 6.690/1996, AND PROVIDES OTHER PROVISIONS.	**ORDINARY BILL No. 11.729,** of MAY 25, 2022 **Official Gazette: No. 097 – 05/25/2022**
BILL No. 368/2022	Amends State Law No. 11.344 of 2020, which prohibits the sale of substances composed of ground glass and glue (cerol), as well as thread coated with ground quartz, cotton, and aluminum oxide, or any other material used in kite flying that contains cutting elements.	**Law No. 11.821,** dated September 12, 2022 **Official Gazette: No. 170 – 09/13/2022**

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LEGISLATIVE PROPOSALS INITIATED BY REPRESENTATIVE Dr. YGLÉSIO YEAR 2023

PROPOSAL	SUMMARY	FINAL STATUS
LEGISLATIVE PROPOSALS		
PLO - 006/2023 - Ordinary Bill Project	ESTABLISHES BIOLOGICAL SEX AS THE CRITERION FOR DETERMINING ATHLETES' GENDER IN PROFESSIONAL SPORTS COMPETITIONS IN THE STATE.	**Law No. 12.375,** dated August 12, 2024 (Law promulgated by ALEMA) **Official Gazette: No. 156 – 08/16/2024**
PLO - 61/2023 - Ordinary Bill Project	DECLARES THE DIVINE HOLY SPIRIT OF FREEDOM CULTURAL CENTER TO BE OF PUBLIC UTILITY.	**Law No. 11.912,** dated April 10, 2023 **Official Gazette: No. 06 04/10/2023**
PLO - 161/2023 - Ordinary Bill	DECLARES THE FLUMINENSE CULTURAL FOUNDATION - FUNCOL TO BE OF PUBLIC UTILITY.	**Law No. 11.942,** dated May 16, 2023 **Official Gazette: No. 090 05/16/2023**
PLO - 342/2023 - Ordinary Bill	ESTABLISHES JUNE 24 AS CRANIOSYNOSTOSIS AWARENESS DAY IN THE STATE OF MARANHÃO.	**Law No. 11.821,** dated September 12, 2022 **Official Gazette: No. 170 – 09/13/2022**
PLO - 514/2023 - Ordinary Bill Project	DECLARES THE MOTHERS' CLUB OF THE MORADA DO BOSQUE I AND II RESIDENTIAL COMPLEX) TO BE OF PUBLIC UTILITY.	**ORDINARY BILLNo. 12.090,** dated OCTOBER 11, 2023 **Official Gazette: No. 190 10/16/2023**
PLO - 516/2023 - Ordinary Bill Project	DECLARES THE RESIDENTS' ASSOCIATION OF VILA RESIDENCIAL NOVA CANAÃ TO BE OF PUBLIC UTILITY.	**ORDINARY BILLNo. 12.102, dated OCTOBER 17, 2023 Official Gazette: No. 191 10/17/2023**

PLO - 667/2023 - Ordinary Bill Project	Declares the Moto Club Sports Club of São Luís to be of Public Utility.	**Law No. 12.179,** dated December 27, 2023 **Official Gazette: No. 237, 12/27/2023**
PLO - 725/2023 - Ordinary Bill Project	Declares the Dream Workshop Institute to be of Public Utility.	**Law No. 12.204,** dated January 22, 2024 **Official Gazette: No. 015 01/22/2024**

LEGISLATIVE PROPOSALS INITIATED BY REPRESENTATIVE Dr. YGLÉSIO YEAR 2024

PROPOSAL	SUMMARY	FINAL STATUS
LEGISLATIVE PROPOSALS		
PLO - 029/2024 - Ordinary Bill Project	DECLARES THE INSTITUTO SIMPLÍCIO OLIVEIRA TO BE OF PUBLIC UTILITY.	**Law No. 12.218,** dated March 6, 2024 **Official Gazette: No. 044 – 03/06/2024**
PLO - 342/2024 -	ESTABLISHES JUNE 24 AS CRANIOSYNOSTOSIS AWARENESS DAY IN THE STATE OF MARANHÃO.	**Law No. 12.340,** dated July 8, 2024 **Official Gazette: No. 127, 07/08/2024**
PLO - 350/2024 - Ordinary Bill	Declares the Residents' Association of Vila Isabel Cafeteira, headquartered and registered in the city of São Luís, State of Maranhão, to be of Public Utility.	**Law No. 12.403,** dated September 17, 2024 **Official Gazette: No. 177, 09/17/2024**
PLO - 460/2024 - Ordinary Bill	PROVIDES FOR THE ACCEPTANCE OF MEDICAL EXAM AND THERAPY REFERRALS MADE BY PRIVATE HEALTHCARE PROFESSIONALS AT THE APPOINTMENT CENTERS AND HEALTH SERVICE UNITS OF THE PUBLIC HEALTHCARE SYSTEM IN THE STATE OF MARANHÃO.	**Law No. 12.481,** dated February 12, 2025 **Official Gazette: No. 034, 02/14/2025**

STATE OF MARANHÃO
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LEGISLATIVE PROPOSALS INITIATED BY REPRESENTATIVE Dr. YGLÉSIO YEAR 2025

PROPOSAL	SUMMARY	FINAL STATUS
LEGISLATIVE PROPOSALS		
PLO - 110/2025 - Ordinary Bill Project	Declares the Instituto El Shadday, headquartered and registered in the City of São Luís, State of Maranhão, to be of public utility.	**Law No. 12.524,** dated March 31, 2025 **Official Gazette: No. 059, 03/31/2025**
PLO - 111/2025 - Ordinary Bill Project	Declares the NOVARE SAUDE Institute, headquartered and registered in the Municipality of São Luís, State of Maranhão, to be of public utility.	**Law No. 12.525,** dated March 31, 2025 **Official Gazette: No. 059, 03/31/2025**

This declaration is issued at the request of the interested representative, based on official records from the Legislative Directorate.

Committee Room "Deputado Léo Franklin", of the Legislative Assembly of the State of Maranhão, on April 25, 2025.

Filipe Blanco Santos
Legislative Director of ALEMA

Maneton Antunes de Macedo
Deputy Legislative Director of ALEMA

I, Marina Viana Silva, certify that I, a qualified translator fluent in both languages, have performed the professional translation of this document from Portuguese to English and that the following is an accurate and complete translation of the document.

Marina Viana **Date: May 21, 2025.**

ESTADO DO MARANHÃO
ASSEMBLEIA LEGISLATIVA DO MARANHÃO
INSTALADA EM 16 DE FEVEREIRO DE 1835
DIRETORIA LEGISLATIVA

DECLARAÇÃO

DECLARO, para os devidos fins, que o Senhor Deputado Doutor Yglésio Moises apresentou nos anos de 2019, 2020, 2021, 2022, 2023, 2024 e 2025, no âmbito das Assembleia Legislativa do Estado do Maranhão, as seguintes proposições que foram transformadas em Lei, nos termos seguintes:

PROPOSIÇÕES DE INICIATIVA DO DEPUTADO Dr. YGLÉSIO ANO/2019

PROPOSIÇÃO	EMENTA	SITUAÇÃO FINAL
Projeto de Lei Nº 095/2019	Dispõe sobre obrigatoriedade de botão de emergência em ônibus coletivos e dá outras providências.	D.O. nº 194 – 10.10.2019 **Lei nº 11.125, de 09 de outubro de 2019.**
Projeto de Lei Nº 250/2019	Estabelece diretrizes estaduais para a implementação por uma equipe multidisciplinar de cuidados paliativos direcionados aos pacientes com doenças ameaçadoras a vida, que consistem na atenção integral a saúde dessas pessoas e dos seus familiares.	D.O. nº 191 – 07.10.2019 **Lei nº 11.123, de 07 de outubro de 2019.**
Projeto de Lei Nº 318/2019	Altera e acresce dispositivos a lei 10.813 de 20 de março de 2018, que dispõe sobre as diretrizes estaduais de estímulo, incentivo e promoção ao desenvolvimento local de startups, os renumera, e dá outras providências.	D.O. nº 190 – 04.10.2019 **Lei nº 11.119, de 03 de outubro de 2019.**
Projeto de Lei Nº 375/2019	Estabelece as diretrizes estaduais para as ações informativas e paliativas sobre a fibromialgia, e dá outras providências	D.O. nº 226 – 27.11.2019 **Lei nº 11.177, de 26 de novembro de 2019.**
Projeto de Lei Nº 382/2019	Dispõe sobre a promoção de alimentação saudável e determina a exclusão de alimentos ultra	D.O. nº 242 – 19.12.2019 **Lei nº 11.196, de 19 de dezembro de 2019.**

	processados e açucarados nas escolas públicas e particulares no âmbito do Estado Do Maranhão.	
Projeto de Lei Nº 383/2019	Altera a Lei Estadual 11.056 de 2019, criando a prioridade de atendimento para diabéticos em laboratórios e no estado do maranhão.	D.O. nº 048 – 12.03.2020 **Lei nº 11.219, de 12 de março de 2020.**
Projeto de Lei Nº 384/2019	Dispensa a necessidade de carimbos em prescrições, relatórios e atestados médicos para aquisição de medicamentos no estado do maranhão e dá outras providências.	**D.O. nº 061 – 31.03.2020 Lei Nº 11.248, de 31 de Março de 2020.**
Projeto de Lei Nº 421/2019	Confere ao Município de São João dos Patos - MA o título de capital estadual dos bordados.	D.O. nº 046 – 10.03.2020 **Lei nº 11.218, de 10 de março de 2020.**
Projeto de Lei nº 522/2019	Dispõe sobre a proibição da comercialização, importação e publicidade de cigarros eletrônicos no estado do maranhão.	D.O. nº 062– 01.04.2020 **Lei nº 11.253, de 1º de abril de 2020.**
Projeto de Lei nº 530/2019	Estabelece as diretrizes estaduais para as ações informativas e paliativas sobre as doenças inflamatórias intestinais e assistência aos portadores, e dá outras providências.	D.O. nº 194 – 19.10.2020 **Lei nº 11.364, de 19 de outubro de 2020.**
Projeto de Lei Nº 651/2019	Estabelece As Diretrizes Estaduais Para As Ações Informativas E Paliativas Sobre A Síndrome De Rett, E Dá Outras Providências	D.O. nº 078 – 27.04.2021 **Lei nº 11.453, de 27 de abril de 2021.**
Projeto de Lei nº 656/2019	Dispõe sobre a Publicização da Proibição de Cigarros Eletrônicos e Similares no Estado do Maranhão pelos estabelecimentos comerciais que vendam ou distribuam Fumígenos.	D.O. nº 183 – 1º.10.2020 **Lei nº 11.345, de 29 de setembro de 2020.**

PROJETO DE LEI Nº 659/2019	institui a obrigatoriedade de programas de integridade nas empresas que contratem com a administração pública do estado do maranhão e dá outras providências.	D. ALEMA. nº 075 – 04.05.2021 **Lei nº 11.463, de 04 de maio de 2021. Promulgada pela ALEMA.**

PROPOSIÇÕES DE INICIATIVA DO DEPUTADO Dr. YGLÉSIO
ANO / 2020

PROPOSIÇÃO	EMENTA	SITUAÇÃO FINAL
Projeto de Lei Nº 015/2020	Altera a Lei Ordinária Estadual Nº11.091 de 2019, que Dispõe sobre Acessibilidade em Banheiros Químicos no Âmbito do Estado do Maranhão.	D.O. nº 222 – 29.11.2021 **LEI Nº 11.596 DE 29 DE NOVEMBRO DE 2021.**
Projeto de Lei Nº 044/2020	Cria o Dia Estadual do Investigador Particular.	D.O. nº 183 – 1º.10.2020 **Lei nº 11.348, de 29 de setembro de 2020.**
PLO 81/2020 - Projeto de Lei Ordinária	SUSPENDE OS PRAZOS RELATIVOS AOS CONCURSOS PÚBLICOS, EM RAZÃO DA PANDEMIA DO COVID-19 (CORONAVÍRUS).	Promulgada pela Lei nº 11.270/20, publicado no D.O nº 100 de 01/06/2020.
Projeto de Lei Nº 099/2020	Dispõe sobre as diretrizes para o enfrentamento do estado de calamidade pública decorrente da pandemia da covid-19/CORONAVÍRUS, no âmbito do Estado do Maranhão.	D.O. nº 102 – 03.06.2020 **Lei nº 11.273, de 03 de junho de 2020.**
Projeto de Lei nº 144/2020	CONSIDERA DE UTILIDADE PÚBLICA A ASSOCIAÇÃO DOS PAIS E ALUNOS DAS INSTITUIÇÕES DE ENSINO DO MARANHÃO, COM SEDE E FORO NO MUNICÍPIO DE SÃO LUÍS, NO ESTADO DO MARANHÃO	D.O. nº 229 – 10.12.2020 **Lei nº 11.373, de 10 de dezembro de 2020.**

PLO 174/2020 - Projeto de Lei Ordinária	ALTERA A LEI ORDINÁRIA ESTADUAL Nº 11.259 DE 14 DE MAIO DE 2020, QUE DISPÕE SOBRE OS DESCONTOS NAS MENSALIDADES DAS INSTITUIÇÕES DE ENSINO DURANTE A SUSPENSÃO DAS ATIVIDADES EM VIRTUDE DA COVID-19.	Proposição transformada em lei por promulgação - **Lei Ordinária - 11299/2020**
Projeto de Lei Nº 187/2020	Institui a obrigatoriedade às Instituições Particulares de Ensino de Promover atividade de acolhimento socioemocional no retorno do isolamento social da Pandemia COVID-19, no âmbito do Estado do Maranhão.	D.O. nº 137 – 27.07.2020 **Lei nº 11.301, de 22 de julho de 2020.** (Lei Promulgada pela ALEMA)
Projeto de Lei nº 329/2020	CONSIDERA DE UTILIDADE PÚBLICA O CENTRO DE ESTUDOS MEDIÚNICOS DO MARANHÃO.	PROMULGADA PELA LEI Nº 11.375/20, PUBLICADA NA D.O Nº 229 DE 10/12/2020.

PROPOSIÇÕES DE INICIATIVA DO DEPUTADO DOUTOR YGLÉSIO MOISES ANO/2021

PROPOSIÇÃO	EMENTA	SITUAÇÃO FINAL
PROJETO DE LEI		
PLO 7/2021 - Projeto de Lei Ordinária	DISPÕE SOBRE A PRIORIDADE DE ATENDIMENTO AOS ÓRFÃOS E ABRIGADOS EGRESSOS DE ORFANATO OU INSTITUIÇÃO COLETIVA PÚBLICA OU PRIVADA SEM FINS LUCRATIVOS NOS PROGRAMAS HABITACIONAIS, PÚBLICOS OU SUBSIDIADOS COM RECURSOS PÚBLICOS DO GOVERNO DO ESTADO DO	D.O. nº 096 – 21.05.2021 **Lei nº 11.482, de 20 de maio de 2021.**

	MARANHÃO E DÁ OUTRAS PROVIDÊNCIAS.	
PLO 8/2021 - Projeto de Lei Ordinária	CRIA O DIA ESTADUAL DE COMBATE AO CÂNCER DE PÊNIS.	D.O. nº 103 – 01.06.2021 **Lei nº 11.490, de 01 de junho de 2021.**
PLO 47/2021 - Projeto de Lei Ordinária	ALTERA A LEI ORDINÁRIA ESTADUAL Nº 11.136, DE 22 DE OUTUBRO DE 2019, QUE INSTITUI A "SEMANA ESTADUAL DO LIXO ZERO", NO ESTADO DO MARANHÃO.	D.O. nº 083 – 04.05.2021 **Lei nº 11.459, de 03 de maio de 2021.**
PLO 195/2021 - Projeto de Lei Ordinária	DISPÕE SOBRE O DIREITO À SAÚDE DAS MULHERES QUE PASSEM POR PERDAS GESTACIONAIS NO ESTADO DO MARANHÃO.	D.O. nº 145 – 03.08.2021 **LEI Nº 11.519 DE 02 DE AGOSTO DE 2021.**
PLO 266/2021 - Projeto de Lei Ordinária	INSTITUI MARÇO COMO MÊS DE CONSCIENTIZAÇÃO SOBRE BRINCADEIRAS DE POTENCIAL LESÃO OFENSIVA FÍSICA NO SISTEMA DE ENSINO PÚBLICO E PRIVADO, NO ÂMBITO DO ESTADO DO MARANHÃO E DÁ OUTRAS PROVIDÊNCIAS.	D.O. nº 223 – 30.11.2021 **LEI Nº 11.603 DE 30 DE NOVEMBRO DE 2021.**
PLO 299/2021 - Projeto de Lei Ordinária	INCLUI NO CALENDÁRIO CÍVICO DO ESTADO DO MARANHÃO O MÊS ESTADUAL DE COMBATE AO CÂNCER DE BOCA.	D.O. nº 205– 03.11.2021 **LEI Nº 11.577 DE 01 DE NOVEMBRO DE 2021.**
PLO 382/2021 - Projeto de Lei Ordinária	ALTERA A LEI ORDINÁRIA ESTADUAL Nº 10.790, DE 4 DE DEZEMBRO DE 2017, QUE "INSTITUI O DIA 4 DE ABRIL COMO O DIA ESTADUAL DOS PROTETORES DOS ANIMAIS.", NO ESTADO DO MARANHÃO.	D.O. nº 204 – 29.10.2021 **LEI Nº 11.574 DE 29 DE OUTUBRO DE 2021.**
PLO 406/2021 - Projeto de Lei Ordinária	CRIA O DIA ESTADUAL DOS PRATICANTES DE SKATEBOARDING.	D.O. nº 196 – 19.10.2021 **LEI Nº 11.563 DE 19 DE OUTUBRO DE 2021.**

ESTADO DO MARANHÃO
ASSEMBLEIA LEGISLATIVA DO MARANHÃO
INSTALADA EM 16 DE FEVEREIRO DE 1835
DIRETORIA LEGISLATIVA

PROPOSIÇÕES DE INICIATIVA DO DEPUTADO DOUTOR YGLÉSIO MOISES ANO/2022

PROPOSIÇÃO	EMENTA	SITUAÇÃO FINAL
PROJETO DE LEI		
PLO Nº 143/2022 PROJETO DE LEI ORDINÁRIA	DECLARA DE UTILIDADE PÚBLICA A SOCIEDADE ESPORTIVA ATLÂNTICO.	**LEI ORDINÁRIA Nº 11.695**, de 11 de MAIO de 2022. **D.O Nº 087**, de **11/05/2022.**
PLO Nº 181/2022 PROJETO DE LEI ORDINÁRIA	DECLARA DE UTILIDADE PÚBLICA O INSTITUTO TRANSFORMAR.	**LEI Nº 11.737**, de 31 de Maio de 2022. **DOE Nº 101**, de **31/05/2022.**
PROJETO DE LEI Nº 206/2022	DISPÕE SOBRE AS HIPÓTESES DE SUSPENSÃO OU BAIXA DE REGISTRO NO CADASTRO ESTADUAL DE INADIMPLENTES (CEI) INSTITUÍDO PELA LEI ESTADUAL N. 6.690/1996 E DÁ OUTRAS PROVIDÊNCIAS.	**LEI ORDINÁRIA Nº 11.729**, de 25 de MAIO de 2022. **D.O Nº 097**, de **25/05/2022.**
PROJETO DE LEI Nº 368/2022	Altera a Lei Estadual n.º 11.344 de 2020 que proíbe a comercialização da substância constituída de vidro moído e cola (cerol), além da linha encerada com quartzo moído, algodão e óxido de alumínio (linha chilena), e de qualquer outro produto utilizado na prática de soltar pipas que possua elementos cortantes.	**LEI Nº 11.821**, de 12 de Setembro de 2022. **DOE Nº 170**, de **13/09/2022.**

ESTADO DO MARANHÃO
ASSEMBLEIA LEGISLATIVA DO MARANHÃO
INSTALADA EM 16 DE FEVEREIRO DE 1835
DIRETORIA LEGISLATIVA

PROPOSIÇÕES DE INICIATIVA DO SENHOR DEPUTADO DOUTOR YGLÉSIO ANO/2023

PROPOSIÇÃO	EMENTA	SITUAÇÃO FINAL
PROJETO DE LEI		
PLO 006/2023 - Projeto de Lei Ordinária	ESTABELECE O SEXO BIOLÓGICO COMO CRITÉRIO PARA DEFINIÇÃO DO GÊNERO DOS ESPORTISTAS EM COMPETIÇÕES ESPORTIVAS PROFISSIONAIS NO ESTADO.	**LEI Nº 12.375**, de 12 de agosto de 2024. (Lei Promulgada pela ALEMA) **DOE Nº 156**, de **16/08/2024.**
PLO 61/2023 - Projeto de Lei Ordinária	DECLARA DE UTILIDADE PÚBLICA O CENTRO CULTURAL DIVINO ESPÍRITO SANTO DA LIBERDADE.	**LEI Nº 11.912**, de 10 de Abril de 2023. **DOE Nº 066**, de **10/04/2023.**
PLO 161/2023 - Projeto de Lei Ordinária	DECLARA DE UTILIDADE PÚBLICA A FUNDAÇÃO CULTURAL LUMINENSE – FUNCOL.	**LEI Nº 11.942**, de 16 de Maio de 2023. **DOE Nº 090**, de **16/05/2023.**
PLO 342/2023 - Projeto de Lei Ordinária	INSTITUI O DIA 24 DE JUNHO COMO O DIA DA CONSCIENTIZAÇÃO DA CRANIOSTENOSE, NO ÂMBITO DO ESTADO DO MARANHÃO.	**LEI Nº 12,340**, de 08 de julho de 2024. **DOE Nº 127**, de **08/07/2024.**
PLO 514/2023 - Projeto de Lei Ordinária	DECLARA DE UTILIDADE PÚBLICA O CLUBE DE MÃES DO RESIDENCIAL MORADA DO BOSQUE I E II.	**LEI ORDINÁRIA Nº 12.090**, de 11 de OUTUBRO de 2023. **DOE Nº 190**, de **16/10/2023**
PLO 516/2023 - Projeto de Lei Ordinária	DECLARA DE UTILIDADE PÚBLICA A ASSOCIAÇÃO DOS MORADORES DA VILA RESIDENCIAL NOVA CANAA.	**LEI ORDINÁRIA Nº 12.102**, de 17 de OUTUBRO de 2023. **DOE Nº 191**, de **17/10/2023**

PLO 667/2023 - Projeto de Lei Ordinária	Declara de Utilidade Pública o Clube Esportivo Moto Club de São Luís.	**LEI Nº 12.179**, de 27 de dezembro de 2023. **DOE Nº 237**, de **27/12/2023.**
PLO 725/2023 - Projeto de Lei Ordinária	Declara de Utilidade Pública o Instituto Oficina de Sonhos.	**LEI Nº 12.204**, de 22 de janeiro de 2024. **DOE Nº 015**, de **22/01/2024.**

PROPOSIÇÕES DE INICIATIVA DO SENHOR DEPUTADO DOUTOR YGLÉSIO ANO/2024

PROPOSIÇÃO	EMENTA	SITUAÇÃO FINAL
PROJETO DE LEI		
PLO 029 /2024 - Projeto de Lei Ordinária	DECLARA DE UTILIDADE PÚBLICA O INSTI-TUTO SIMPLÍCIO OLIVEIRA	**LEI Nº 12.218**, de 06 de março de 2024. **DOE Nº 044**, de **06/03/2024.**
PLO 342/2024	INSTITUI O DIA 24 DE JUNNHO COMO O DIA DE CONSCIENTIZAÇÃO DA CRANIOSTENOSE, NO ÂMBITO DO ESTADO DO MARANHÃO.	**LEI Nº 12.340**, de 8 de julho de 2024. **DOE Nº 127**, de **8/07/2024.**
PLO 350/2024 - Projeto de Lei Ordinária	Declara de Utilidade Pública a Associação de Moradores da Vila Isabel Cafeteira, com sede e foro no Município de São Luís, Estado do Maranhão.	**LEI Nº 12.403**, de 17 de setembro de 2024. **DOE Nº 177**, de **17/09/2024.**
PLO 460/2024 - Projeto de Lei Ordinária	DISPÕE SOBRE A ACEITAÇÃO DE REQUISIÇÕES MÉDICAS DE EXAMES E TERAPIAS FEITAS POR PROFISSIONAIS DA REDE PARTICULAR NAS	**LEI Nº 12.481**, de 12 de fevereiro de 2025. **DOE Nº 034**, de **14/02/2025.**

	CENTRAIS DE MARCAÇÃO DE CONSULTAS E SERVIÇOS DE SAÚDE DO SISTEMA PÚBLICO DO MARANHÃO.	

PROPOSIÇÕES DE INICIATIVA DO SENHOR DEPUTADO DOUTOR YGLÉSIO ANO/2025

PROPOSIÇÃO	EMENTA	SITUAÇÃO FINAL
PROJETO DE LEI		
PLO 110/2025 - Projeto de Lei Ordinária	Declara de utilidade pública o Instituto El Shadday, com sede e foro no Município de São Luís, Estado do Maranhão.	**LEI Nº 12.524**, de 31 de março de 2025. **DOE Nº 059**, de **31/03/2025.**
PLO 111/2025 - Projeto de Lei Ordinária	Declara de utilidade pública o Instituto INOVARE SAÚDE, com sede o foro no Município de São Luís, Estado do Maranhão.	**LEI Nº 12.525**, de 31 de março de 2025. **DOE Nº 059**, de **31/03/2025.**

A presente declaração é firmada a pedido do parlamentar interessado, com base em registros oficiais da Diretoria Legislativa.

Sala das Comissões "Deputado Léo Franklin" da Assembleia Legislativa do Estado do Maranhão, em 25 de abril de 2025.

Filipe Branco Santos
Diretor Legislativo da ALEMA

Maneton Antunes de Macedo
Diretor Legislativo Adjunto da ALEMA

STATE OF MARANHÃO
LEGISLATIVE ASSEMBLY OF MARANHÃO
ESTABLISHED ON FEBRUARY 16, 1835
LEGISLATIVE DIRECTORATE

Memorandum No. 08/2025/DL

São Luis, April 23, 2025.

To the Honorable
DOCTOR YGLÉSIO MOYSÉS
State Deputy
Parliamentary Office
Present

Subject: Submission of Declaration – Participation in Standing Committees

Dear Deputy,

We hereby forward the **declaration issued by this Legislative Directorate** of the Assembly, as requested by Your Excellency through Official Letter No. 48/2025 – OFFICE OF DEPUTY DR. YGLÉSIO, dated April 14, 2025.

The referred declaration addresses your participation, as a full and alternate member, in the **Health Committee and the Committee on Human Rights and Minorities**, within the scope of the 19th and 20th Legislatures.

With no further matters for the moment, we renew our expressions of esteem and consideration.

Sincerely,

----//signature//----
Filipe Franco Santos
Legislative Director
Legislative Assembly of the State of Maranhão

STATE OF MARANHÃO
LEGISLATIVE ASSEMBLY OF MARANHÃO
ESTABLISHED ON FEBRUARY 16, 1835
LEGISLATIVE DIRECTORATE

DECLARATION

I hereby declare, for all due purposes, that the Honorable Deputy DOCTOR YGLÉSIO MOYSÉS participated in the following Standing Committees of the Legislative Assembly of the State of Maranhão, as detailed below:

1. Committee on the Defense of Human Rights and Minorities

• Served as President during the Second Legislative Session of the 19th Legislature (2020);
• Served as Full Member during the Third Legislative Session of the 19th Legislature (2021);
• Served as Full Member during the Second Legislative Session of the 20th Legislature (2024);
• Served as Rapporteur during the Second Legislative Session of the 19th Legislature (2020) - **13 reports**;
• Served as Rapporteur during the Third Legislative Session of the 19th Legislature (2021) - **4 reports**;
• Served as Rapporteur during the Second Legislative Session of the 20th Legislature (2024) - **3 reports**.

2. Health Committee

• Served as Full Member during the First Legislative Session of the 19th Legislature (2019);
• Served as Full Member during the Second Legislative Session of the 19th Legislature (2020);
• Served as Full Member during the Third Legislative Session of the 19th Legislature (2021);
• Served as Alternate Member during the Fourth Legislative Session of the 19th Legislature (2022);
• Served as Alternate Member during the Second Legislative Session of the 20th Legislature (2024);
• Served as Rapporteur during the First Legislative Session of the 19th Legislature (2019) - **14 reports**;
• Served as Rapporteur during the Third Legislative Session of the 19th Legislature (2021) - **9 reports**.

This declaration is issued at the request of the interested parliamentarian, based on official records of the Legislative Directorate.

São Luís, April 23, 2025.

----//signature//----
Filipe Franco Santos
Legislative Director
Legislative Assembly of the State of Maranhão

I, Carolina Favero da Silva, certify that the professional translation of this document from Portuguese to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.



Date: May 21, 2025.

ESTADO DO MARANHÃO
ASSEMBLEIA LEGISLATIVA DO MARANHÃO
INSTALADA EM 16 DE FEVEREIRO DE 1835
DIRETORIA LEGISLATIVA

Memorando nº 08/2025/DL

São Luís, 23 de abril de 2025.

Ao Exmo. Sr.
DOUTOR YGLÉSIO MOYSÉS
Deputado Estadual
Gabinete Parlamentar
Nesta

Assunto: Encaminhamento de Declaração – Participação em Comissões Permanentes

Senhor Deputado,

Encaminhamos, por meio deste, **declaração emitida por esta Diretoria Legislativa** desta Assembleia, conforme solicitado por Vossa Excelência por meio do Ofício nº 48/2025 – GAB. DEP. DR. YGLÉSIO, datado de 14 de abril de 2025.

A referida declaração trata de sua participação, na qualidade de membro titular e suplente, nas **Comissões de Saúde** e de **Defesa dos Direitos Humanos e das Minorias**, no âmbito das 19ª e 20ª Legislaturas.

Sem mais para o momento, renovamos protestos de estima e consideração.

Atenciosamente,

Filipe Franco Santos
Diretor Legislativo
Assembleia Legislativa do Estado do Maranhão

ESTADO DO MARANHÃO
ASSEMBLEIA LEGISLATIVA DO MARANHÃO
INSTALADA EM 16 DE FEVEREIRO DE 1835
DIRETORIA LEGISLATIVA

DECLARAÇÃO

Declaro, para os devidos fins, que o Senhor Deputado **DOUTOR YGLÉSIO MOYSÉS** participou das seguintes Comissões Permanentes da Assembleia Legislativa do Estado do Maranhão, nos termos abaixo:

1. Comissão de Defesa dos Direitos Humanos e das Minorias

- Exerceu a função de Presidente na Segunda Sessão Legislativa da 19ª Legislatura (2020);
- Atuou como Membro Titular na Terceira Sessão Legislativa da 19ª Legislatura (2021);
- Atuou como Membro Titular na Segunda Sessão Legislativa da 20ª Legislatura (2024);
- Atuou como Relator na Segunda Sessão Legislativa da 19ª Legislatura (2020) – **13 relatorias**;
- Atuou como Relator na Terceira Sessão Legislativa da 19ª Legislatura (2021) – **4 relatorias**;
- Atuou como Relator na Segunda Sessão Legislativa da 20ª Legislatura (2024) – **3 relatorias**.

2. Comissão de Saúde

- Atuou como Membro Titular na Primeira Sessão Legislativa da 19ª Legislatura (2019);
- Atuou como Membro Titular na Segunda Sessão Legislativa da 19ª Legislatura (2020);
- Atuou como Membro Titular na Terceira Sessão Legislativa da 19ª Legislatura (2021);
- Atuou como Membro Suplente na Quarta Sessão Legislativa da 19ª Legislatura (2022);
- Atuou como Membro Suplente na Segunda Sessão Legislativa da 20ª Legislatura (2024);
- Atuou como Relator na Primeira Sessão Legislativa da 19ª Legislatura (2019) – **14 relatorias**;
- Atuou como Relator na Terceira Sessão Legislativa da 19ª Legislatura (2021) – **9 relatorias**.

A presente declaração é firmada a pedido do parlamentar interessado, com base em registros oficiais da Diretoria Legislativa.

São Luís, 23 de abril de 2025.

Filipe Franco Santos
Diretor Legislativo
Assembleia Legislativa do Estado do Maranhão

Search...

History



Examining the history of the Legislative Assembly of the State of Maranhão is, above all, taking a beautiful journey through time and contemplating important episodes in the life of the nation and the State, which marked the country's politics, from the First Empire until reaching the notion of democracy that we have today, whose fundamental principle is the idea that power emanates from the people and is exercised in their name.

The most distant example of this, linked to the state parliament, dates back to the first Brazilian Constitution of 1824, granted by Dom Pedro I, which created the General Councils of the Provinces (at that time, states and municipalities did not yet exist). These bodies lacked legislative powers, but they were responsible for developing projects of specific interest to the region, according to the degree of urgency and need.

Although the Magna Carta came into effect in 1824, the General Council of the Province was only established in Maranhão on December 1, 1829, in one of the upper rooms on the right side of the Main Chapel of the Cathedral, where the Episcopal Palace stands today, in Pedro II Square. The councilors, numbering 21, could not be under 25 years of age.

The General Council of the Province existed for six years, ceasing its activities in 1835 to make way for the Provincial Legislative Assembly, which would last until 1889. With the Assembly came the emergence of provincial deputies. They were elected in two rounds. Their terms were two years. Legislative sessions lasted only two months.

A dedicated building for the Legislative Assembly, which still operated in the Consistory of the Cathedral, was a topic of debate for over half a century. It wasn't until 1885 that the seat of power shifted to the building on Rua do Egito in São Luís's Historic Center, where the Assembly remained for 123 years, with the exception of brief hiatuses when it operated in the Benedito Leite Library and the São Luís City Council due to architectural renovations.

With the coup that overthrew the imperial regime and established the Republic in 1889, the provincial councils began to be called State Congresses. At this stage in history, it is worth noting that the Maranhão Congress, which had emerged under the Republic, indirectly elected the state's first governor, José Lourenço de Sá Albuquerque, who months later would be deposed in an opposition maneuver led by Representative Benedito Leite, with the support of the Army.

From then on, a series of events altered the notion of national identity. Coups and constitutional revisions set the tone for the 20th century, leading to a series of closures and reopenings of the Maranhão Legislative Assembly. The last major upheaval occurred with the 1964 deposition of President João Goulart, which had a profound impact on the Maranhão State Legislative Assembly, resulting in the revocation of mandates, arrests, and threats of torture. In 1984, during the election of state delegates who would vote in the Electoral College to choose President João Figueiredo's successor, the Assembly also experienced moments of unrest, with the presence of security guards armed with machine guns and rifles on its premises, a story that ended up making the front pages of major newspapers and major television networks.

PROTAGONISTS

In these 197 years (1825-2022) of activities, the state parliament had among its members historical figures of recognized intelligence, such as João Lisboa, Sotero dos Reis, Odorico Mendes, Benedito Leite, Genésio Rego, Tarquínio Lopes, Barbosa

de Godois, Viveiros de Castro, Domingos Barbosa, Dunshee de Abranches, Viriato Corrêa, Lino Machado, Rosa Castro, Zuleide Bogéa, Fernando Viana, Orlando Leite and Erasmo Dias, among others.

It is also worth highlighting the names of those who have held the position of president of the Assembly, some of recognized intellectual value and undeniable political articulation skills, others due to the historical events that occurred during their administration. This group includes Dom Marcos Antônio de Sousa (1840-42), a theologian, representative of the courts of Lisbon, and an internationally renowned intellectual; Luís Antônio Vieira da Silva (1860-61), holder of the title of Viscount and author of the book History of the Independence of Maranhão; and Gentil Homem de Almeida Braga (1864-65), a public prosecutor, magistrate, journalist, poet, and prose writer, author of Between Heaven and Earth.

Also part of this select club are Augusto Olímpio Gomes de Castro (1877), jurist, lawyer, senator of the Empire, president of the Province of Maranhão, member of the Maranhão Academy of Letters and the Federal Supreme Court; Benedito Pereira Leite (1898-1900), political leader and governor of Maranhão; Genésio Euwaldo de Moraes Rego (1926-1930), doctor, secretary of State of Maranhão, vice-governor, federal deputy and senator, last president of the Legislative Congress, abolished with the coup d'état of 1930.

NEW CHAPTER

The 1930 coup d'état opened a new chapter in the history of the state parliament. The Legislative Branch took on the name of the Assembly, a model that has endured to this day.

From this period, it is worth mentioning among its presidents Ivar Saldanha (52-53, 55-57, 71-73, 81), who in addition to being a deputy was mayor of São Luís and governor of Maranhão; Alexandre Costa (61-61), deputy and senator of the Republic; Freitas Diniz (61-62), federal deputy and icon of democratic resistance; Osvaldo Nunes Freire (66, 68), governor of Maranhão; Enoc Vieira (79-81), from whose administration the first History books of the Assembly date; Ricardo Murad (87-89), expanded the real estate assets and restored three colonial buildings attached to the main building.

Manoel Ribeiro (1993-2003) remained at the helm of the Assembly for the longest uninterrupted period of time. Carlos Alberto Milhomem (2003-2004) had as a landmark of his administration the approval of the Code of Ethics and Parliamentary Decorum, the new Internal Regulations and the service order for the construction of the new Legislative building.

João Evangelista also chaired the Board of Directors of the State Legislative Assembly for four years (2005-2007 and 2007-2009). He distinguished himself with his innovative approach to democratizing information, significantly expanding the state legislature's communication channels with the public. Regular sessions and public hearings began to be broadcast live and in real time online.

The approval of the Position, Career, and Salary Plan for civil servants, the establishment of the Legislative School, and the construction and inauguration of the state-of-the-art legislative headquarters at Sítio do Rangedor, Cohafuma, were important milestones in Evangelista's administration. The new headquarters remains known as Palácio Manoel Bequimão, the same name it had at its previous location in the Historic Center of São Luís.

Marcelo Tavares (2009-2011) implemented the State Legislature's Transparency Portal, a tool through which society can monitor the Parliament's budget execution. Another important achievement for the administration was the launch of the Assembly TV channel, which broadcasts plenary sessions, as well as the activities carried out by the institution and its representatives.

Arnaldo Melo presided over the Legislative Assembly for four consecutive years (2011/2012 and 2013/2014), with the main role of his administration being to bring the State Legislature closer to the Municipal Chambers through the Legislative Integration Journey.

It was also during Arnaldo Melo's administration that the Assembly gained the Communications Complex, the most modern TV, radio, and news agency structure in Maranhão, housed in a three-story building with cutting-edge technology. TV Assembleia, previously a closed-circuit TVN channel (17), began broadcasting its programming on open-channel TV (51.2) via the TV Senado signal.

In February 2015, deputy Humberto Coutinho (PDT) was elected president of the Legislative Assembly for the 2015/2016 biennium and re-elected, unanimously by his peers, for the 2017/2018 biennium.

Due to an aggressive cancer, Humberto Coutinho had his political career interrupted on January 1, 2018. And on January 4, in a discreet ceremony, deputy Othelino Neto was officially sworn in as President of the Legislative Assembly.

On February 1, 2023, state deputy Iracema Vale (PSB) was unanimously elected the first female president of the Legislative Assembly of Maranhão for the 2023/2024 biennium.

The current Board of Directors is constituted as follows: Iracema Vale (President), Rodrigo Lago (1st Vice-President), Arnaldo Melo (2nd Vice-President), Fabiana Vilar (3rd Vice-President), Andreia Martins Rezende (4th Vice-President), Antônio Pereira (1st Secretary), Roberto Costa (2nd Secretary), Osmar Filho (3rd Secretary) and Guilherme Paz (4th Secretary).



Manuel Beckman Palace
Jerônimo de Albuquerque Avenue
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Phones: (98) 3269-3000 | 3269-3001

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History

History of the Maranhão State Legislative Assembly

Examining the history of the Maranhão State Legislative Assembly is, above all, a beautiful journey through time, contemplating important episodes in national and state life that shaped the country's politics, from the First Empire to the current notion of democracy, whose fundamental principle is the idea that power emanates from the people and is exercised in their name. The

most distant history of the state parliament dates back to the first Brazilian Constitution of 1824, granted by Dom Pedro I, which created the General Councils of the Provinces (at that time, states and municipalities did not yet exist). These structures lacked legislative powers, but they were responsible for developing projects of specific interest to the region, according to the degree of urgency and need.

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The Provincial General Council existed for six years, ceasing its activities in 1835 to make way for the Provincial Legislative Assembly, which would last until 1889. With the Assembly came the emergence of provincial deputies. They were elected in two rounds. Their terms were two years. Legislative sessions lasted only two months.

A property for the Legislative Assembly, which still operated in the Cathedral Consistory, was a topic of discussion for over half a century. It wasn't until 1885 that the seat of power shifted to the building on Rua do Egito, in São Luís's Historic Center, where it remained for 123 years, save for brief hiatuses when it operated in the Benedito Leite Library and the São Luís City Hall due to architectural renovations.

With the coup that overthrew the imperial regime and established the Republic, from 1889 onwards, the provincial councils began to be called State Congresses. At this stage in history, it's worth noting that the Maranhão Congress, born of the Republic, indirectly elected the state's first governor, José Lourenço de Sá Albuquerque, who months later would be deposed in an opposition maneuver led by Representative Benedito Leite, with the support of the Army.

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Coups and constitutional revisions set the tone for the 20th century, leading to a series of closures and reopenings of the Maranhão Legislative Assembly. The last major upheaval occurred with the 1964 deposition of President João Goulart, which had a profound impact on the Maranhão State Legislative Assembly, resulting in the revocation of mandates, arrests, and threats of torture. In 1984, during the election of state delegates who would vote in the Electoral College to choose President João Figueiredo's successor, the Assembly also experienced moments of unrest, with the presence of security guards armed with machine guns and rifles on its premises, a story that ended up making the front pages of major newspapers and major television networks.

PROTAGONISTS

In its 133 years (1885-2018) of activity, the state parliament had among its members historical figures of recognized intelligence, such as João Lisboa, Sotero dos Reis, Odorico Mendes, Benedito Leite, Genésio Rego, Tarquínio Lopes, Barbosa de Godois, Viveiros de Castro, Domingos Barbosa, Dunshee de Abranches, Viriato Corrêa, Lino Machado, Rosa Castro, Zuleide Bogéa, Fernando Viana, Orlando Leite, and Erasmo Dias, among others.

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Also part of this select club are Augusto Olímpio Gomes de Castro (1877), jurist, lawyer, senator of the Empire, was president of the Province of Maranhão, member of the Maranhão Academy of Letters and of the Supreme Federal Court; Benedito Pereira Leite (1898-1900), political leader and governor of Maranhão; Genésio Euwaldo de Moraes Rego (1926-1930), physician, Secretary of State of Maranhão, lieutenant governor, federal deputy and senator, last president of the Legislative Congress, abolished by the 1930 coup d'état.

NEW CHAPTER

The 1930 coup d'état opened a new chapter in the history of the state parliament. The Legislative Branch took the name of Assembly, a model that has endured to this day.

From this period, noteworthy among its presidents were Ivar Saldanha (52-53, 55-57, 71-73, 81), who, in addition to being a deputy, was mayor of São Luís and governor of Maranhão; Alexandre Costa (61-

61), deputy and senator of the Republic; Freitas Diniz (61-62), federal deputy and icon of democratic resistance; Osvaldo Nunes Freire (66, 68), governor of Maranhão; Enoc Vieira (79-81), from whose administration the first history books of the Assembly date; Ricardo Murad (87-89), expanded the real estate assets and restored three colonial buildings attached to the main building.

Manoel Ribeiro (93-2003) remained at the head of the Assembly for the longest uninterrupted period of time. Carlos Alberto Milhomem's (2003-2004) administration marked the approval of the Code of Ethics and Parliamentary Decorum, the new Internal Regulations, and the work order for the construction of the new Legislative Assembly building.

João Evangelista also chaired the Board of Directors of the Legislative Assembly for four years (2005-2007 and 2007-2009). He stood out for his innovative management, democratizing information and significantly expanding the state Legislative Branch's communication channels with the public. Regular sessions and public hearings began to be broadcast live and in real time over the internet.

The approval of the Position, Career, and Salary Plan for civil servants, the implementation of the Legislative School, and the construction and inauguration of the state's modern Legislative Branch headquarters at Sítio do Rangedor, Cohafuma, were important milestones in Evangelista's administration. The new headquarters remains known as Palácio Manoel Bequimão, the same name it had at its previous location in São Luís's Historic Center.

Marcelo Tavares (2009-2011) implemented the State Legislative Transparency Portal, a tool through which the public can monitor the Parliament's budget execution. Another important achievement for the government was the inauguration of TV Assembleia, which broadcasts plenary sessions on Channel 38 cable and online, as well as the activities carried out by the institution and its representatives.

Arnaldo Melo presided over the Legislative Assembly for four consecutive years (2011/2012 and 2013/2014), with the main focus of his administration being the rapprochement between the State Legislature and the Municipal Chambers through the Legislative Integration Journey.

It was also during Arnaldo Melo's administration that the Assembly gained the Communications Complex, the most modern TV, radio, and news agency facilities in Maranhão, housed in a three-story building with cutting-edge technology. TV Assembleia, which until then was a closed channel on TVN (17), now has its programming broadcast on an open channel (51.2) via the TV Senado signal.

In February 2015, Congressman Humberto Coutinho (PDT) was elected President of the Legislative Assembly for the 2015/2016 term and re-

elected, unanimously by his peers, for the 2017/2018 term.

Due to an aggressive cancer, Humberto Coutinho had his political career interrupted on January 1, 2018. And on January 4, in a discreet ceremony, Congressman Othelino Neto was officially sworn in as President of the Legislative Assembly.

The current Board of Directors is as follows: Othelino Neto (President), Glalbert Cutrim (1st Vice-President), Detinha (2nd Vice-President), Dr. Thaiza Hortegal (3rd Vice-President), Roberto Costa (4th Vice-President), Andreia Martins Resende (1st Secretary), Dr. Cleide Coutinho (2nd Secretary), Pará Figueiredo (3rd Secretary) and Daniella Tema (4th Secretary).

Institutional

Access
History
Function and Definition
Internal Regulations
Ombudsman / SIC
Organizational chart

Service

Jerônimo de Albuquerque Avenue, s/n - Rangedor Farm São Luís, MA
+55 98 3269-3000 | +55 98 3269-3001
Opening hours: Monday to Friday from 8am to 6pm

Plenary Sessions

Monday: from 4pm
Tuesday to Thursday: from 9:30 am

May 7th, 2025

To Whom It May Concern,

It is with deep respect and professional conviction that I write to recommend Dr. Yglésio Souza for any process involving academic advancement, legal practice, or immigration to the United States — particularly those involving recognition of extraordinary ability and interdisciplinary achievement.

As a Ph.D. in Public Policy, Master in Constitutional Law, and currently a Ph.D. Candidate in Constitutional Law, I had the privilege of serving as the Coordinator of the Law Program at Universidade CEUMA during the period in which Dr. Souza was a student. Today, I serve as the General Coordinator of our postgraduate programs. I can affirm, without hesitation, that Dr. Souza was one of the most intellectually gifted students I have ever encountered.

Dr. Souza stood out from the beginning due to his exceptional cognitive agility and clarity of thought. He consistently completed written exams far ahead of his classmates — not due to haste, but because of his unique ability to synthesize complex legal reasoning efficiently and with precision. Notably, he made a point of taking exams facing the wall, voluntarily isolating himself as a clear personal gesture to demonstrate absolute academic integrity. This act, though silent, powerfully reflected his character.

What was particularly impressive was his ability to pursue a demanding Law degree in a nighttime program while simultaneously maintaining his responsibilities as an active medical doctor and a highly engaged elected representative. His academic performance never suffered despite the triple burden of his professional, legislative, and academic commitments. On the contrary, he consistently delivered excellent results, participated thoughtfully in class discussions, and submitted work of high analytical rigor. This level of performance speaks not only to his intelligence, but also to his discipline, time management, and unwavering dedication to public service.

In my professional opinion, Dr. Souza's academic, ethical, and intellectual profile places him far above the average, even among the most driven professionals I have encountered. He represents a rare convergence of medicine, law, and public leadership — a profile of growing importance in today's global challenges.

I wholeheartedly recommend Dr. Yglésio Souza for any legal, academic, or public policy opportunity in the United States. I am confident that he will contribute significantly and honorably wherever he may serve.

Should you require any further information, I am at your full disposal.

Sincerely,

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Ph.D. in Public Policy
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Exhibit III - Media Reports

Representative Yglésio Moisés requests a “Vaccine Mobile Unit” for underserved neighborhoods

oimparcial.com.br/noticias/2021/06/deputado-yglesio-moises-pros-solicita-vacinamovel-para-bairros-carentes

June 19, 2021

In the capital of Maranhão

The representative requested that the São Luís City Hall provide transportation to deliver the COVID-19 vaccine to the most underserved neighborhoods far from immunization centers.



State Representative Yglésio Moyses (PROS). (Photo: Handout)

By: Editorial Staff

Amid transportation difficulties faced by much of the island's population, State Representative Yglésio Moyses (PROS) requested that the São Luís City Hall use a "Vaccine Mobile Unit" to deliver COVID-19 vaccine doses to the most underserved neighborhoods far from immunization centers.

Currently, the capital has nine vaccination sites in operation, three of which are located within the same area: Multicenter Sebrae, UNDB (Gymnasium), and the Ceuma Renascença drive-thru. The current geographic distribution of these sites makes access to the vaccine difficult for poorer residents, since the distance and lack of money to pay for bus fares ultimately hinder vaccination for these individuals.

In the current situation, people in socioeconomically vulnerable conditions are having to choose between buying food and doing other things — getting vaccinated ends up being one of them. Yglésio states that the “Vaccine Mobile Unit” could reverse this situation by reaching people where they are.

Today, one of the biggest difficulties these people face is being able to leave their homes to get vaccinated. With vaccination sites located far away, this becomes even more complicated. We need to go after people in the most remote areas. Since we have difficulty getting the health clinic infrastructure to function properly, we should use the ‘Vaccine Mobile Unit’, which was our proposal. I sent this to both the state government and the municipality of São Luís so that we can get closer to the people, the legislator emphasized.

Vaccination Inequality

In an article recently published by public defender Clarice Binda, percentage data on vaccination across the capital’s neighborhoods were released, highlighting inequality in local vaccination rates. As of June 10, in the city’s affluent area, where the main vaccination sites are concentrated, the rate of vaccinated individuals exceeds 70%. In the same period, Cidade Olímpica had only 14% of its population vaccinated.

The inequality observed in the vaccination process can be overcome through the implementation of public health policies capable of ensuring access for those who need the vaccine most, who are the most vulnerable and who live in the most distant neighborhoods.

The inequality presented in the vaccination process can be overcome through the implementation of public health policies capable of enabling access for those who most need the vaccine, who are the most vulnerable and who live in the most distant neighborhoods.

VIEW **COMMENTS**

I, André Vinícius Inacio Penna Mello, telephone number 415 425-2508, mailing address P.O. Box 90487, San Diego, CA 92169, certify that the professional translation of this document from Portuguese to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.

_____ **Date: February 6, 2026.**

Deputado Yglésio Moisés solicita “Vacinamóvel” para bairros carentes

oimparcial.com.br/noticias/2021/06/deputado-yglesio-moises-pros-solicita-vacinamovel-para-bairros-carentes

June 19, 2021

Na capital maranhense

Deputado solicitou à Prefeitura de São Luís o transporte para levar a vacina contra a covid-19 aos bairros mais carentes e distantes dos centros de imunização.



Deputado estadual Yglésio Moyses (PROS). (Foto: Divulgação)

Por: Da Redação

Em meio aos problemas de locomoção de grande parte da população da Ilha, o deputado estadual Yglésio Moyses (PROS) solicitou à Prefeitura de São Luís o uso de um “Vacinamóvel”, para levar as doses da vacina contra a covid-19 aos bairros mais carentes e distantes dos centros de imunização.

Hoje, a capital conta com 9 pontos de vacinação instalados, sendo três localizados dentro de uma mesma região: Multicenter Sebrae, UNDB (Ginásio) e Drive-thru Ceuma Renascença. A atual divisão geográfica dos pontos dificulta o acesso dos mais pobres à vacina, já que por conta da distância, falta dinheiro para pagar as passagens do ônibus, o que acaba prejudicando a vacinação dessas pessoas.

No cenário atual, as pessoas em vulnerabilidade socioeconômica estão tendo que optar entre comprar alimento ou fazer outras coisas – se vacinar acaba sendo uma delas. Yglésio afirma que o ‘Vacinamóvel’ pode reverter essa situação, chegando mais perto das pessoas.

“Hoje, uma das maiores dificuldades dessas pessoas é conseguir sair de casa pra tomar a vacina. Com a distância dos pontos de vacinação, isso fica ainda mais complicado. A gente precisa ir atrás das pessoas nos grotões. Já que a gente tem uma dificuldade de fazer as estruturas dos postos de saúde funcionarem, que a gente utilize o Vacinamóvel, que foi uma indicação nossa. Mandei isso para o estado e para o município de São Luís, pra gente chegar mais próximo das pessoas”, destacou o parlamentar.

Desigualdade na vacinação

Em um artigo recentemente publicado, de autoria da defensora pública Clarice Binda, foram divulgados dados percentuais sobre a vacinação entre os bairros da capital, destacando a desigualdade na vacinação local. Até o dia 10 de junho, a área nobre da cidade, onde se concentram os principais pontos de vacinação, a taxa de pessoas vacinadas supera os 70%. A Cidade Olímpica, no mesmo período, tinha somente 14% de sua população vacinada.

A desigualdade apresentada no processo de vacinação pode ser superada com a aplicação de políticas públicas em saúde capazes de possibilitar o acesso de quem mais precisa da vacina, que são os mais vulneráveis e que vivem nos bairros mais distantes.

A desigualdade apresentada no processo de vacinação pode ser superada com a aplicação de políticas públicas em saúde capazes de possibilitar o acesso de quem mais precisa da vacina, que são os mais vulneráveis e que vivem nos bairros mais distantes.

VER **COMENTÁRIOS**

Representative Yglésio advocates vaccination for people enrolled in social assistance programs – G7 MA -

g7ma.com/deputado-yglesio-defende-vacinacao-de-pessoas-inscritas-em-programas-sociais

João Filho May 27, 2021



During remarks delivered at Wednesday's (26) plenary session at the Legislative Assembly, State Representative Yglésio Moyses (PROS), a full member of the Committee for the Defense of Human Rights and Minorities, advocated vaccination for people in more socioeconomically vulnerable situations. According to Yglésio, people enrolled in social assistance programs should be prioritized.

The representative emphasized that the pandemic has highlighted how inequality has affected access to health care for poorer populations, referring to people's access to medical reports certifying comorbidities in order to be vaccinated. The legislator became aware of reports of fraud involving comorbidity certificates and requested that the Public Prosecutor's Office investigate the matter.

"Never before has the social divide been so evident as it is now, because people with comorbidities who managed to obtain medical reports are generally those who have access to a friendly doctor, who can pull some strings, or even a doctor from their private health plan, whom they visit, pay, leave with the report, and go straight to Multicenter Sebrae to get vaccinated", he said.

Questioning

In parallel, Yglésio also raised questions about the situation of poorer populations in terms of access to vaccination. "Then I ask: the resident of the outskirts, the Black person, the poor Maranhense, who earns less than half a min 519 ge per month, who depends on a

Cemarc appointment to obtain a report certifying their comorbidity, how long will it take for that person to get a report in order to be vaccinated?", the representative asked in an indignant tone.

The representative's remarks were prompted by data recently published in the newspaper Folha de S. Paulo, stating that COVID-19 mortality is predominant among poorer, nonwhite, and less-educated people. The survey conducted by Folha reinforces the need to focus vaccination on the most vulnerable groups, especially in the poorest state in the federation", he emphasized.

Representative Poor Vaccine Yglésio

I, André Vinícius Inacio Penna Mello, telephone number 415 425-2508, mailing address P.O. Box 90487, San Diego, CA 92169, certify that the professional translation of this document from Portuguese to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.



Date: February 6, 2026.

Deputado Yglésio defende vacinação de pessoas inscritas em programas sociais – G7 MA -

g7ma.com/deputado-yglesio-defende-vacinacao-de-pessoas-inscritas-em-programas-sociais

João Filho May 27, 2021



Durante pronunciamento na sessão plenária de quarta-feira (26), na Assembleia Legislativa, o deputado estadual Yglésio Moyses (PROS), membro titular da Comissão de Defesa dos Direitos Humanos e das Minorias, defendeu a vacinação de pessoas socioeconomica mais vulneráveis. Para Yglésio, deveriam ser priorizadas pessoas inscritas em programas sociais.

O deputado destacou que a pandemia evidenciou o quanto a desigualdade tem afetado o acesso dos mais pobres à saúde, referindo-se ao acesso de pessoas a laudos que comprovem comorbidades, para que sejam vacinadas. O parlamentar teve acesso a denúncias de fraudes em laudos de comorbidades e solicitou ao Ministério Público a investigação do caso.

“Nunca antes o abismo social ficou tão evidente quanto agora, pois as pessoas com comorbidade que conseguiram laudos são as que, geralmente, têm acesso a um médico amigo, que dão um ‘jeitinho’, ou ainda um médico do seu plano de saúde, que ele vai lá, paga, sai com o laudo e vai direto para o Multicenter Sebrae se vacinar”, afirmou.

Questionamento

Em paralelo, Yglésio ainda levantou o questionamento sobre a situação dos mais pobres no acesso à vacinação. “Aí eu pergunto: o morador de periferia, o preto, o pobre maranhense, que ganha menos de meio salário mínimo de renda por mês, que depende de marcação de

Cemarc para ter um laudo da sua comorbidade, em quanto tempo essa pessoa vão conseguir um laudo para se vacinar?”, questionou o deputado em tom de indignação.

A fala do deputado foi motivada por dados publicados recentemente no jornal Folha S. Paulo, afirmando que a mortalidade por Covid-19 está predominante entre as pessoas mais pobres, não brancas e sem escolaridade. “O levantamento feito pela Folha reforça a necessidade de focar a vacinação nos grupos mais vulneráveis, em especial no estado mais pobre da federação”, destacou.

Deputado Pobres Vacina Yglésio

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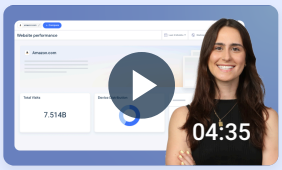

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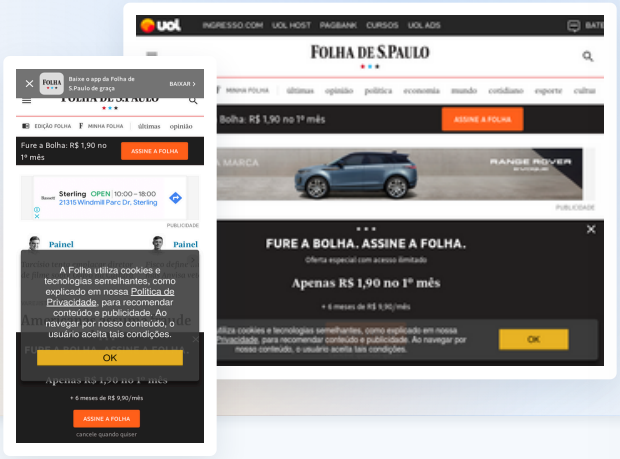


Traffic & Engagement

Total visits

Jun 2025 Worldwide

29.55M

↑0.42% from last month

Device distribution

Jun 2025 Worldwide



Desktop 38.47%

Mobile Web 61.53%

Global rank	#1,675
Country rank Brazil	#89
Industry rank News_and_Media	#229

Engagement overview

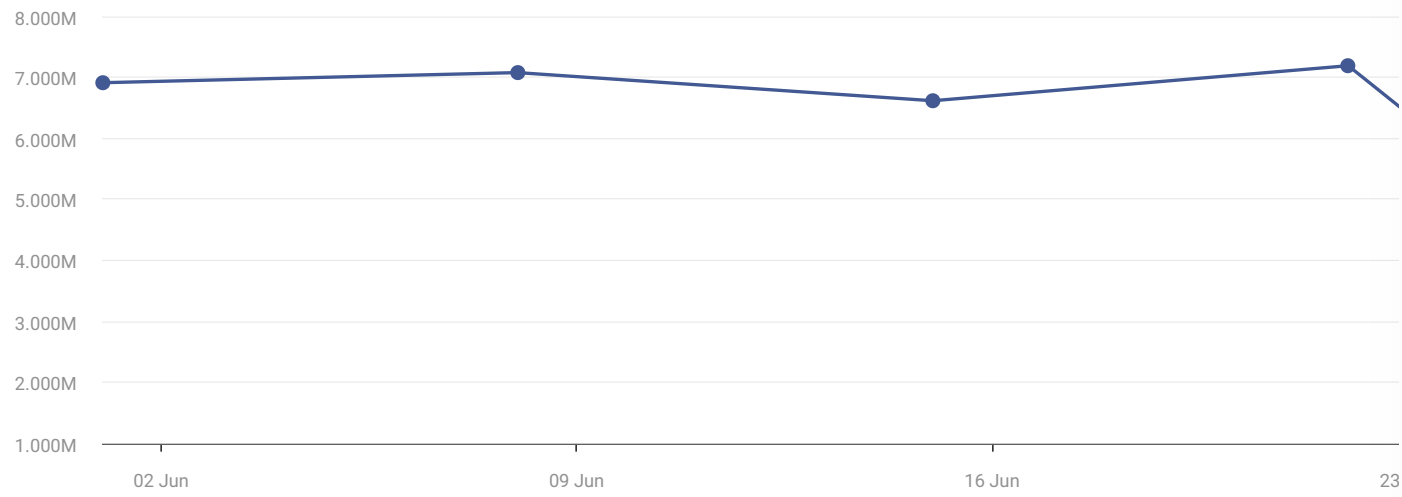
Jun 2025 Worldwide All Traffic

Monthly visits	29.55M	Deduplicated audience		Pages / Visit	3.55
Monthly Unique Visitors	N/A	Visit Duration	00:04:44	Bounce Rate	67.39%

Visits over time

Jun 2025 Worldwide All traffic

folha.uol.com.br	estadao.com.br	istoe.com.br	cartacapital.com.br	metropoles.com
29.55M	27.01M	1.840M	13.39M	53.51M



Geography

Top Countries

Jun 2025 All traffic

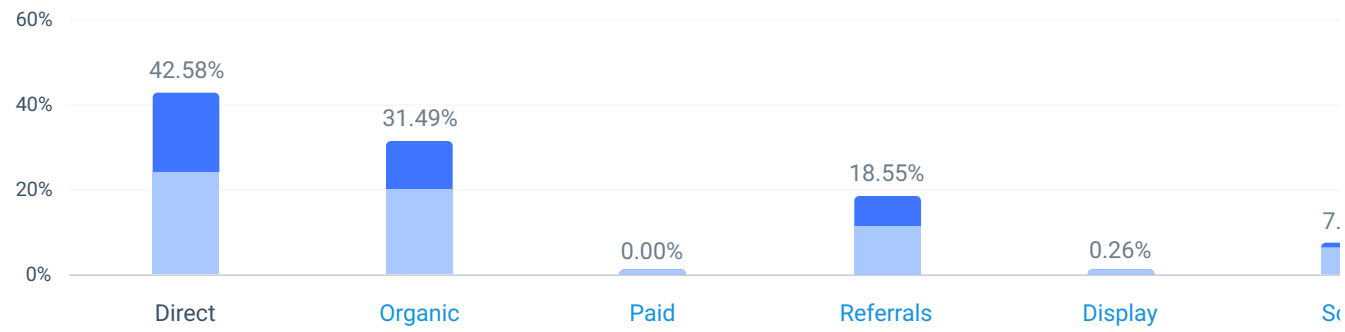


Country	Traffic Share	Change
Brazil	92.72%	↑ 0.81%
Portugal	2.22%	↑ 4.80%
United States	1.64%	↓ 7.38%
Spain	0.39%	↑ 2.99%
Canada	0.33%	↓ 3.42%

Marketing Channels

Channels overview

Jun 2025 Worldwide All traffic

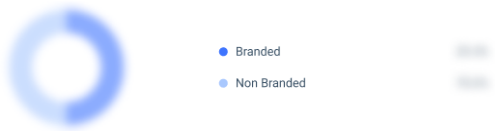


Organic Search

Organic search makes up **30.34%** of website traffic

Branded vs. non-branded

Jun 2025 Worldwide All traffic



Top organic non-branded search terms

Jun 2025 Worldwide All traffic

Your trial has ended

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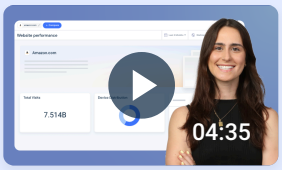

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Traffic & Engagement

Total visits

Jun 2025 Worldwide

329.2M

↑9.74% from last month

Device distribution

Jun 2025 Worldwide



Desktop 17.48%

Mobile Web 82.52%

Global rank	-
Country rank Link in text	-
Industry rank Link in text	-

Engagement overview

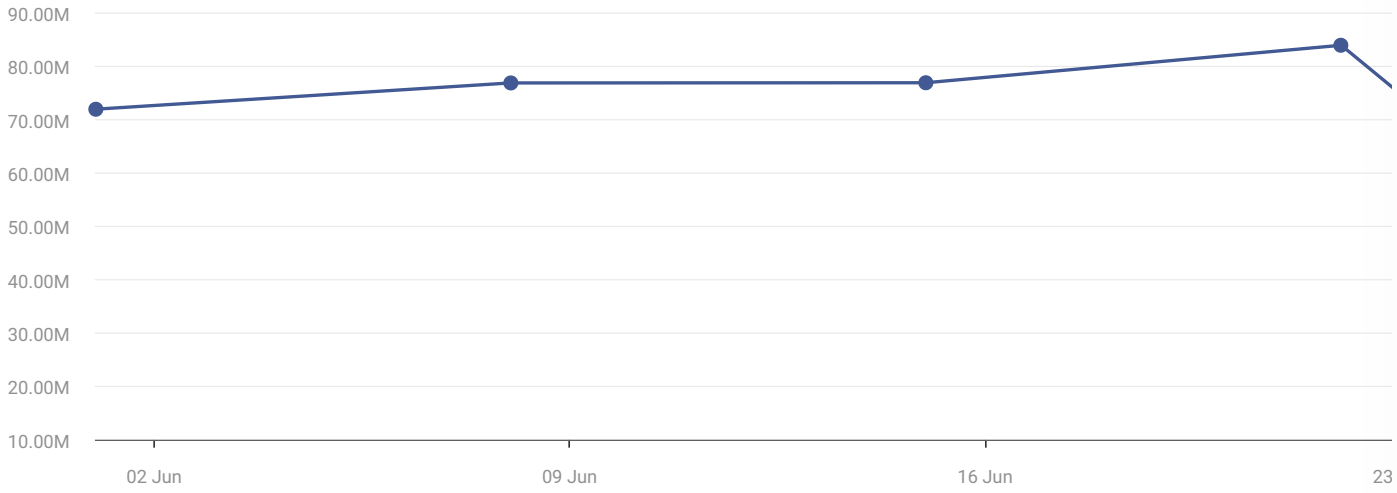
Jun 2025 Worldwide All Traffic

Monthly visits	329.2M	Deduplicated audience		Pages / Visit	2.16
Monthly Unique Visitors	N/A	Visit Duration	00:02:13	Bounce Rate	56.85%

Visits over time

Jun 2025 Worldwide All traffic

g1.globo.com	terra.com.br	estadao.com.br	folha.uol.com.br	metropoles.com
329.2M	71.78M	27.01M	29.55M	53.51M



Geography

Top Countries

Jun 2025 All traffic

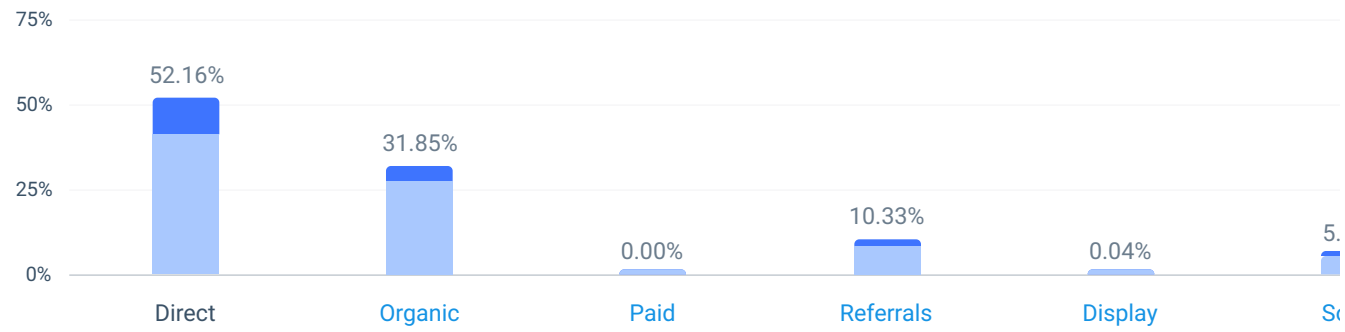


Country	Traffic Share	Change
Brazil	97.02%	↑ 9.91%
United States	1.15%	↑ 2.22%
Portugal	0.77%	↑ 25.04%
Canada	0.12%	↓ 12.16%
United Kingdom	0.09%	↑ 25.63%

Marketing Channels

Channels overview

Jun 2025 Worldwide All traffic

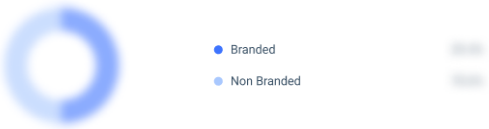


Organic Search

Organic search makes up **25.73%** of website traffic

Branded vs. non-branded

Jun 2025 Worldwide All traffic



Top organic non-branded search terms

Jun 2025 Worldwide All traffic

Yglésio denounces problems in public health in São Luís

g7ma.com/yglesio-denuncia-problemas-na-saude-publica-de-sao-luis

João Filho April 13, 2022



Congressman Yglésio Moyses (PROS) drew attention, in the plenary session this Tuesday (12), to the current situation of the Djalma Marques Municipal Hospital (Socorrão I). He reported that professionals and patients reported the precariousness of the service.

"According to them, there's overcrowding and a lack of beds. Because of this, patients are transferred to Santa Casa, which, in turn, is also in a deplorable state regarding its structure, with an imminent risk of collapse, in addition to a lack of hygiene and basic materials," he emphasized.

Yglésio emphasized that the conditions at Santa Casa are appalling. "Men and women share the same bathroom with no privacy. Patients share the same ward. Dirty clothes are piled up near beds, and to make matters worse, the health unit's employees have not been paid for three months," he noted.

In the congressman's opinion, São Luís's public health system has been in collapse for years. "Management comes and goes, and the situation remains unchanged. Infrastructure is lacking, staff complain about working conditions, and patients are treated in hallways. And what does Mayor Eduardo Braide do? He tries to create a false reality."

In his speech, he also advocated for investments in schools and salary increases for municipal school teachers. He also denounced the lack of infrastructure at the Dom Delgado school, located in rural São Luís. "Only 149 teachers received a 30% salary increase, and more than 50% of the schools have not been renovated. This is disrespectful to the population," he concluded.

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Daily Life

Hospital Director in Maranhão Requests Food and Cleaning Products on Social Media

FROM SÃO PAULO

01/11/2013 – 6:23 PM

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The general director of Djalma Marques Municipal Hospital, one of the busiest in São Luís (MA), took to Facebook this Friday (11) to request donations of food and cleaning to keep the hospital running in the coming days.

The list includes 27 items such as rice, beans, potatoes, seasonings, liquid soap, and disposable spoons. By late afternoon today, 1,165 Facebook users had shared the post.

Yglésio Moyses took over management of the hospital seven days ago, following the inauguration of Mayor Edivaldo Holanda Júnior (PTC).

Moyses, who ran for city council in the last election under the PT party and received 1,432 votes, was not elected. During his campaign, he had already criticized operational problems at "Socorrão 1," as the hospital is commonly known.

In his Facebook appeal, the new director also criticized the administration of former São Luís mayor João Castelo (PSDB). "The previous administration left public healthcare in chaos," Moyses said.

According to the director, the hospital had already begun receiving some donations on Friday.

STATE OF EMERGENCY

The new mayor declared a state of emergency in public healthcare in São Luís yesterday (10). The health department is reportedly facing a debt of around R$140 million, according to the new administration.

"We are short 26 doctors, 30 nurses, and 96 nursing assistants to properly care for patients," Moyses said.

The article's authors were unable to reach representatives of former mayor João Castelo's administration for comment.



I, Marina Viana Silva, telephone number 415 425-2508, mailing address P.O. Box 90487, San Diego, CA 92169, certify that the professional translation of this document from Portuguese to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.

Marina Viana

Date: July 16, 2025.

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FOLHA DIGITAL ★★★ Acesso ilimitado por apenas R$1,90 no primeiro mês. ASSINE JÁ!

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Diretor de hospital no MA pede alimentos e produtos de limpeza em rede social

DE SÃO PAULO

11/01/2013 18h23

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O diretor-geral do Hospital Municipal Djalma Marques, um dos mais movimentados de São Luís (MA), usou o Facebook nesta sexta-feira (11) para pedir alimentos e produtos de limpeza para manter o local em funcionamento nos próximos dias.

A lista tem 27 itens, incluindo arroz, feijão, batata, temperos, sabão líquido e colheres descartáveis. Até o fim da tarde de hoje, 1.165 usuários da rede social haviam compartilhado a lista.

Yglésio Moyses assumiu o hospital há sete dias, após a posse do prefeito Edivaldo Holanda Júnior (PTC).

O diretor-geral foi candidato a vereador nas últimas eleições pelo PT e, com 1.432 votos, não foi eleito. Durante sua campanha política, Moyses já criticava os problemas de funcionamento do Socorrão 1, como o hospital é conhecido.

No apelo lançado no Facebook, o novo diretor aproveitou para criticar a gestão do ex-prefeito de São Luís, João Castelo (PSDB). "A gestão anterior deixou a saúde pública um caos", disse Moyses.

O hospital já começou a receber algumas doações nesta sexta, diz o diretor.

ESTADO DE EMERGÊNCIA

O novo prefeito decretou estado de emergência na saúde pública de São Luís ontem (10). Há uma dívida de cerca de R$ 140 milhões na pasta, segundo a nova administração.

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enfermagem para que possamos prestar o devido atendimento aos pacientes", disse.

A reportagem não localizou até o momento representantes da gestão do ex-prefeito João Castelo para que eles se manifestem.

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ZAPATA *11/01/2013 21h52* 0 0 Denunciar COMPARTILHAR

Ainda presidente o dedeta 9 ,durante umdiscurso na inauguração de uma Unidade de Pronto Atendimento (UPA), em Recife,usando de sua ferramenta mais poderosa ,o populismo ,declarou que o SistemaÚnico de Saúde no Brasil, após os 8 anos de seu governo, estava tão bemaparelhado e funcionando de forma tal que "dá até vontade de a gente ficardoente para ser atendido".Nesse mesmo dia e mesmo evento, sentiu-se mal e foilevado para o Hospital Português um dosmelhores hospitais do Brasil.

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fusquinha *11/01/2013 21h23* 0 0 Denunciar COMPARTILHAR

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dition of January 11, 2013

January 11, 2013, 1:54 PM - Updated on January 11, 2013, 1:56 PM

Hospital director asks for food donations online in Maranhão

São Luís City Hall declared a state of health emergency. The initiative aims to guarantee food for patients.

Alex Barbosa Saint Louis

The city of São Luís , the capital of Maranhão , has declared a state of health emergency. The director of a municipal hospital in the city has issued an online appeal asking people to donate supplies to ensure patients' nutrition.

The corridors are crowded at São Luís's main emergency and urgent care hospital, Socorrão 1. Patients are even admitted to the reception area. The hospital sees an average of 500 patients a day. Some doctors have stopped working because they haven't been paid since October, and patients are suffering.

In addition to all these problems, patients are now experiencing a food shortage. The hospital director decided to use social media to ask the public for food donations. Yglésio Moyses says the help will prevent people from going hungry.

Follow Jornal Hoje on Twitter and Facebook .

The hospital director has compiled a list of necessary items, ranging from rice, potatoes, and flour to cleaning products and disposable items. After the appeal, the first donations arrived. Today, the hospital pantry has at least the basics, which can guarantee patients' meals over the weekend.

"Nutrition is part of any medical treatment therapy. Nutrition is like medicine. Leaving food without food is like leaving medicine without it, or worse than that: leaving a human being without dignity," says Moyses.

The city government has declared a state of emergency in São Luís's health system. According to an audit, the city is owed R$140 million. Some suppliers are six months behind on payments. Nearly half of the 17 SAMU ambulances are out of service due to lack of maintenance.

The city government also asked the State Health Department for help, providing staff, equipment and medicine to maintain care in hospitals.

Edition of January 11, 2013

January 11, 2013, 9:21 PM - Updated January 11, 2013, 9:38 PM

MA: City Hall declares emergency in São Luís' health system

According to the São Luís city hall, an audit revealed a R$140 million deficit left by the previous administration.

The city hall of the capital of Maranhão declared a state of emergency in the health sector. This Friday (11), one of the main hospitals in São Luís began receiving food donations for patients.

Health care is in a state of emergency. According to the São Luís city government, an audit revealed a R$140 million deficit left by the previous administration.

"We are calling on suppliers to negotiate the debt so we can restore supplies and full operation of the units," said Sílvia Cavalcanti, Deputy Secretary of Health.

Without money, the municipal system collapsed...

"I've been here for six days in this corridor," said José Ribamar da Silva Júnior, a farmer.

Doctors haven't been paid since October. Half of SAMU's 17 ambulances are out of service due to lack of maintenance. The city government asked the state health department for help, which is providing professionals, equipment, and medicine. In municipal hospitals, there are people hospitalized even in reception areas.

"They put me here and I stayed. I'm hospitalized here in reception," said Nivaldo Coelho, a salesman.

This is São Luís's main emergency care center, receiving an average of 500 patients per day. But since there aren't enough beds for everyone, many are hospitalized in the hallways. An already difficult situation has become even worse in recent days. Besides the lack of beds, there's now a risk of food shortages.

The hospital director posted a request for food donations on social media, listing items such as rice, beans, potatoes, and flour, as well as hygiene products. The response was immediate. Donations began arriving that morning. By the afternoon, there was enough food to provide 900 meals a day throughout the weekend. Dona Fátima donated nearly twenty kilos of food.

"We have to cooperate because pollution is painful. Only we humble human beings understand what these people are saying," revealed Fátima Frazão, a retiree.

The former mayor of São Luís, João Castelo, of the PSDB, could not be reached to comment on the health situation.

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Brazilian congressman supporting Bolsonaro gives speech in English to congratulate Trump on his victory; video.

Dr. Yglésio published his speech from the podium on his own social media. He ran for mayor of São Luís this year, but was defeated by the re-elected mayor Eduardo Braide (PSD).

By O Globo
08/11/2024 09:30 Updated3 months ago



Dr. Yglésio in a video giving a speech in honor of Trump — Photo: Reproduction



Click here to read the summary.

State Representative Dr. Yglésio (PRTB) gave a speech in English at the Legislative Assembly of Maranhão to congratulate **Donald Trump** on his re-election in the United States. In a video published this Thursday on his social media, the parliamentarian said that the Republican's performance was also "a victory for Brazilian conservatives" and stated that "now with Trump, Bolsonaro's electability is getting closer and closer."

"Good morning, my colleagues. I would like to congratulate Mr. Donald Trump on winning the election yesterday. It is a victory for democracy and for all of us Brazilian conservatives who believe in freedom of expression and all other related things. Thank you to all my colleagues and thank you and congratulations, Mr. Trump," he said in English.

The congressman then continued his speech in Portuguese, characterizing the actions of the polling institutes, which in the United States predicted a closer race between Trump and his Democratic opponent, **Kamala Harris** , as an "international mafia ." "They are conducting polls to manipulate the system and try to win by force, but they didn't win," he stated.

The congressman also criticized the Brazilian scenario in his speech on the floor. Yglésio stated that he believes the United States "will once again become giants and protectors of other countries, including Brazil," which, according to him, would be targeted by "petty tyrants of the Supreme Federal Court." "The farce of Alexandre de Moraes, **Flávio Dino** , Gilmar Mendes, this nonsense that the country has become, will end," he said. Furthermore, the congressman said that, with Trump, "Bolsonaro's eligibility is getting closer and closer."

Find out who Dr. Yglésio is.

Affiliated with the PRTB party, the congressman ran for mayor of São Luís (MA) in the municipal elections and had the support and presence of the former president at one of his campaign events in September. In the capital of Maranhão, however, Bolsonaro's party was part of the coalition of Duarte Júnior (PSB), a federal congressman belonging to the political group of Flávio Dino, now a minister of the Supreme Federal Court (STF). Duarte also gathered the support of the state governor, Carlos Brandão (PSB), and the PT party, which nominated the social worker and alternate city councilor Creuzamar de Pinho as his running mate.

Both Duarte Júnior and Yglésio were, however, defeated in the first round by the re-elected mayor **Eduardo Braide** (PSD), who won with 70.12% of the votes. At the end of the election, the PSB candidate had 22.56%, and the Bolsonaro supporter, 3.18%.

Exhibit III - Google Scholar

Modified Heidelberg technique for pancreatic anastomosis

…, RF Neiva, TS Suleiman, YLMS **Souza**… - … Brasileiros de Cirurgia …, 2017 - SciELO Brasil

Racional: Fístula pancreática é a principal causa de morbidade e mortalidade após duodenopancreatectomia. Muitos procedimentos técnicos têm sido descritos para prevenir esta …

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Avaliação dos efeitos da ozonioterapia no tratamento da infecção intra-abdominal em ratos

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Yglésio Luciano **Moyses** Silva de **Souza** Avaliação dos … **Souza**, **Yglésio** Luciano **Moyses** Silva de Avaliação dos efeitos … / **Yglésio** Luciano **Moyses** Silva de **Souza**. -São Paulo, 2009. …

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ANASTOMOSE PANCREÁTICA PELA TÉCNICA DE HEIDELBERG MODIFICADA

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…, JS **Sousa**, JVP Lima, YLMS de **Souza**… - 2021 - periodicoseletronicos.ufma.br

… De acordo com **Sousa** modelo experimental de isquemia-reperfusão ocorre devido a hipóxia tecidual, consequente da diminuição do fornecimento de oxigênio à célula …

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Laparoscopic Duodenal–Jejunal Exclusion in the Treatment of Type 2 Diabetes Mellitus in Patients with BMI < 30 kg/m^2 (LBMI)

AC Ramos, MP Galvão Neto, YM de **Souza**, M Galvão… - Obesity surgery, 2009 - Springer

… By mobilizing the alimentary limb on the surgeon'**s** left side, a side-to-side enteroenterostomy **is** performed with a 45-mm vascular … **Yglésio Moyses** de **Souza** … **Yglésio Moyses** de **Souza** …

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Tuberculose entérica com fístula colo-cutânea espontânea: relato de caso

…, JDC NETO, PWL Lima Filho, YLMS DE **SOUZA** - Rev bras Coloproct, 2003 - jcol.org.br

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Exhibit III -Peer-Reviewed Articles by Dr. Souza

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Laparoscopic Duodenal–Jejunal Exclusion in the Treatment of Type 2 Diabetes Mellitus in Patients with BMI < 30 kg/m^2 (LBMI)

Research Article Published: 06 November 2008

Volume 19, pages 307–312, (2009) Cite this article

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Obesity Surgery

Aims and scope

Submit manuscript

Almino C. Ramos, Manoel P. Galvão Neto, Yglésio Moyses de Souza, Manoela Galvão, Abel H. Murakami, Andrey C. Silva, Edwin G. Canseco, Raúl Santamaría & Trino A. Zambrano

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Abstract

Background

The association between medical and dietetic–behavioral treatments of type 2 diabetes mellitus (T2DM) has demonstrated to have variable results. The surgical treatment of T2DM

is justifiable after the observation of a successful glycemic control in patients submitted to Roux-en-Y gastric bypass and biliopancreatic diversion. Experiments have shown an important role of the proximal intestine in glycemia decrease and diabetes control.

Methods

Twenty diabetic patients underwent laparoscopic duodenal–jejunal exclusion. The variables studied were body mass index (BMI), fasting glycemia, glycosylated hemoglobin (HbA_1c), and C-peptide, in the preoperative period and after 3 and 6 months.

Results

There was a BMI decrease up to the third month and a weight stabilization between the third and sixth months. There was a significant reduction in fasting glycemia (43.8%) and HbA_1c (22.8%) up to the sixth month ($p < 0.001$). C-peptide did not show any significant alteration until the third month, although there was a considerable increase (25%) between the third and the sixth months ($p < 0.001$). Only two patients were on oral medication after the sixth month.

Conclusions

Preliminary results have shown an important effect of the laparoscopic duodenal–jejunal exclusion in the treatment of T2DM. Studies with longer follow-up and a larger number of patients are necessary to better define the role of this new and promising procedure.

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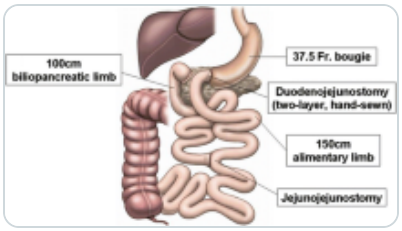

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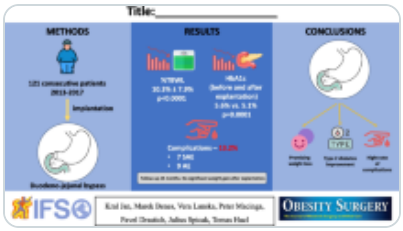

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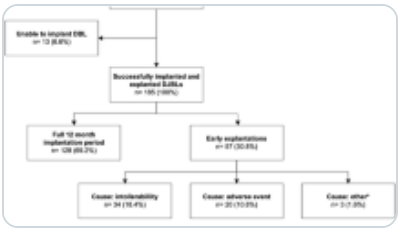

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Cite this article

Ramos, A.C., Galvão Neto, M.P., de Souza, Y.M. *et al.* Laparoscopic Duodenal–Jejunal Exclusion in the Treatment of Type 2 Diabetes Mellitus in Patients with BMI < 30 kg/m^2 (LBMI). *OBES SURG* **19**, 307–312 (2009). https://doi.org/10.1007/s11695-008-9759-5

Received	Accepted	Published
30 May 2008	15 October 2008	06 November 2008

Issue date
March 2009

DOI
https://doi.org/10.1007/s11695-008-9759-5

Keywords

Diabetes mellitus Duodenal–jejunal exclusion Surgical technique

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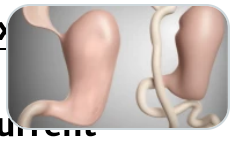

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Obesity Surgery is not currently accepting Letter to the Editor submissions. Please read more here.

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After 30 Years — New Guidelines For Weight-Loss Surgery

The ASMBS/IFSO Guidelines now recommend metabolic and bariatric surgery for individuals with a BMI of 35 or more "regardless of presence, absence, or severity of obesity-related conditions" and that it be considered for people with a BMI 30-34.9 and metabolic disease and in "appropriately selected children and adolescents."

Consensus Statement

Obesity is a complex medical condition and is influenced by several factors. Most of them are biological, beyond full personal control. The media, public, and even healthcare providers, including doctors, focus overwhelmingly on the contribution of individual choices and responsibility. We need to sum all efforts to eliminate weight stigmatization.

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Journal information

Electronic ISSN 1708-0428

Print ISSN 0960-8923

Abstracted and indexed in

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ABCDDV/1330

ABCD Arq Bras Cir Dig
2017;30(4):260-263
DOI: /10.1590/0102-6720201700040008

Original Article - Technique

MODIFIED HEIDELBERG TECHNIQUE FOR PANCREATIC ANASTOMOSIS

Anastomose pancreática pela técnica de Heidelberg modificada

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HEADINGS - Pancreatoduodenectomy. Pancreatic anastomosis. Surgical technique.

ABSTRACT: ***Background*:** Pancreatic fistula is a major cause of morbidity and mortality after pancreatoduodenectomy. To prevent this complication, many technical procedures have been described. ***Aim***: To present a novel technique based on slight modifications of the original Heidelberg technique, as new pancreatojejunostomy technique for reconstruction of pancreatic stump after pancreatoduodenectomy and present initial results. ***Method***: The technique was used for patients with soft or hard pancreas and with duct size smaller or larger than 3 mm. The stitches are performed with 5-0 double needle prolene at the 2 o'clock, 4 o'clock, 6 o'clock, 8 o'clock, 10 o'clock, and 12 o'clock, positions, full thickness of the parenchyma. A running suture is performed with 4-0 single needle prolene on the posterior and anterior aspect the pancreatic parenchyma with the jejunal seromuscular layer. A plastic stent, 20 cm long, is inserted into the pancreatic duct and extended into the jejunal lumen. Two previously placed hemostatic sutures on the superior and inferior edges of the remnant pancreatic stump are passed in the jejunal seromuscular layer and tied. ***Results*:** Seventeen patients underwent pancreatojejunostomy after pancreatoduodenectomy for different causes. None developed grade B or C pancreatic fistula. Biochemical leak according to the new definition (International Study Group on Pancreatic Surgery) was observed in four patients (23.5%). No mortality was observed. ***Conclusion*:** Early results of this technique confirm that it is simple, reliable, easy to perform, and easy to learn. This technique is useful to reduce the incidence of pancreatic fistula after pancreatoduodenectomy.

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Financial source: none
Conflict of interest: none

Received for publication: 27/04/2017
Accepted for publication: 21/09/2017

RESUMO: ***Racional:*** Fístula pancreática é a principal causa de morbidade e mortalidade após duodenopancreatectomia. Muitos procedimentos técnicos têm sido descritos para prevenir esta complicação. ***Objetivo:*** Apresentar uma nova técnica baseada em pequenas modificações sobre a técnica original de Heidelberg para pancreatojejunostomia na reconstrução do coto pancreático após duodenopancreatectomia e apresentar os resultados iniciais. ***Método:*** Esta técnica foi utilizada para pacientes com pancreas de consistência firme ou amolecida e ducto pancreático maior ou menor que 3 mm. Os pontos são realizados com prolene 5-0, duas agulhas nas posições de 2, 4, 6, 8, 10 e 12 h, com espessura total no parênquima pancreático. Uma sutura continua é realizada com prolene 4-0 de agulha única na parede posterior e anterior do pâncreas com a camada seromuscular do jejuno. Uma sonda de silicone de 20 cm de comprimento é inserida no ducto pancreático em direção ao jejuno. As duas suturas hemostáticas previamente colocadas nas bordas superior e inferior do remanescente pancreático são passadas e amarradas com a camada seromuscular do jejuno. ***Resultados:*** Dezessete pacientes foram submetidos a pancreatojejunostomia após duodenopancreatectomia por diferentes causas. Nenhum desenvolveu fístula pancreática graus B ou C. Vazamento bioquímico, de acordo com a nova definição do Grupo Internacional de Estudo em Cirurgia do Pâncreas (ISGPS), foi observado em quatro pacientes (23,5%). Não houve mortalidade. ***Conclusão:*** Os resultados iniciais desta técnica confirmam que é simples, confiável, fácil de realizar e de aprender. Ela é útil para reduzir a incidência de fistula pancreática após duodenopancreatectomia.

DESCRITORES - Duodenopancreatectomia. Anastomose pancreática. Técnica cirúrgica.

INTRODUCTION

Pancreatic fistula is a frustrating complication and remains a major cause of morbidity and mortality after pancreatoduodenectomy. The current literature reports that the incidence of this complication ranges between 3-45%, with a high associated mortality rate. To prevent pancreatic fistula, various technical procedures have been described, including invagination technique, duct-to-mucosa, Blumgart technique, Peng technique, and modifications. The desirable one should be associated with a low rate of pancreatic fistula and ease to perform regardless of the texture of the pancreas and the duct diameter[1,6,9,13,14].

Technical aspects of the pancreatic anastomosis contribute to increasing the anastomotic failure rate, particularly in patients with soft pancreas and small pancreatic duct. Shrikhande and the Heidelberg group published 10 years ago an interesting technique of pancreatic anastomosis after pancreaticoduodenectomy[11,12,16].

The objective of this study was to introduce a small modification of the Heidelberg pancreatojejunostomy technique for reconstruction of the pancreatic stump after pancreatoduodenectomy that can be used in patients with soft or hard pancreas and with duct size smaller or larger than 3 mm.

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METHOD

Technique

Transection of the pancreas

Two stay sutures (Prolene 4-0, Ethicon®) are placed on both the superior and inferior margins of the pancreatic remnant (hemostatic sutures). The pancreatic parenchyma is then transected with a sharp knife, and hemostasis is performed with electrocautery (Figure 1A). After the resection phase by subtotal stomach-preserving pancreatoduodenectomy, the technique is completed and the specimen is retrieved. Then, a jejunal single limb is moved to the pancreatic cut end by a trans-mesocolic route and prepared for the anastomosis[15].

Mobilization of the pancreatic remnant

After the main pancreatic duct is identified, the cut surface of the pancreatic remnant is mobilized for approximately 1.5-2 cm of the length away from the splenic vein to allow the anastomosis. Small vessel branches are dissected and ligated (Figure 1A).

Posterior duct-pancreatic suture

Three sutures are placed on the posterior wall of the pancreatic duct to the posterior pancreatic parenchyma. The stitches are performed with 5-0 double needle prolene (Ethicon®) at the 4 o'clock, 6 o'clock, and 8 o'clock positions. The suture starts into the pancreatic duct traversing the full thickness of the parenchyma, until the posterior wall of the pancreas (from inside to outside). The free margin of the suture is at least 1 cm (Figure 1B).

Anterior duct-pancreatic suture

When all the posterior stitches are placed, three sutures are passed on the anterior wall of the pancreatic duct. The suture starts into the pancreatic duct, traversing the full thickness of the parenchyma, to the anterior wall of the pancreas (from inside to outside), similar to the posterior wall, at the 10 o'clock, 12 o'clock, and 2 o'clock positions. The posterior and anterior duct-pancreatic sutures are not knotted at this point (Figure 1C).

Posterior outer layer

In this step, the anterior and posterior duct-pancreatic sutures are suspended with a Kelly clamp. The pancreatic stump and the anti-mesenteric border of the jejunum are located face to face. Is performed a running suture with 4-0 single needle prolene (Ethicon®) on the posterior aspect the pancreatic parenchyma with the jejunal seromuscular layer, beginning at the lower edge of the pancreas toward the upper edge (Figure 1D).

Posterior inner layer

The jejunum is now opened on the anti-mesenteric side by electrocautery. The length of the enterotomy is approximately 0.5 cm long, near the pancreatic duct. The sutures in the 4 o'clock, 6 o'clock, and 8 o'clock positions (posterior duct-pancreatic suture) are passed from outside to inside in the inferior edge of the jejunum at the same positions (full thickness of the jejunum). The sutures are knotted at this time (Figure 1E).

Stent into the pancreatic duct

A plastic stent, 20 cm long, is inserted into the pancreatic duct and, if necessary, secured with absorbable suture at the opening of the pancreatic duct. Approximately 15 cm of the length of the stent is extended into the jejunal lumen.

Anterior inner layer

The sutures in the 10 o'clock, 12 o'clock, and 2 o'clock positions (anterior duct-pancreatic suture) are passed from inside to outside in the superior edge of the jejunum (full thickness of the jejunum) and are knotted with the plastic stent into the jejunal lumen (Figure 1F).

Anterior outer layer

A running suture is performed with 4-0 single needle prolene (Ethicon®), on the anterior aspect of the pancreatic

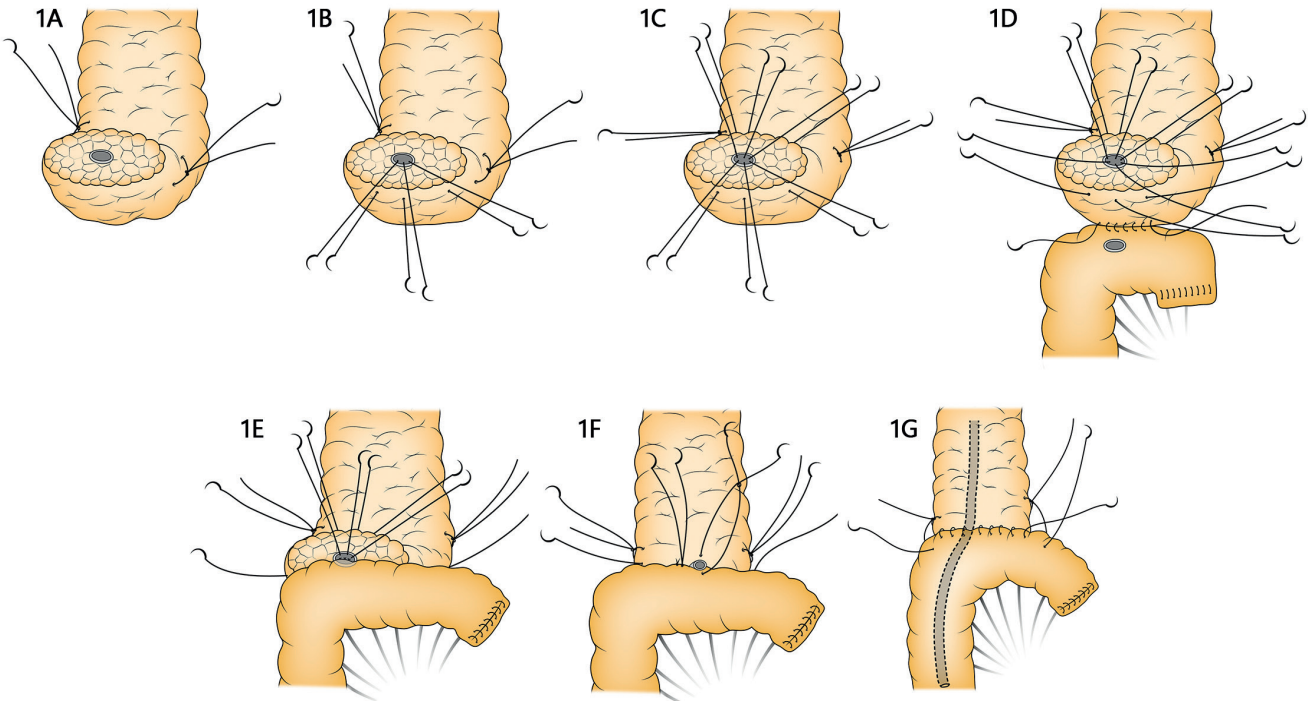

FIGURE 1 – A) Cut surface of the pancreas, stay sutures and pancreatic duct; B) three stitches full thickness posterior at 4 o'clock, 6 o'clock, and 8 o'clock positions; C) three stitches full thickness anterior at 10 o'clock, 12 o'clock, and 2 o'clock positions; D) running suture on the posterior aspect; E) sutures are passed in the positions 4 o'clock, 6 o'clock, and 8 o'clock; F) sutures are passed in the positions 10 o'clock, 12 o'clock, and 2 o'clock and one stent is put into the pancreatic duct; G) running anterior suture and stay stitches.

TABLE 1- Characteristics of the patients

Characteristics	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Age	61	47	28	40	70	20	59	60	70	60	56	36	76	38	70	62	67
Gender	M	M	F	F	M	M	F	F	F	F	F	F	F	F	F	F	F
Diagnosis	AV	AD	FT	AD	AD	NE	AD	IP	AD	AD	AD	AV	NE	AD	CC	AD	NE
Pancreas text	S	F	S	F	F	S	F	F	F	F	F	S	S	F	F	F	S
Duct size (mm)	≤3	≤3	≤3	>3	>3	≤3	>3	>3	≤3	≤3	>3	≤3	>3	>3	>3	>3	≤3
Op. time (min)	315	484	310	499	393	590	485	343	395	400	355	406	475	340	380	350	365
Transfusion	Y	N	Y	Y	N	N	N	N	Y	Y	N	N	Y	N	N	N	N
UCI time (d)	19	2	8	4	3	4	6	4	4	5	5	4	10	4	5	2	3
Fistula grade	A	-	A	-	-	A	A	-	-	-	-	-	-	-	-	-	-
LoS (d)	37	10	13	11	9	13	12	8	16	12	19	14	20	13	14	7	8
Mortality	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N

Op=operative; ICU=Intensive Care Unit; LoS=length of stay; AD= adenocarcinoma; PA= hepatoduodenal ampulla tumor; CC=distal cholangiocarcinoma; FT=Frantz tumor; NE=neuroendocrine tumor; IP=IPMN; text=texture; S= soft; F=firm; Y=yes; N=no; d=days

parenchyma with jejunal seromuscular layer, beginning at the upper edge of the pancreas toward the lower edge (Figure 1G).

Stay suture with the jejunum

Finally, the two previously placed hemostatic sutures on the superior and inferior edges of the remnant pancreatic stump are passed in the jejunal seromuscular layer and tied. These additional interrupted sutures placed between the pancreatic tissue and the jejunum must reinforce the anastomosis.

Hepaticojejunostomy is performed with interrupted absorbable suture and gastrojejunostomy is performed by antecolic route, approximately 50 cm proximal to the hepaticojejunostomy. All patients have two drains placed near the pancreatico-jejunal anastomosis during the surgery.

RESULTS

In the period from July 2016 to June 2017, a total of 17 patients underwent pancreatoduodenectomy with this technique. The characteristics of the patients are presented in Table 1. There were 13 women (76.5%), and the median patient age was 54.1 years (20-76). Ductal adenocarcinoma was observed in nine patients (52.9%); soft texture of the pancreas was present in six (35.2%); duct size larger than 3 mm was found in nine (52.9%). Increased amylase in abdominal drainage (biochemical leak) was identified in four patients (23.5%), and resolved spontaneously within a week. Grade B or C fistula was not observed. No mortality occurred in this series.

DISCUSSION

Pancreatic fistula is one of the most severe complications after pancreatoduodenectomy. The incidence is 3-45%, and results in a high rate of related mortality. To avoid this life-threatening complication, several techniques of pancreatoenteric anastomosis have been described, and the two primary methods are the duct-to-mucosa technique and the invagination technique. The procedures can be performed with the stomach or jejunum. Although some studies suggest that pancreaticogastrostomy is superior to pancreatojejunostomy, the ISGPS recommends pancreatogastrostomy or pancreatojejunostomy for the pancreaticoenteric anastomosis[1,2,6,8].

Many factors have been associated with failure of the pancreatoenteric anastomosis, including general factors, pathological factors, and technical factors. The most important risk factors related to pancreatic fistula are the diameter of pancreatic duct of 3 mm or less and the soft texture of the pancreas. In these situations, the type of pancreatoenteric anastomosis is important to reduce pancreatic fistula[9,10].

The ideal pancreatoenteric anastomosis should have the following characteristics: a) good blood supply to the pancreatic stump; b) pancreatic juice flow into the intestinal or gastric lumen; c) suitable for all pancreatic stumps and all pancreatic ducts; d) easy to perform and easy to learn[1,3,9].

Was described a novel technique for pancreatic anastomosis after pancreatoduodenectomy. The pancreatoduodenectomies were all performed by a team of surgeons who were trained in the performance of the pancreatoenteric anastomosis by the senior surgeon (OJMT). The novel pancreaticojejunostomy presented in this study differs slightly from the original technique published by Shrikhande et al. [11], and low rates of pancreatic fistula have been observed with the original technique[11].

According to the ISGPS's new definition and grading of postoperative pancreatic fistula, grade A pancreatic fistula is now biochemical leak[1]. In the present study with the first unselected, consecutive series, none of patients developed grade B or C pancreatic fistula, and biochemical leak was observed in four patients (23.5%) after this technique.

The series presented in this study demonstrates low rates of pancreatic fistula in comparison with other recent technical modifications in the literature (Table 2) [3,5,7].

TABLE 2 - Results of other technical modifications

Author	Fistula	Grade A	Grade B	Grade C	Mortality
Kim et al[7]	37,1%	17.9%	15.2%	4.0%	4.6%
Grobmyer et al[5]	20.3%	13.4%	3.7%	3.2%	1.6%
Chen et al[3]	24.5%	18.9%	5.6%	0.0%	0.0%

In the current study, was analyzed the drain amylase, which was elevated in 23.5% of the patients (biochemical leak) according to the new ISGPS definition[1]. Risk factors such as pancreatic duct size of 3 mm or smaller and soft texture of the pancreatic parenchyma were observed in the present series, but the same technique was suitable even for these patients.

In this technique, the six interrupted stitches, anterior and posterior full thicknesses, involve more pancreatic tissue. In addition, the stump is covered with the jejunum, reducing the risk of rupture. The length of the jejunostomy is approximately 0.5 cm long, smaller than that described by Shrikhande et al. [11], and is adjustable based on the diameter of the pancreatic duct. In addition, was inserted a plastic stent into the pancreatic duct to achieve better internal drainage from the pancreas to the intestinal lumen. Stents are not used in the original technique, and the diameter depends on the size of the duct. This procedure avoids or reduces pancreatic juice and bile retention in the initial segment of the jejunum when the peristaltic function is not restored. Furthermore, the procedure decreases the incidence of stricture formation around the pancreatic duct and reduces the possibility of inadvertent pancreatic duct occlusion. There is no need to remove the internal drainage stent. At the end of the procedure, after the anastomosis is completed, the stay suture is used to anchor the gland to the jejunum. This modification reduces pressure on the anastomosis suture line[11].

In the classical "duct-to-mucosa" anastomosis, the sutures involve a small portion of the pancreatic duct and the mucosa of the jejunum, but the pancreatic tissue is not included. The risk to tear and cause anastomotic rupture is relatively high[5].

In invagination pancreatojejunostomy, part of the pancreatic stump is invaginated into the lumen of the jejunum. The stitches are placed in the pancreatic parenchyma and capsule, but not in the pancreatic duct with the risk of laceration on tying. The pancreatic surface is exposed to the intestinal or gastric lumen, and hemorrhagic complications can occur. Furthermore, this technique is not suitable for patients with a large pancreatic stump[4,9].

Our modification of the original technique described by Shrikhande et al[11]. seems to be safe for soft or hard pancreas and any size of pancreatic duct. The small number of patients with this new pancreatoenteric anastomosis is the limitation of this study, and others are necessary to assess the utility of this procedure in decreasing postoperative fistula rates.

CONCLUSION

Early results of this technique confirm that it is simple, reliable, easy to perform, and easy to learn. This technique is useful to reduce the incidence of pancreatic fistula after pancreatoduodenectomy.

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Clinics (Sao Paulo). 2010 Feb;65(2):195–202. doi: 10.1590/S1807-59322010000200012

Evaluation of the effects of ozone therapy in the treatment of intra-abdominal infection in rats

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PMCID: PMC2827707 PMID: 20186304

Abstract

INTRODUCTION

The antibacterial effect of ozone (O_3) has been described in the extant literature, but the role of O_3 therapy in the treatment of certain types of infection remains controversial.

OBJECTIVES

To evaluate the effect of intraperitoneal (*i.p.*) O_3 application in a cecal ligation/puncture rat model on interleukins (IL-6, IL-10) and cytokine-induced neutrophil chemoattractant (CINC)-1 serum levels, acute lung injury and survival rates.

METHODS

Four animal groups were used for the study: a) the SHAM group underwent laparotomy; b) the cecal ligation/puncture group underwent cecal ligation/puncture procedures; and c) the CLP+O_2 and CLP+O_3 groups underwent CLP+ corresponding gas mixture infusions (*i.p.*) throughout the observation period. IL-6, CINC-1 and IL-10 concentrations were determined by enzyme-linked immunosorbent assay (ELISA). Acute lung injury was evaluated with the Evans blue dye lung leakage method and by lung histology. $P<0.05$ was considered significant.

RESULTS

CINC-1 was at the lowest level in the SHAM group and was lower for the CLP+O_3 group *vs.* the CLP+O_2 group and the cecal ligation/puncture group. IL-10 was lower for the SHAM group *vs.* the other three groups, which were similar compared to each other. IL-6 was lower for the SHAM group *vs.* all other groups, was lower for the CLP+O_3 or CLP+O_2 group *vs.* the cecal

ligation/puncture group, and was similar for the CLP+O_3 group *vs.* the CLP+O_2 group. The lung histology score was lower for the SHAM group *vs.* the other groups. The Evans blue dye result was lower for the CLP+O_3 group *vs.* the CLP+O_2 group and the cecal ligation/puncture group but similar to that of the SHAM group. The survival rate for the CLP+O_3 group was lower than for the SHAM group and similar to that for the other 2 groups (CLP and CLP+O_2).

CONCLUSION

Ozone therapy modulated the inflammatory response and acute lung injury in the cecal ligation/puncture infection model in rats, although there was no improvement on survival rates.

Keywords: IL-6, IL-10, CINC-1, Sepsis, ALI, CLP

INTRODUCTION

Despite the latest advances in antimicrobial therapy and intensive care, peritonitis and sepsis remain important causes of mortality. Infectious peritonitis can be due to intestinal perforation resulting from various conditions, including trauma, inflammatory diseases, ischemia and perforated neoplasms.[1] Local infection triggers a massive release of interleukin (IL)-1β, tumor necrosis factor (TNF)-α, IL-10, platelet activating factor (PAF), leukotrienes, and thromboxane, all of which participate in the development of sepsis syndrome and septic shock.[2,3]

After initiation of the infection process, regardless of the optimal treatment, the inflammatory cascade is sometimes irreversible and results in patient death. Extensive research has focused on elucidating the mechanisms of the inflammatory cascade and modulation of these responses to prevent and treat Systemic Inflammatory Response Syndrome (SIRS) and Multiple Organ Dysfunction Syndrome (MODS)[4,5].

Ozone (O_3) is a potent oxidizing agent and an important disinfectant. The bactericidal effect of O_3 is based on a direct attack on microorganisms by oxidation of biological materials. In fact, O_3 antibacterial activity can be more effective than iodine and chlorine.[6,7] Data reported in the literature have shown that bacteria, spores, and viruses are inactivated by ozone after only few minutes of exposure[8,9]. O_3 may act through mechanisms other than oxidation, including the activation of erythrocyte metabolism and immune cells.[10,11]

Toxic effects of O_3, caused by excessive doses of inhaled ozone in the airways, as well as toxicity to the endocrine, reproductive, and central nervous systems have been described[7,12]. Nevertheless, little is known about the intraperitoneal (*i.p.*) application of ozone or the repercussions that ozone has on intra-abdominal organs and tissues.

Two studies[13,14] tested a preconditioning O_2 /O_3 pneumoperitoneum in rats submitted to peritonitis. The former study[13] added an antibiotic regimen to the preconditioning pneumoperitoneum, and both found an increased survival rate in rats after the treatments. However, another study[15] that evaluated preconditioning O_2/O_3 pneumoperitoneum demonstrated a pro-inflammatory effect of O_3, with a tendency to reduce survival rates.

In this context, beyond these controversial results, the real effects of ozone therapy as a single therapeutic agent, not as a preconditioning treatment or as an adjuvant to antibiotics, have not been clearly determined. Thus, the objective of this study was to evaluate the effect of *i.p.* O_3 application in a cecum ligation/puncture (CLP) rat model on the markers of the inflammatory response, on acute lung injury (ALI) parameters (pulmonary vascular permeability and histology), and on an animal's survival rate.

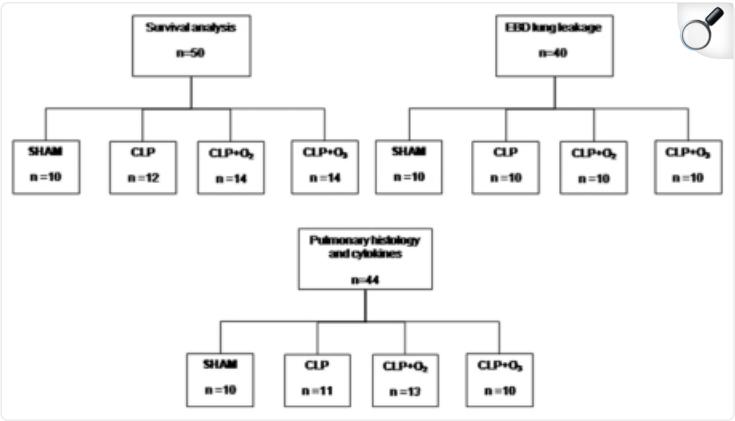
MATERIALS AND METHODS

This study was performed in the Laboratory of Medical Investigation (LIM)-62 of the third Division of Surgical Clinic of the Hospital das Clinicas and the LIM 11 - University of São Paulo Medical School. Wistar male rats (250–350 g) were utilized throughout the experiments. This study was approved by our Institutional Ethics Committee and performed according to the National Institutes of Health (NIH) guidelines on the experimental use of animals.[16] Four groups of rats were employed in this study:

1. SHAM group animals were submitted only to laparotomy (hereafter this group is referred to as “group SHAM”);
2. CLP group animals were submitted to laparotomy + CLP procedures (hereafter this group is referred to as “group CLP”);
3. CLP+O_2 group animals were submitted to laparotomy + CLP + O_2 treatment (hereafter this group is referred to as “group CLP+O_2”);
4. CLP+O_3 group animals were submitted to laparotomy + CLP + O_3/O_2 treatment (hereafter this group is referred to as “group CLP+O_3”).

The lengths of the observation periods varied and are specified in the respective descriptive topics in this Methods section. The study design and distribution of the animals are shown in Figure 1. All of the animals fasted for 8 h before the surgical procedure. Laparotomy and cecal ligation/ puncture were performed under general anesthesia with inhalatory halothane, followed by *i.p.* pentobarbital injection (50 mg/kg).[17–19]

Figure 1.



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Study design. The animals were assigned to 4 groups: 1) SHAM, animals submitted to laparotomy and exposure of the cecum; 2) CLP, animals underwent cecal ligation/puncture and were observed; 3) CLP+O_2, animals submitted to cecal ligation/puncture and were treated *i.p.* with O_2; and 4) CLP+O_3, animals submitted to cecal ligation/puncture and were treated *i.p.* with O_3. For the survival analysis, n=40 (SHAM=10, CLP=12, CLP+O_2=14, CLP+O_3=14). Pulmonary vascular permeability was evaluated by the EBD lung leakage method in 40 animals (all groups with n=10). Cytokine sampling and histological analysis were studied in 44 animals (SHAM=10, CLP=11, CLP+O_2=13, CLP+O_3=10).

During the procedures, the animals were randomized to the 4 groups immediately after cecum exposure was accomplished. The SHAM rats were submitted to a 2-cm laparotomy, followed by exposure of the cecum and closure of the abdominal wall incision

with a 4.0 nylon 2-layer running suture.

Cecum ligation and puncture and treatment with O_2 or O_2/O_3

After a 2-cm laparotomy on groups CLP, CLP+O_2, and CLP+O_3, the cecum was exposed, ligated with a 3.0 silk suture just distal to the ileocecal valve to avoid intestinal obstruction, and punctured once with a 22 g needle in its antimesenteric border. The cecum was then squeezed to expel a small amount of fecal material through the puncture site. The bowel was returned to the abdominal cavity, and the abdominal wall incision was closed, as described for group SHAM. The animals were kept warm (37° C) in the postoperative period. Food and water (with dipyrone 0.5%) were offered *ad libitum* after this procedure.[18,20] For the treatment with O_2 or O_2/O_3, the animals were anesthetized with halothane before the injection procedure. On group CLP+O_2, 100% O_2 (20 ml/kg) was insufflated (*i.p.*) every 12 h through a puncture in the right lower abdomen with a 22 gauge needle, starting 1 hour after the laparotomy closure. Similarly, group CLP+O_3 received a gas mixture (20 ml/kg, *i.p.*) containing 5% ozone (102 µg/mL) and 95% oxygen, generated by a MVM™ ozone generator (Multivácuo®, Campinas, Brazil), every 12 h, starting 1 hour after laparotomy closure. After recovery from anesthesia recovery, the animals were allowed to have food and water (with dipyrone 0.5%) *ad libitum* during the observation period.

Enzyme-immuno assays for cytokines and chemokine

Serum levels of the markers of the inflammatory response as well as the pulmonary histology changes were simultaneously evaluated in 44 animals (SHAM=10, CLP=11, CLP+O_2=13, CLP+O_3=10).

The serum concentrations of cytokines and chemokines (IL-6, IL-10 and CINC-1) were determined by enzyme-immuno assay (ELISA) using commercially available kits, according to the manufacturer's instructions (R & D Systems Inc., Minneapolis, MN, USA). The sensitivity of the assay was 15 pg/mL.[21]

Pulmonary Histology

Twenty-four h after the initial procedure (laparotomy for group SHAM or CLP for the other groups), all of the animals were anesthetized with an injection of sodium pentobarbital (50 mg/kg, *i.p.*). A median sternotomy provided access to the thoracic cavity, and 5 ml of blood was collected from an intracardiac punction (22 gauge needle). This sample was used for cytokines and chemokine analysis. Euthanasia was then performed by cutting the left ventricle with scissors. A piece of the lower lobe of the left lung was fixed in 4% formaldehydum polymerisatum. Paraffin-embedded sections (5 µm) were stained with hematoxylin-eosin and submitted to morphological analysis, including extension (EX) of pulmonary involvement, edema (ED), hemorrhage (H), congestion (C), polymorphonuclear (PO) cell infiltrate and mononuclear (MO) cell infiltrate. A semi-quantitative analysis was performed, due to heterogeneous morphological changes and pulmonary involvement. A score (S) was calculated that combined the extension of pulmonary involvement and intensity of each morphological change, resulting in a final score [S= EX x (ED+H+C+PO+MO)][22]. Two different pathologists conducted a blind histological analysis.

Pulmonary vascular permeability evaluation

Acute lung injury was determined in 40 animals (SHAM=10, CLP=10, CLP+O_2=10, CLP+O_3=10) by evaluating the lung vascular permeability with the Evans blue dye (EBD) lung leakage method. Twenty-four h after the initial procedure (laparotomy for group SHAM or CLP in the other groups), the animals were anesthetized with an injection of sodium pentobarbital (50 mg/kg, *i.p.*), followed by the injection of 20 mg/kg EBD (delivered at a concentration of 25 mg/ml EBD in water, intravenous- *(i.v.)*.

Fifteen minutes after the initial procedure, the laparotomy incision was reopened in all of the animals. Euthanasia was conducted by cutting the inferior vena cava. The thoracic cavity was then opened, and the lungs were perfused for 3 min with 50 ml phosphate-buffered saline (PBS) (pH 7.4) injected through a cannula inserted into the pulmonary artery. After dissection and *en block* removal of the heart and lungs, the left lung lobe was divided into two samples that were weighed to obtain the wet weight (WW) of each specimen. One sample was held in an oven at 100°C for 24 h and then weighed to determine its dry weight (DW). The dry to wet weight ratio (% DW/WW) of the lung tissue was then calculated. The other sample was submersed in formamide (4 ml formamide/g wet tissue) for 24 h to extract the dye from the tissue. The dye absorbance value in the solution was then detected by a microplate reader (wave length, 620 nm), compared with a series of standard EBD dilutions in formamide, and converted to µg of EBD/mL of the solution. Based on this value, the amount of EBD that had been in the wet lung sample (µg EBD/g wet tissue) was then determined. Finally, the %DW/WW was used to convert the wet tissue value into a µg EBD/g dry lung tissue value, which was recorded as the EBD lung leakage value.[23,24]

Survival analysis

For survival rate determination, the animals were observed until the 5th day post procedure. The survival rates were analyzed in 50 animals (SHAM=10, CLP=12, CLP+O_2=14, CLP+O_3=14), and all of the groups were observed for 5 days. The period of time from the initial procedure until death was annotated in h, and a Log-rank test was performed.

Statistical Methods

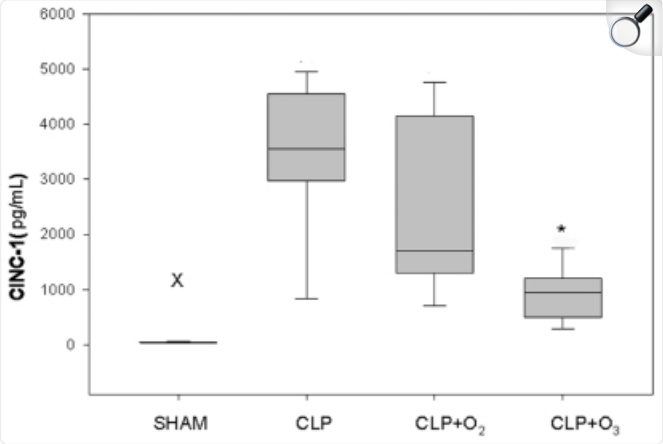
The Kolmogorov-Smirnov test was used to determine normality. The data are presented as the mean ± SEM (when a normal distribution was found), or as the median (Md) plus the 25th and 75th percentiles [Md (P25;P75)] when the normality test failed. The parametric data were analyzed by ANOVA followed by the Bonferroni multiple comparisons test, when appropriate. The Kruskal-Wallis test was used to analyze the non-parametric data followed by the Student-Newman-Keuls test, when necessary. A Log-rank test was used for survival analysis. A p value < 0.05 was considered to be significant. Statistical analyses were conducted with Sigmastat® version 3.5 (Systat Software, Inc., Point Richmond, CA, USA).

RESULTS

Cytokines and chemokine analysis

The levels of CINC-1 and IL-10 were expressed as medians (P25; P75), and the level of IL-6 was expressed as the mean ± SEM. CINC-1 levels (pg/mL) were significantly lower for group CLP+O_3 [951.3 (582.6; 1111.5)] than for group CLP+O_2 [1700 (1300; 3928.1)] and group CLP [3555 (3066.8; 4404)]. Group SHAM had the lowest CINC-1 values [47 (43.2; 53.8)] ($p<0.01$). The Kruskal-Wallis test, followed by the Student-Newman-Keuls test, found no significant difference between groups CLP and CLP+O_2 (Figure 2).

Figure 2.



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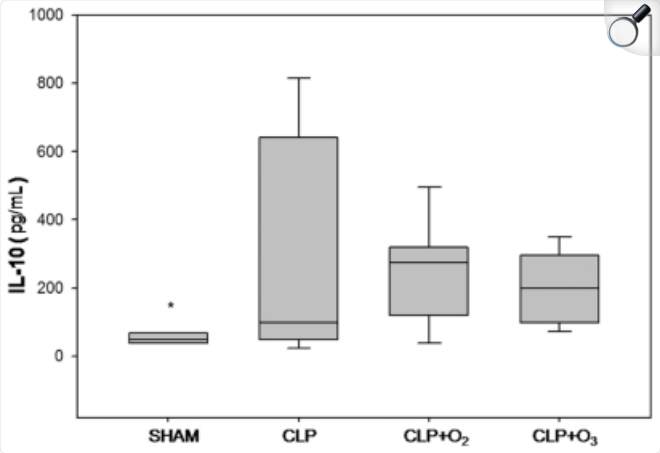
Kruskal-Wallis test for CINC-1 levels 24 h after the initial procedure. SHAM animals had the lowest levels of all groups. Group CLP+O_3 had CINC-1 levels significantly lower than groups CLP and CLP+O_2. X Group SHAM *vs.* other groups ($P<0.01$). * Group CLP+O_3 *vs.* groups CLP and CLP+O_2 ($P<0.05$). Values of CINC-1 are medians (P25;P75) expressed in pg/mL.

IL-6 levels (pg/mL) were significantly lower for group SHAM (30.8 ± 4.8) than for all the other groups ($p<0.001$). Groups CLP+O_3 (321.3 ± 35.2) and CLP+O_2 (386.3 ± 40.9) had lower levels than group CLP (695 ± 65.3) ($p<0.01$). A comparison between groups CLP+O_3 and CLP+O_2 showed no significant difference ($p=0.54$).

IL-10 levels (pg/mL) for the four groups were 50.1 (38.8; 67) for group SHAM, 98.1 (56.1; 598) for group CLP, 273.6 (152; 314.8) for group CLP+O_2, and 199.5 (107; 289) for group CLP+O_3. The Kruskal-Wallis test showed that IL-10 levels were lower for group SHAM ($p=0.02$) than for the other groups. There was no difference between the other 3 groups ($p=0.85$) (Figure 3).

Figure 3.



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Kruskal-Wallis test for IL-10 levels. The SHAM animals had lower levels of IL-10 than all other groups. There were no differences between groups CLP, CLP+O_2, and CLP+O_3 (p=0.855). The values are the median (P25; P75) expressed as pg/ml. * Group SHAM *vs.* other groups (P=0.02).

Pulmonary Histology

For lung histology and cytokines analysis, we used 10 rats for group SHAM and, initially, 13 animals in each CLP procedure group. Two animals of group CLP and 3 animals of the group CLP+O_3 had an inadequate blood sample (hemolyzed plasma), so we eliminated these animals. SHAM rats had the lowest histology score [3(2; 4)] of all groups (p=0.002). The pulmonary histology scores were similar in groups CLP+O_2 [6 (3.7; 10.5)], CLP+O_3 [8 (6; 8)], and CLP [10 (5; 12)]. The Kruskal-Wallis test showed no differences between the three groups (p=0.31).

EBD lung leakage method

The EBD lung leakage values were 62.5 (39; 71.3) for group SHAM, 56.1 (52.7; 109.1) for group CLP, 88.2 (53.6; 151.1) for group CLP+O_2, and 28.4 (18.4; 51.3) for group CLP+O_3. There was a significant difference when we compared group CLP+O_3 with groups CLP+O_2 and CLP (p=0.02). A comparison of groups CLP+O_3 and SHAM showed no significant difference.

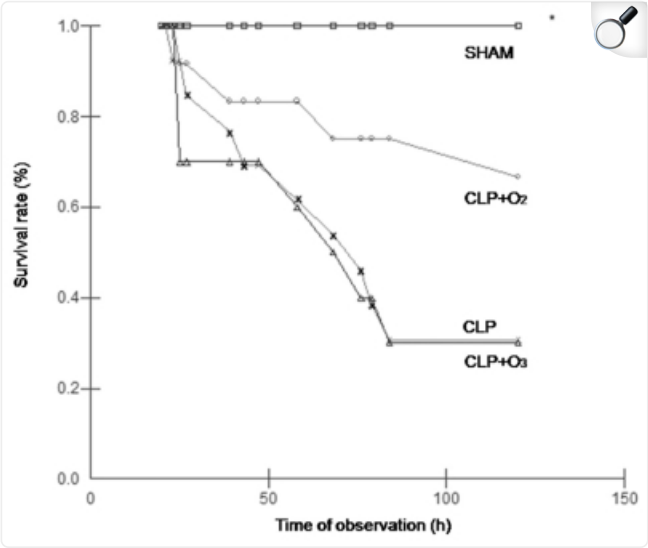
Survival Analysis

For the survival analysis, we used 10 animals for group SHAM because of the low morbidity of the procedure. The groups with the CLP procedures initially had 14 animals, but 2 animals of group CLP died right after anesthesia and then were eliminated from the analysis.

Only one animal of group SHAM died during the observation period (110 ± 10 h). All of the other groups had a decreased survival time compared to group SHAM (p=0.002). The observed death rates were: 1/10 (10%) for group SHAM, 9/12 (75%) for group

CLP, 6/14 (42.8%) for group CLP+ O_2, and 10/14 (71.4%) for group CLP+O_3. Animals of group CLP+O_2 had a survival time that was not significantly different from that of group CLP+O_3 (71 h ± 12.9 vs. 52.1 ± 8 h, p=0.4). Animals of group CLP had a mean survival time of 57.4 ± 10.3 h. The Log-rank test performed between groups CLP, CLP+O_2, and CLP+O_3 showed that there was no statistical difference (p=0.4). These results are illustrated in Figure 4.

Figure 4.



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Log – rank test. The observation period was not completed on only one animal from group SHAM. All of the other groups had a decreased survival time compared to group SHAM (p=0.002). There were no differences in survival among groups CLP, CLP+O_2, and CLP+O_3 (p>0.05). □ = SHAM; ▵ =CLP; ○ = CLP+O_2; × = CLP+O_3.

DISCUSSION

The utilization of O_3 as a potent antimicrobial agent has been the object of many studies.25–30 The use of ozone in humans and animals is still considered controversial because of its side effects that are specifically related to free radical formation and irritation of the respiratory system.12, 31 For these reasons, ozone therapy has had limited acceptance in clinical practice, and most of the studies on O_3 therapy have been experimental. Despite this fact, ozonized oxygen exhibits various effects on the immune system, such as the modulation of phagocytic activity on the peritoneal32 and alveolar33 macrophages that generate the first line of defense against bacteria and/or its toxins.

Bette *et al.* (2006)13 tested a preconditioning O_2/O_3 pneumoperitoneum, followed by a tazobactam/piperacilin regimen in Wistar rats submitted to peritonitis, and found an increase in survival rates and a decrease in pro-inflammatory cytokines (TNF-α and IL-1β). Promisingly, Schulz *et al.* (2003)14 found that after a repetitive pre-treatment using ozonized oxygen (*i.p.*), mortality in animals submitted to lethal polymicrobial peritonitis was reduced. Rodriguez *et al.* (2009)1 verified that there was an increase of superoxide dismutase (SOD) and glutathione peroxidase (GPx) in rats submitted to ozone oxidative preconditioning (OOP) prior to a fecal peritonitis induction, suggesting that there was a protective effect of OOP. However, in a model of peritoneal sepsis in rats submitted to a 5-day preconditioning period with O_3 (*i.p*), Torossian *et al.* (2004)15 found that survival was reduced from 50% to

35% ($p=0.1$). In addition, ozone therapy increased TNF-α and macrophageal inflammatory protein (MIP)-2. From this, the authors concluded that O_3 therapy (*i.p.*) was proinflammatory [15].

The previous studies with O_3 preconditioning[1,14,15] or preconditioning plus antibiotics[13] may not have correctly estimated the true impact of ozone therapy in the treatment of septic rats. Therefore, we conducted this study to evaluate the isolated effect of intraperitoneal ozone as a single therapeutic agent in intra-abdominal infections.

In this study, the variables were chosen based on the previous reports in the literature[1,7, 13,14,15,20] and for their applicability for the evaluation of SIRS.[1,21,24]

The CLP procedure groups were substantially affected for CINC-1 elevation compared to group SHAM. Group CLP+O_3 had a significant decrease in CINC-1 levels when compared to all of the CLP-procedure groups. CINC-1 plays an important role in the inflammatory response as an attractant and activator of neutrophils and macrophages.[34,35] However, a previous *in vitro* study[36] demonstrated that adhesion and chemotaxis of neutrophils were independent of exposure to ozone when peripheral blood was used. CINC-1 levels rapidly increase after induction of inflammation in rats, especially 8 hrs after the injury[35], and the levels reach concentrations significantly different from those of controls at 4, 8, and 24 hrs after LPS infusion in blood samples.[37] The possible mechanism by which CINC-1 expression was modulated in this study remains to be determined. We hypothesize that inactivation of bacteria, as a result of topical (*i.p.*) application of ozone, could attenuate the migration of macrophages, decreasing CINC-1 expression at 24 h. A histological analysis of the peritoneum after euthanasia by counting the macrophages could provide additional evidence for this hypothesisIL-6 is secreted from T-cells and macrophages and stimulates the immune response to trauma, leading to inflammation. In mice, IL-6 has been shown to be required for resistance against certain species of bacteria, acting as a weak pyrogen.[38] The CLP procedures increased IL-6 values compared to group SHAM, but groups CLP+O_3 and CLP+O_2 had lower levels of IL-6 than group CLP, and no difference was observed when group CLP+O_3 was compared to group CLP+O_2. Inactivation of bacteria by ozone could explain this decrease in IL-6 levels for group CLP+O_3, but there is no clear mechanism to explain the similar expression of IL-6 for group CLP+O_2 compared to CLP+O_3.

Intraperitoneal administration of O_2 and O_3 did not have a significant impact on IL-10 levels after 24 h of observation. An IL-10 peak can be observed as much as 24 h after systemic injury.[39] Anti-inflammatory IL-10 production is known to be part of a protective mechanism that suppresses the induction of proinflammatory cytokines such as TNF-α and IL-1 and is itself induced by monocytes and macrophages during sepsis.[40, 41] Sewnath *et al.* (2001)[42] found a role of endogenous IL-10 in local antibacterial host defense and in the development of SIRS during abdominal sepsis, indicating that endogenous IL-10 increases bacterial clearance.

Previously, it has been shown that an increased histology score is associated with the presence of ALI.[43] In the CLP groups, the increased histology scores indicate that the CLP procedures provoked pulmonary tissue injury. However, there was no beneficial effect of O_3 therapy on the lung histology score. Hyaline membranes were not found in any of the animals, and this compromised the characterization of ALI by histological methods in this study. This might be attributed to the short time interval (24 h) between the CLP procedures and euthanasia of the animals. Hyaline membranes can be identified by optical microscopy 24 to 48 h after initial injury.[43] The presence of edema in the samples that were evaluated 24 h post-injury was uniformly discreet, and thus we decided to eliminate it in calculating the histology score. The ALI analysis might have been more accurate if pulmonary histology had been performed 48 h later.

The EBD lung leakage method was chosen because it is an early marker of lung vascular injury.[23,24] Differences in pulmonary vascular permeability can be observed as soon as 2 h after procedures such as gut ischemia/reperfusion and lipopolysaccharide (LPS) infusion.[23,24] Moreover, accumulation of macrophages at sites of tissue injury can be observed after acute inhalation of ozone.[44,45] These cells, along with resident alveolar epithelial cells, become activated and release cytotoxic and proinflammatory

mediators, such as nitric oxide (NO), which increase of pulmonary vascular permeability and to the development of ALI.[44,45] However, in the present study (with *i.p.* administration of O_3), there was a less pronounced capillary permeability (quantified by means of EBD lung leakage) for group CLP+O_3, and this might suggest that O_3 therapy had an anti-inflammatory effect. The administration route (*i.p.*) might have better controlled the intraperitoneal infection[7] without the undesirable side effects of ozone inhalation. The modulation of the inflammatory cascade might explain the lower EBD lung leakage values for group CLP+O_3 *vs.* groups CLP+O_2 and CLP. There was no difference between groups CLP+O_3 and SHAM. This might be due to the small influence that laparotomy and cecal exposure have on pulmonary vascular permeability for group SHAM.

We evaluated the survival rate 5 days after procedure, quantified the survival time in h for each animal, and performed a Log-rank test. We used a concentration of 102 μg/ml O_3 with a lower volume of the O_2/O_3 gas mixture (20 ml/kg). We used a different concentration from that used by Schulz *et al.*[14] (80 mL/kg) to avoid any potential side effects of massive pneumoperitoneum, but the final concentration of infused ozone was similar. The CLP groups had increased mortality compared to group SHAM ($p=0.002$), but no difference was observed when each group was compared to the other ($p=0.12$). We observed that group CLP had a similar lethality rate (84%) compared to the classic study by Wichterman *et al*. (1980)[20] on survival rates after CLP. Thus, in the present study, ozone treatment did not influence survival rates.

In conclusion, the results of our study suggest that intraperitoneal ozone therapy has a possible benefit in attenuating the inflammatory response and acute lung injury resulting from intra-abdominal infection in rats, although there was no improvement in survival rates.

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EFFECTS OF AROEIRA EXTRACT ON THE LIVER AFTER HEPATIC ISCHEMIA-REPERFUSION: EXPERIMENTAL STUDY IN RATS

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Summary

Introduction: Hepatic ischemia-reperfusion can be a control device to minimize bleeding during surgery, but this maneuver can cause injuries due to microcirculatory disturbances. **Objective:** To study the effects of Aroeira extract on the liver after hepatic ischemia and reperfusion, using histopathological and enzymatic parameters. **Methods:** Experimental study involving eight male Wistar rats divided into two groups. The AR group received a single daily dose of Aroeira extract, while the CTR group received the same volume of distilled water. After ten days, the animals underwent 30 minutes of hepatic ischemia, followed by reperfusion. After 8 hours, total hepatectomy was performed for histological analysis and cardiac puncture for blood collection. **Results:** The study showed that 75% of the rats in the AR Group had histopathological alterations in the liver, especially hepatocellular swelling and changes in the integrity of the sinusoidal capillaries. However, hepatic steatosis, cellular necrosis, and lobular inflammation were also common. In the CTR Group, 100% of the rats presented at least two histopathological alterations. The most common were hepatocellular swelling, hepatic steatosis, and changes in the integrity of the sinusoidal capillaries. Regarding CRP, 100% of the animals had an increase compared to the reference value for rats. Regarding the liver enzymes, ALT and AST, one rat (25%) in the AR Group had an increase compared to the reference value, with a p = 0.31 for both. **Conclusion:** Aroeira extract had no statistically significant microscopic or enzymatic repercussions on the liver after hepatic ischemia-reperfusion injury.

Keywords: Reperfusion. Ischemia. Hepatectomy.

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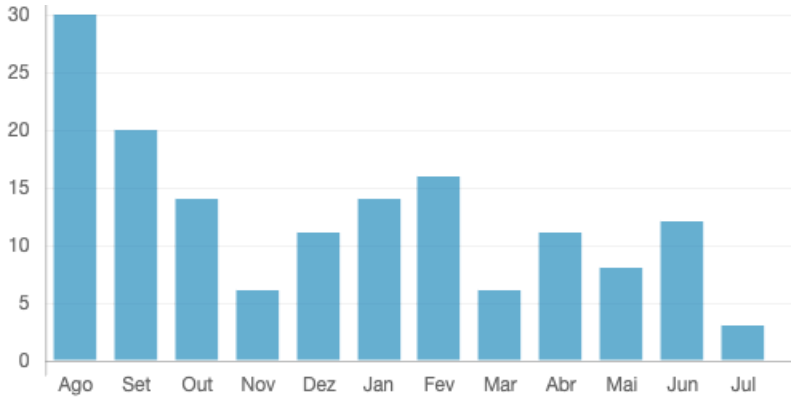

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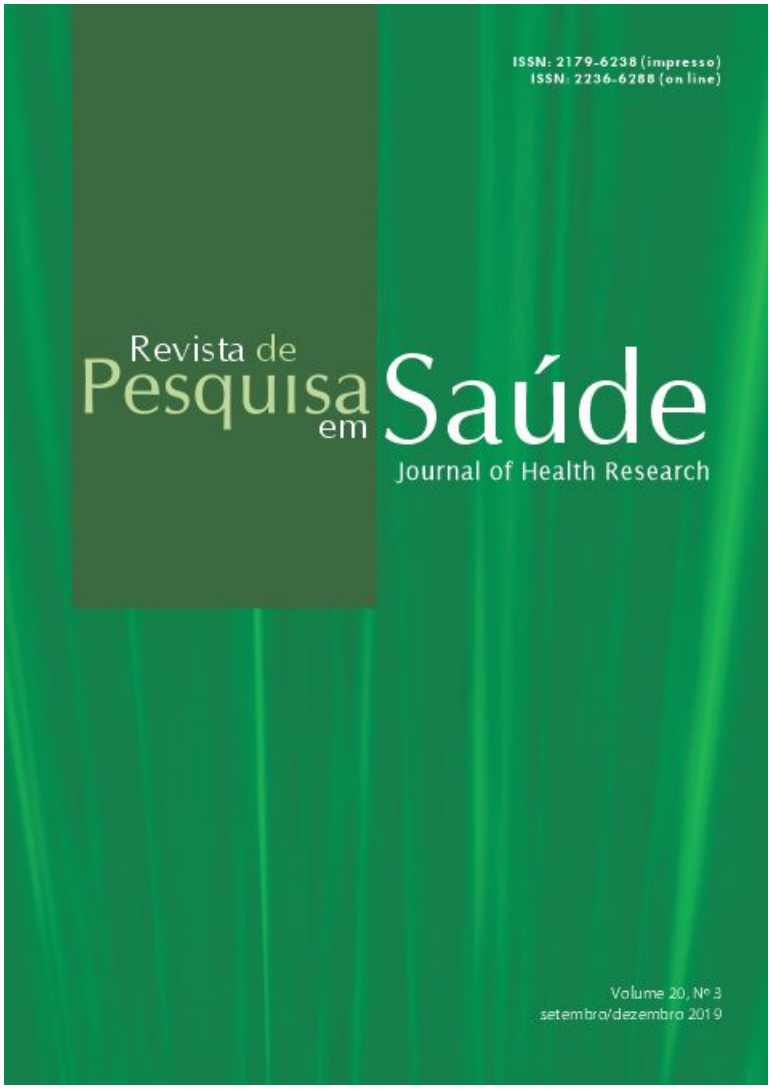

PDF

Published
2021-07-05

How to Cite

Santos, JMC de F., Sousa, J.S., Lima, J.V.P., Souza, Y.L.M.S. de, Camara, S. do N., & Aguiar, V.P. (2021). EFFECTS OF AROEIRA EXTRACT ON THE LIVER AFTER HEPATIC ISCHEMIA-REPERFUSION: EXPERIMENTAL STUDY IN RATS. *Health Research Journal* , *20* (3). Retrieved from https://periodicoseletronicos.ufma.br/index.php/revistahuufma/article/view/16378

Citation Formats

Edition
v. 20 n. 3 (2019)

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Journal of Coloproctology (Rio de Janeiro)

Publication of: **Sociedade Brasileira de Coloproctologia**
Area: Health Sciences
ISSN printed version: 2237-9363
ISSN online version: 2317-6423
Previous title Revista Brasileira de Coloproctologia

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Brief Background

The Journal of Coloproctology (JCOL) is the scientific publication of the Brazilian Society of Coloproctology. The journal aims to publish articles that can contribute to the improvement and development of the practice, research, and teaching of coloproctology and related specialties.

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The Journal of Coloproctology, ISSN: 2237-9363, aims to publish articles that may contribute to the improvement and development of the practice, research and teaching of coloproctology and related specialties.

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- *Abbreviated title:* J. Coloproctol.
- *Publication by:* Sociedade Brasileira de Coloproctologia
- *Editorial production:* Thieme Brasil
- *Frequency:* quarterly (March, June, September, and December)
- *Publication modality:* Regular
- *Year of creation of the journal:* 1981

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January 2003

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Enteric Tuberculosis with Colocutaneous Fistula SPONTANEOUS : RELACASE TO

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BARRETO JBP; CARNEIRO NETO JD; LIMAFILHO PWL; SOUZA YLMS. TEnteric uberculosis with spontaneous colocutaneous fistula - Case Report. **Rev Bras Coloproct** , 2003;23(2):108-111

ABSTRACT: Atuberculosis (TB), an entity caused by bacteria belonging to the complex consisting of *Mycobacterium tuberculosis*, has a universal distribution in the body and can affect any organ. In Brazil, enteric tuberculosis, in absence of active or healed pulmonary tuberculosis, is rare, and is often confused with neoplasia and Crohn's disease. Spontaneous enterocutaneous fistula is a rare event in these patients. Tl nt a case of a 29-year-old patient,

male, with dysenteric syndrome and enterocutaneous fistula who underwent a sigmoidectomy, whose diagnosis of tuberculosis enteric was only confirmed after therapeutic testing. Thecolonoscopy and endoscopic biopsy pointed to inflammatory bowel disease (Crohn). Ahistopathology observed a chronic granulomatous inflammatory process, suggestive of Tenteric tuberculosis with tra fistulous and specific lymphadenitis, although the BAAR test was negative. Initially, the patient showed good progress , but, fifteen days after hospital discharge, presented abdominal pain, edema and secretion of purulent material from the surgica in addition to constipation. He was clinically treated with a triple regimen of isoniazid, pyrazinamide, and rifampicin for two mont and subsequently, rifampicin and isoniazid were maintained for another four months, achieving remission of symptoms. The diagn Tenteric tuberculosis is quite difficult, and the specific diagnosis must be ensured by finding the bacillus in the direct examinatior in culture. If there is an association with lung injury, the diagnosis is evident; in its absence, with bacteriological or negative histopathological results, the probable diagnosis can be supported by specific therapeutic testing.

Keywords:enteric tuberculosis, extrapulmonary tuberculosis, enterocutaneous fistula, abdominal tuberculosis

INTRODUCTION

Tuberculosis is an infectious disease transmissible caused by *Mycobacterium tuberculosis culosis*. Only about 1% of patients with tuberculosis pulmonary culosis has intestinal involvement. Practically mind in all cases, the infection is due to Mycobacterium tuberculosis, even in countries where [1] bovine tuberculosis is prevalent . With the advent of AIDS, there was a significant increase in its incidence in this group of patients [2]. In Brazil, it is exceptional the finding of the bovine variety, as etiological agent of intestinal lesions. Several mecha pathogenic organisms are involved: swallowing of sputum with direct seeding, hematopoietic dissemi togenic or, rarely, about 10%, ingestion of milk infected with the bovine strain.

The ileocecal region constitutes the site of co [3] enteric injection in about 85% of patients , presumably due to the abundance of lymphoid tissue in that area.

The fact that intestinal tuberculosis simu neoplasia and Crohn's disease greatly complicates th establishing the diagnosis, almost always done by exclusion, and consequently, making therapy difficult ethics to be instituted. Thespontaneous enterocutane nea is a rare event, increasing significantly the similarity to Crohn's disease.

W*ork rcarried out in the coloproctology service of the Hospital Presidente Dutra University (HUUPD) of the Federal University of Maranhão.*

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Adenocarcinoma perfurado de cólon sigmóide com abscessos retroperitoniais múltiplos

Perfurated sigmoid adenocarcinoma with multiple retroperitoneal abscesses

João Batista Pinheiro Barreto[1], Yglésio Luciano Moyses Silva de Souza[2], Anselmo Luís Ribeiro Mota[2], Márcio Mendes Pereira[2]

RESUMO: A perfuração colônica tende a aumentar a morbidade e a mortalidade operatórias e diminuir a sobrevida a longo prazo. Foram relatadas taxas de mortalidade cirúrgica de mais de 30%.. Relata-se um caso de uma paciente com câncer de cólon sigmóide, que no intercurso da doença apresentou várias complicações, destacando-se a gênese de múltiplos abscessos retroperitoniais . Durante a laparotomia, foi visualizada uma tumoração perfurada e infectada de cólon sigmóide, com formação de múltiplos abscessos retroperitoniais, abrangendo as lojas renais direita e esquerda e a loja pré-sacra. Realizou-se a colectomia associada à linfadenectomia regional e drenagem dos abscessos retroperitoniais pré –sacro, retro- renal esquerdo e direito. O laudo anatomopatológico classificou a lesão como adenocarcinoma ulcerado bem diferenciado de intestino grosso e os linfonodos livres de neoplasia. A paciente teve evolução satisfatória, recebendo alta 16° dia pós-operatório.
Descritores: Câncer ; Colo-retal; abscesso.

ABSTRACT: *The colonic perforation may increase the operatorious morbity and the mortality decreasing the long term survival. Surgical mortality levels were related over 30%. We´ve reported the case of a patient, female, with cancer of the sigmoid colon that presented many complications during her hospitalar course, with focus on the genesis of multiple retroperitoneal abscesses. At the time of the surgery, we´ve seen a perforated infected tumor of the colon sigmoid, with the formation of multiple retroperitoneal abscesses, involving both retrorenal spaces and the pre-sacral. The patient was submitted to left hemicolectomy associated to local lymphadenectomy and drainage of the abscesses. The pathologist classified the tumor as a well- differentiated ulcerated adenoccarcinoma of large bowel, with the lymphs free of neoplasy. The patient had good surgical evolution, returning home on the sixteenth internation day.*
Key words: *Colo- rectal ; Cancer; abscess.*

INTRODUÇÃO

O carcinoma do intestino grosso é a segunda causa mais comum de morte por doença maligna na Inglaterra, perdendo apenas para o câncer de pulmão[1]. A compreensão da biologia do câncer colorretal e a melhoria nas técnicas cirúrgicas levaram a avanços significativos no controle das lesões e na redução da morbidade associada ao câncer colorretal. Embora novos conhecimentos sobre a biologia molecular do câncer colorretal tenham sido anunciados nos últimos anos, a ressecção em bloco das lesões malignas persiste como principal tratamento desse tipo de patologia [2].

A obstrução intestinal completa acontece em 8 a 23% dos pacientes e , em geral, tem como principal manifestação a dor abdominal. Esses pacientes experimentarão maiores taxas de morbidade e complicações pós- operatórias do que os pacientes com tumores não- obstrutivos. A perfuração colônica é outro fator que responde pelo aumento na morbidade e mortalidade dos pacientes, gerando infecções graves ou semeadura do peritônio por células neoplásicas. Na vigência de perfuração colônica associada a complicações infecciosas, torna-se imperiosa uma abordagem agressiva, no sentido de ressecar a lesão perfurada e debelar os focos de infecção que se tenham desenvolvido[2].

RELATO DO CASO

M. P. S. V, 48 anos, feminino, branca, residente em São Luís há 32 anos. Iniciou um quadro de dor em abdome inferior há 18 dias. A dor irradiava-se para a região umbilical e vinha acompanhada de picos febris. Evoluiu com vômitos pós-prandiais e exacerbação da dor, que a levou a procurar auxílio no Hospital Socorrão 3, onde após investigação clínica, foi submetida a uma laparotomia exploradora, tendo sido visualizada uma tumoração ao nível do cólon sigmóide. Foi realizada uma transversostomia para desvio de trânsito, sendo encaminhada posteriormente ao setor de Coloproctologia do Hospital Universitário Presidente Dutra para tratamento especializado.

À admissão, a paciente encontrava-se com estado geral regular, hipocorada (+/4+), desidratada(+/4+), eupnéica, sem alterações cardiovasculares. Percebeu-se diminuição do murmúrio vesicular nas bases pulmonares e ausência de ruídos adventícios. O abdome era doloroso à palpação, com ruídos

[1] Professor da UFMA. Chefe do Serviço de Coloproctologia do Hospital Universitário Presidente Dutra
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ABCD. Arquivos Brasileiros de Cirurgia Digestiva (São Paulo)

Publication of: **Colégio Brasileiro de Cirurgia Digestiva**
Area: Health Sciences
ISSN printed version: 0102-6720
ISSN online version: 2317-6326

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The authors must declare funding sources (if any) and if there are conflicts of interest.

ACKNOWLEDGMENTS (optional)

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- Dias AR, Pereira MA, Mello ES, Zilberstein B, Cecconello I, Ribeiro Junior U. Carnoy's solution increases the number of examined lymph nodes following gastrectomy for adenocarcinoma: a randomized trial. Gastric Cancer. 2016;19(1):136-42.doi: 10.1007/s10120-014-0443-2.
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- WHO Classification of Tumours Editorial Board. Digestive System Tumours. Lyon (France): International Agency for Research on Cancer; 2019. (WHO Classification of Tumours Series, 5th ed.; vol. 1).

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Abstract

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MODIFIED HEIDELBERG TECHNIQUE FOR PANCREATIC ANASTOMOSIS

Authorship SCIMAGO INSTITUTIONS RANKINGS

Abstract

Background **:** Pancreatic fistula is a major cause of morbidity and mortality after pancreatoduodenectomy. To prevent this complication, many technical procedures have been described.

Aim: To present a novel technique based on slight modifications of the original Heidelberg technique, as new pancreatojejunostomy technique for reconstruction of pancreatic stump after pancreatoduodenectomy and present initial results.

Method: The technique was used for patients with soft or hard pancreas and with duct size smaller or larger than 3 mm. The stitches are performed with 5-0 double needle prolene at the 2 o'clock, 4 o'clock, 6 o'clock, 8 o'clock, 10 o'clock, and 12 o'clock, positions, full thickness of the parenchyma. A running suture is performed with 4-0 single needle prolene on the posterior and anterior aspect the pancreatic parenchyma with the jejunal seromuscular layer. A plastic stent, 20 cm long, is inserted into the pancreatic duct and extended into the jejunal lumen. Two previously placed hemostatic sutures on the superior and inferior edges of the remnant pancreatic stump are passed in the jejunal seromuscular layer and tied.

Results **:** Seventeen patients underwent pancreatojejunostomy after pancreatoduodenectomy for different causes. None developed grade B or C pancreatic fistula. Biochemical leak according to the new definition (International Study Group on Pancreatic Surgery) was observed in four patients (23.5%). No mortality was observed.

Conclusion **:** Early results of this technique confirm that it is simple, reliable, easy to perform,

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pancreatoduodenectomy.

HEADINGS:
Pancreatoduodenectomy; Pancreatic anastomosis; Surgical technique.

Resumo

Racional: Fístula pancreática é a principal causa de morbidade e mortalidade após duodenopancreatectomia. Muitos procedimentos técnicos têm sido descritos para prevenir esta complicação.

Objetivo: Apresentar uma nova técnica baseada em pequenas modificações sobre a técnica original de Heidelberg para pancreatojejunostomia na reconstrução do coto pancreático após duodenopancreatectomia e apresentar os resultados iniciais.

Método: Esta técnica foi utilizada para pacientes com pancreas de consistência firme ou amolecida e ducto pancreático maior ou menor que 3 mm. Os pontos são realizados com prolene 5-0, duas agulhas nas posições de 2, 4, 6, 8, 10 e 12 h, com espessura total no parênquima pancreático. Uma sutura continua é realizada com prolene 4-0 de agulha única na parede posterior e anterior do pâncreas com a camada seromuscular do jejuno. Uma sonda de silicone de 20 cm de comprimento é inserida no ducto pancreático em direção ao jejuno. As duas suturas hemostáticas previamente colocadas nas bordas superior e inferior do remanescente pancreático são passadas e amarradas com a camada seromuscular do jejuno.

Resultados: Dezessete pacientes foram submetidos a pancreatojejunostomia após duodenopancreatectomia por diferentes causas. Nenhum desenvolveu fístula pancreática graus B ou C. Vazamento bioquímico, de acordo com a nova definição do Grupo Internacional de Estudo em Cirurgia do Pâncreas (ISGPS), foi observado em quatro pacientes (23,5%). Não houve mortalidade.

Conclusão: Os resultados iniciais desta técnica confirmam que é simples, confiável, fácil de realizar e de aprender. Ela é útil para reduzir a incidência de fistula pancreática após duodenopancreatectomia.

DESCRITORES:
Duodenopancreatectomia; Anastomose pancreática; Técnica cirúrgica

INTRODUCTION

Pancreatic fistula is a frustrating complication and remains a major cause of morbidity and mortality after pancreatoduodenectomy. The current literature reports that the incidence of this complication ranges between 3-45%, with a high associated mortality rate. To prevent pancreatic fistula, various technical procedures have been described, including invagination

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desirable one should be associated with a low rate of pancreatic fistula and ease to perform regardless of the texture of the pancreas and the duct diameter[1,6,9,13,14].

Technical aspects of the pancreatic anastomosis contribute to increasing the anastomotic failure rate, particularly in patients with soft pancreas and small pancreatic duct. Shrikhande and the Heidelberg group published 10 years ago an interesting technique of pancreatic anastomosis after pancreaticoduodenectomy[11,12,16].

The objective of this study was to introduce a small modification of the Heidelberg pancreatojejunostomy technique for reconstruction of the pancreatic stump after pancreatoduodenectomy that can be used in patients with soft or hard pancreas and with duct size smaller or larger than 3 mm.

METHOD

Technique

Transection of the pancreas

Two stay sutures (Prolene 4-0, Ethicon®) are placed on both the superior and inferior margins of the pancreatic remnant (hemostatic sutures). The pancreatic parenchyma is then transected with a sharp knife, and hemostasis is performed with electrocautery (Figure 1A). After the resection phase by subtotal stomach-preserving pancreatoduodenectomy, the technique is completed and the specimen is retrieved. Then, a jejunal single limb is moved to the pancreatic cut end by a trans-mesocolic route and prepared for the anastomosis[15].



FIGURE 1
A) Cut surface of the pancreas, stay sutures and pancreatic duct; B) three stitches full thickness posterior at 4 o'clock, 6 o'clock, and 8 o'clock positions; C) three stitches full thickness anterior at 10 o'clock, 12 o'clock, and 2 o'clock positions; D) running suture on the posterior aspect; E) sutures are passed in the positions 4 o'clock, 6 o'clock, and 8 o'clock; F) sutures are passed in the positions 10 o'clock, 12 o'clock, and 2 o'clock and one stent is put into the pancreatic duct; G) running anterior suture and stay stitches.

Mobilization of the pancreatic remnant

After the main pancreatic duct is identified, the cut surface of the pancreatic remnant is mobilized for approximately 1.5-2 cm of the length away from the splenic vein to allow the anastomosis. Small vessel branches are dissected and ligated (Figure 1A).

Posterior duct-pancreatic suture

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Three sutures are placed on the posterior wall of the pancreatic duct to the posterior pancreatic parenchyma. The stitches are performed with 5-0 double needle prolene (Ethicon®) at the 4 o'clock, 6 o'clock, and 8 o'clock positions. The suture starts into the pancreatic duct traversing the full thickness of the parenchyma, until the posterior wall of the pancreas (from inside to outside). The free margin of the suture is at least 1 cm (Figure 1B).

Anterior duct-pancreatic suture

When all the posterior stitches are placed, three sutures are passed on the anterior wall of the pancreatic duct. The suture starts into the pancreatic duct, traversing the full thickness of the parenchyma, to the anterior wall of the pancreas (from inside to outside), similar to the posterior wall, at the 10 o'clock, 12 o'clock, and 2 o'clock positions. The posterior and anterior duct-pancreatic sutures are not knotted at this point (Figure 1C).

Posterior outer layer

In this step, the anterior and posterior duct-pancreatic sutures are suspended with a Kelly clamp. The pancreatic stump and the anti-mesenteric border of the jejunum are located face to face. Is performed a running suture with 4-0 single needle prolene (Ethicon®) on the posterior aspect the pancreatic parenchyma with the jejunal seromuscular layer, beginning at the lower edge of the pancreas toward the upper edge (Figure 1D).

Posterior inner layer

The jejunum is now opened on the anti-mesenteric side by electrocautery. The length of the enterotomy is approximately 0.5 cm long, near the pancreatic duct. The sutures in the 4 o'clock, 6 o'clock, and 8 o'clock positions (posterior duct-pancreatic suture) are passed from outside to inside in the inferior edge of the jejunum at the same positions (full thickness of the jejunum). The sutures are knotted at this time (Figure 1E).

Stent into the pancreatic duct

A plastic stent, 20 cm long, is inserted into the pancreatic duct and, if necessary, secured with absorbable suture at the opening of the pancreatic duct. Approximately 15 cm of the length of the stent is extended into the jejunal lumen.

Anterior inner layer

The sutures in the 10 o'clock, 12 o'clock, and 2 o'clock positions (anterior duct-pancreatic suture) are passed from inside to outside in the superior edge of the jejunum (full thickness of the jejunum) and are knotted with the plastic stent into the jejunal lumen (Figure 1F).

Anterior outer layer

A running suture is performed with 4-0 single needle prolene (Ethicon®), on the anterior

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Stay suture with the jejunum

Finally, the two previously placed hemostatic sutures on the superior and inferior edges of the remnant pancreatic stump are passed in the jejunal seromuscular layer and tied. These additional interrupted sutures placed between the pancreatic tissue and the jejunum must reinforce the anastomosis.

Hepaticojejunostomy is performed with interrupted absorbable suture and gastrojejunostomy is performed by antecolic route, approximately 50 cm proximal to the hepaticojejunostomy. All patients have two drains placed near the pancreatico-jejunal anastomosis during the surgery.

RESULTS

In the period from July 2016 to June 2017, a total of 17 patients underwent pancreatoduodenectomy with this technique. The characteristics of the patients are presented in Table 1. There were 13 women (76.5%), and the median patient age was 54.1 years (20-76). Ductal adenocarcinoma was observed in nine patients (52.9%); soft texture of the pancreas was present in six (35.2%); duct size larger than 3 mm was found in nine (52.9%). Increased amylase in abdominal drainage (biochemical leak) was identified in four patients (23.5%), and resolved spontaneously within a week. Grade B or C fistula was not observed. No mortality occurred in this series.



TABLE 1
Characteristics of the patients

DISCUSSION

Pancreatic fistula is one of the most severe complications after pancreatoduodenectomy. The incidence is 3-45%, and results in a high rate of related mortality. To avoid this life-threatening complication, several techniques of pancreatoenteric anastomosis have been described, and the two primary methods are the duct-to-mucosa technique and the invagination technique. The procedures can be performed with the stomach or jejunum. Although some studies suggest that pancreaticogastrostomy is superior to pancreatojejunostomy, the ISGPS recommends pancreatogastrostomy or pancreatojejunostomy for the pancreaticoenteric anastomosis[1,2,6,8].

Many factors have been associated with failure of the pancreatoenteric anastomosis, including general factors, pathological factors, and technical factors. The most important risk factors related to pancreatic fistula are the diameter of pancreatic duct of 3 mm or less and

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the soft texture of the pancreas. In these situations, the type of pancreatoenteric anastomosis is important to reduce pancreatic fistula[9,10].

The ideal pancreatoenteric anastomosis should have the following characteristics: a) good blood supply to the pancreatic stump; b) pancreatic juice flow into the intestinal or gastric lumen; c) suitable for all pancreatic stumps and all pancreatic ducts; d) easy to perform and easy to learn[1,3,9].

Was described a novel technique for pancreatic anastomosis after pancreatoduodenectomy. The pancreatoduodenectomies were all performed by a team of surgeons who were trained in the performance of the pancreatoenteric anastomosis by the senior surgeon (OJMT). The novel pancreaticojejunostomy presented in this study differs slightly from the original technique published by Shrikhande et al. [11], and low rates of pancreatic fistula have been observed with the original technique[11].

According to the ISGPS's new definition and grading of postoperative pancreatic fistula, grade A pancreatic fistula is now biochemical leak[1]. In the present study with the first unselected, consecutive series, none of patients developed grade B or C pancreatic fistula, and biochemical leak was observed in four patients (23.5%) after this technique.

The series presented in this study demonstrates low rates of pancreatic fistula in comparison with other recent technical modifications in the literature (Table 2) [3,5,7].



TABLE 2
Results of other technical modifications

In the current study, was analyzed the drain amylase, which was elevated in 23.5% of the patients (biochemical leak) according to the new ISGPS definition[1]. Risk factors such as pancreatic duct size of 3 mm or smaller and soft texture of the pancreatic parenchyma were observed in the present series, but the same technique was suitable even for these patients.

In this technique, the six interrupted stitches, anterior and posterior full thicknesses, involve more pancreatic tissue. In addition, the stump is covered with the jejunum, reducing the risk of rupture. The length of the jejunostomy is approximately 0.5 cm long, smaller than that described by Shrikhande et al. [11], and is adjustable based on the diameter of the pancreatic duct. In addition, was inserted a plastic stent into the pancreatic duct to achieve better internal drainage from the pancreas to the intestinal lumen. Stents are not used in the original technique, and the diameter depends on the size of the duct. This procedure avoids or reduces pancreatic juice and bile retention in the initial segment of the jejunum when the peristaltic function is not restored. Furthermore, the procedure decreases the incidence of

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pancreatic duct occlusion. There is no need to remove the internal drainage stent. At the end of the procedure, after the anastomosis is completed, the stay suture is used to anchor the gland to the jejunum. This modification reduces pressure on the anastomosis suture line[11].

In the classical "duct-to-mucosa" anastomosis, the sutures involve a small portion of the pancreatic duct and the mucosa of the jejunum, but the pancreatic tissue is not included. The risk to tear and cause anastomotic rupture is relatively high[5]. In invagination pancreatojejunostomy, part of the pancreatic stump is invaginated into the lumen of the jejunum. The stitches are placed in the pancreatic parenchyma and capsule, but not in the pancreatic duct with the risk of laceration on tying. The pancreatic surface is exposed to the intestinal or gastric lumen, and hemorrhagic complications can occur. Furthermore, this technique is not suitable for patients with a large pancreatic stump[4,9].

Our modification of the original technique described by Shrikhande et al[11]. seems to be safe for soft or hard pancreas and any size of pancreatic duct. The small number of patients with this new pancreatoenteric anastomosis is the limitation of this study, and others are necessary to assess the utility of this procedure in decreasing postoperative fistula rates.

CONCLUSION

Early results of this technique confirm that it is simple, reliable, easy to perform, and easy to learn. This technique is useful to reduce the incidence of pancreatic fistula after pancreatoduodenectomy.

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Financial source:
none

Publication Dates

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Oct-Dec 2017

History

» **Received**
27 Apr 2017

» **Accepted**
21 Sept 2017

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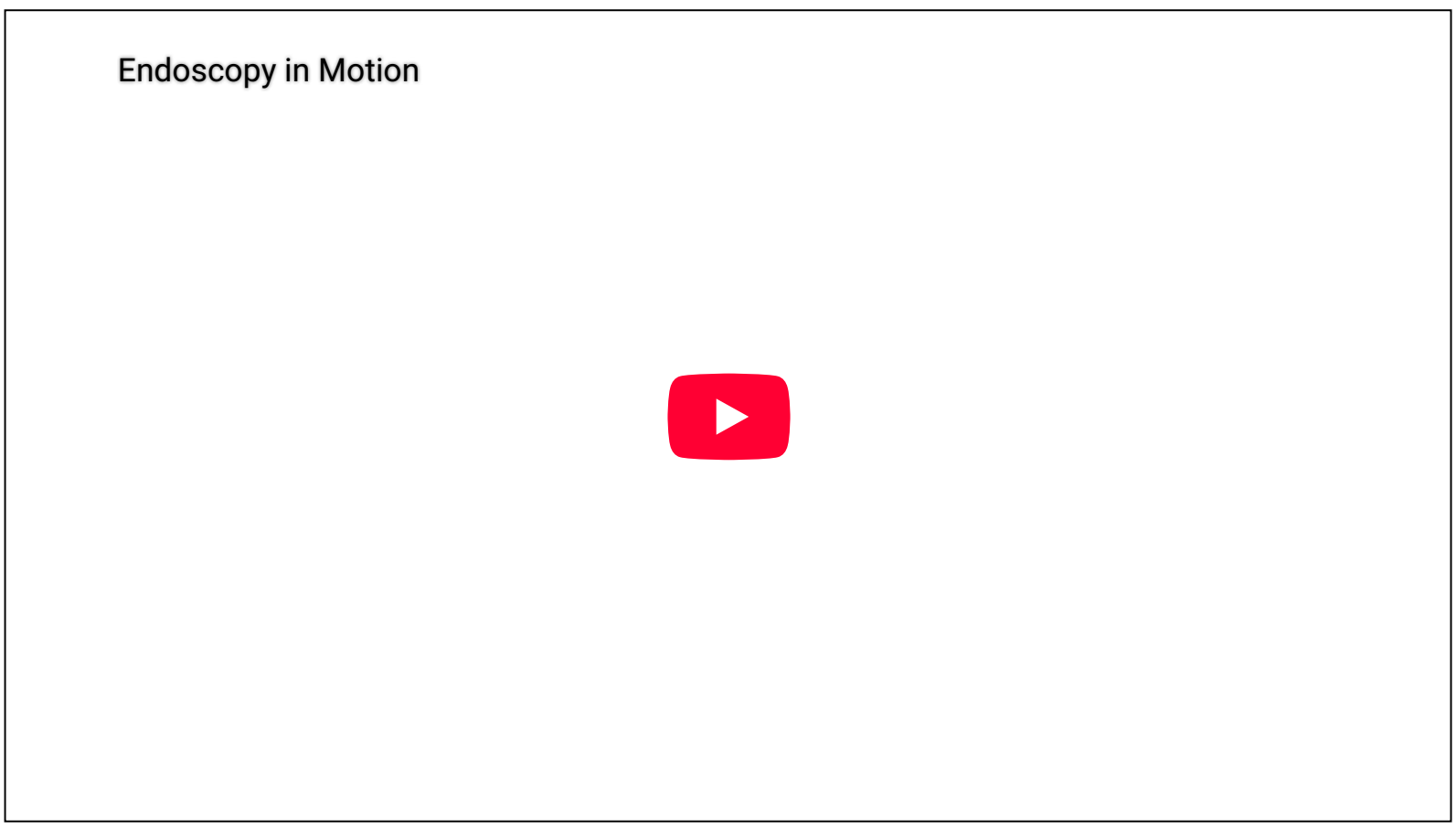



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Endoscopy 2008; 40(7): 572-575
DOI: 10.1055/s-2008-1077398

Original article

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NOTES transvaginal video-assisted cholecystectomy: first series

A. Cardoso Ramos[1] , A. Murakami[1] , M. Galvão Neto[1] , M. Santana Galvão[1] , A. C. Souza Silva[1] , E. Gonzalo Canseco[1] , Y. Moyses[1]

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Background and study aims: Extensive research has been conducted to develop natural-orifice transluminal endoscopic surgery (NOTES) as a new approach to less invasive surgery. Our aim is to present the technique and initial prospective results of a transvaginal video-assisted laparoscopic approach to NOTES cholecystectomy in order to perform minimally invasive surgery without visible scars.

Patients and methods: From July 2007 to March 2008, 32 women underwent transvaginal video-assisted laparoscopic cholecystectomy using a transvaginal 10-mm 45° rigid bariatric optic through a 12-mm bariatric trocar and two abdominal trocars (2-mm and 5-mm). Data on the history, surgical time, complications, and recovery were recorded prospectively in each case.

Results: Mean age was 33 years (range 22–47 years); mean body mass index was 29 (range 20–42). Mean operative time was 38 minutes (range 18–50 minutes). Patients were discharged 6 hours after the procedure without the need for pain medication in the following days and returned to normal working activities within 24 hours of the procedure.

Conclusions: Transvaginal video-assisted NOTES cholecystectomy seems to be an efficient and safe approach to minimally invasive surgery, providing patients with a comfortable recovery with virtually no abdominal scars as a bridge to exclusively NOTES procedures.

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Publication of: **Colégio Brasileiro de Cirurgia Digestiva**
Area: Health Sciences
ISSN printed version: 0102-6720
ISSN online version: 2317-6326

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November 2017 · Brazilian Archives of Digestive Surgery Express 28(Suppl. 5):473-473
DOI: 10.28952/S2359-2737.2017.02.0473

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Vinicius Rafael Veiga Salazar; Orlando Jorge Martins Torres; Roberto Coelho Neto da Cunha; Felipe Macatrão Costa; Andglésio Luciano Moyses Silva Souza; Camila Cristina Salazar Torres;. **SHRIKHANDE TECH MODIFIED: A NEW ANASTPANCREATIC OMOSE** . ABCDExpress. 2017;1(2):4

Institution: FEDERAL UNIVERSITY OF TRIANGLE MINAS GERAIS

Access is available at www.revistaabcd.com.br and www.sbad2017.com.br
Access via DOI: /10.28952/S2359-2737.2017.02.0473 will be available from December 2017.

Pancreatic fistula is one of the main causes of morbidity and mortality after pancreaticoduodenectomy, being that several techniques have already been used to avoid this complication. In this study, we present a new technique based on small modifications of Shrikhande's original technique with the aim of introducing a new mode of pancreatojejunostomy for reconstruction of the pancreatic stump after pancreatoduodenec In the modified technique, the six interrupted stitches; the complete anterior and posterior layers involve n pancreas tissue and the stump is covered with the jejunum, rec of rupture; the length of the jeju

is approximately 0.5 cm in length, smaller than that described by Shrikhande et al .and is adjustable with based on the diameter of the pancreatic duct. Concomitantly, we use a plastic stent in the pancreatic duct to obtain better internal drainage from the pancreas to the intestinal lumen. The diameter of the stent duct size. This procedure prevents or reduces pancreatic juice and bile retention in the initial segment of the jejunum when peristaltic function is not restored. Furthermore, it decreases the incidence of stricture forma around the pancreatic duct and reduces the possibility of inadvertent occlusion of the pancreatic duct. necessary to remove the internal drainage stent. At the end of the procedure, after the anastomosis is the stay suture is used to anchor the gland in the jejunum, preventing rupture of the anastomosis. In results presented, Fifteen patients underwent pancreaticojejunostomy using the technique modified, which was used in both patients with soft pancreas and those with hard pancreas; and both in with duct size smaller than 3 mm and larger than 3 mm. In the present study with the first unselected consecutive series, none of our patients developed grade B pancreatic fistula or C. Biochemical leak according to the (ISGPS) definition was observed in four patients (26.6%). No mortality was observed. Conclusions: The first results of this technique confirm that it is simple, reliable, easy to perform and learn, and useful for reducing the incidence of pancreatic fistula after pancreatoduodenectomia.

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THE OBITUARY OF THE PYLORUS-PRESERVING PANCREATODUODENECTOMY

June 2016 · Brazilian archives of digestive surgery: ABCD = Brazilian archives of digestive surgery

Orlando Jorge Martins Torres · Camila Cristina S. Torres · Rodrigo Rodrigues Vasques

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MODIFIED HEIDELBERG TECHNIQUE FOR PANCREATIC ANASTOMOSIS

December 2017 · Brazilian archives of digestive surgery: ABCD = Brazilian archives of digestive surgery

Orlando Jorge Martins Torres · Felipe F Macatrão COSTA · Roberto CN da Cunha COSTA · [...] · Shailesh Shrikhande

Background: Pancreatic fistula is a major cause of morbidity and mortality after pancreatoduodenectomy. To prevent this complication, many technical procedures have been described. Aim: To present a novel technique based on slight modifications of the original Heidelberg technique, as new pancreatojejunostomy technique for reconstruction of pancreatic stump after pancreatoduodenectomy and ... [Show full abstract]

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Knowledge Area	Experimental Physiopatology
Date of Defense	2009-12-09
Published	São Paulo, 2009
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Title in Portuguese	**Avaliação dos efeitos da ozonioterapia no tratamento da infecção intra-abdominal em ratos**
Keywords in Portuguese	*CINC-1* *IL-10* *IL-6* *Lesão pulmonar aguda* *Ligadura e punção de ceco* *Sepse*

Abstract in Portuguese

INTRODUÇÃO: O ozônio (O3) é encontrado na natureza e também pode ser produzido no corpo humano através da ativação de anticorpos. Seus efeitos anti-bactericidas são descritos na literatura, mas esses dados são controversos quanto a um potencial efeito benéfico da ozonioterapia no tratamento de certos tipos de infecção. OBJETIVO: Avaliar os efeitos da aplicação intraperitoneal (i.p.) de uma mistura gasosa de ozônio em um modelo de ligadura e punção de ceco (LPC) em ratos, através da dosagem de interleucinas (IL)-6, IL-10 e da quimiocina CINC-1 (cytokine-induced neutrophil chemoattractant), da lesão pulmonar aguda (LPA) e da análise das taxas de sobrevida. MÉTODO: Quatro grupos de ratos Wistar foram utilizados para análise de cada objetivo (CTR, LPC, LPC+O2 e LPC+O3). Os animais do grupo CTR foram submetidos somente a laparotomia. O grupo LPC foi submetido aos procedimentos de LPC. Os outros grupos foram submetidos à LPC e receberam injeção (i.p.) da mistura gasosa correspondente, administrada a cada 12 horas durante o período de observação. Os níveis séricos de IL-6, CINC-1 e IL-10 foram determinados por imuno- ensaio (enzyme linked immunosorbent assay- ELISA). A LPA foi avaliada através da histologia pulmonar e quantificada através do método do extravasamento pulmonar do Azul de Evans. Os animais da análise de sobrevivência foram observados por cinco dias. Os valores obtidos foramexpressos como médias ± erro-padrão da média (EP) ou medianas mais percentis 25 e 75(P25; P75), de acordo com a distribuição dos dados. Considerou-se significante p<0,05. RESULTADOS: Os ratos do grupo CTR exibiram os menores níveis de CINC-1 (p<0,01). O grupo LPC+O3 teve níveis menores de CINC-1 comparado a LPC+O2 e LPC (p<0,05). Os níveis de IL-10 do grupo CTR foram menores do que nos outros 3 grupos(p=0,02) . Não houve diferenças entre os outros 3 grupos (p=0,85). IL-6 foi significativamente menor para o grupo CTR (30,8± 4,8) quando comparado a todos os outros grupos (p<0,001). LPC+O3 e LPC+O2 exibiram níveis menores quando comparados ao grupo LPC (p<0,01). Não houve diferença entre os grupos LPC+O3 e LPC+O2 (p=0,54). O escore de histologia pulmonar foi menor para CTR (p=0,02). Os outros grupos não apresentaram diferenças significantes intergrupos (p=0,3). Os valores dos coeficientes de extravasamento pulmonar do Azul de Evans

foram menores para LPC+O3 quando comparado aos grupos LPC+O2 e LPC (p=0,02), porém não houve diferença na comparação com CTR O grupo CTR teve o maior tempo de sobrevida (110±10h) comparado com os outros grupos, ou seja, LPC (57,3± 10,4h), LPC+O2 (71 ± 12,9h) e LPC+O3 (52,1 ± 8), os quais não apresentaram diferenças entre si quanto à sobrevida (p=0,4). CONCLUSÃO: No presente estudo experimental em ratos, a ozonioterapia teve um benefício potencial na modulação da resposta inflamatória e na LPA, mas não influenciou as taxas de sobrevida dos animais.

Title in English **Evaluation of the effects of ozone therapy in the treatment of intra-abdominal infection in rats**

Keywords in English
Acute lung injury
Cecal ligation and puncture
CINC-1
IL-10
IL-6
Sepsis

Abstract in English

INTRODUCTION: Ozone (O3) is found in nature and also can be produced in the human body through activation of antibodies. Its antibacterial effect has been described in the literature, but these data are controversial regardi ng a benefic role of O3 therapy in the treatment of certain types of infection. OBJECTIVE: To evaluate the effects of intraperitoneal (i.p.) application of an O3 gas mixture in a rat model of cecal ligation and puncture (CLP), by analyzing interleukin (IL)-6, IL-10 and cytokine-induced neutrophil chemoattractant (CINC)-1 levels, acute lung injury (ALI) and survival rates. METHOD: Four animal groups were used (SHAM, CLP, CLP+O2 and CLP+O3). SHAM animals were submitted solely to laparotomy. CLP group was submitted to cecal ligation and puncture. The other groups were submitted to CLP and received injections (i.p.) of the corresponding gas mixture every 12 hours during the observation period. The serum concentrations of IL-6, CINC-1 and IL-10 were determined by the enzyme-linked immunosorbent assay (ELISA). ALI was evaluated with pulmonary histology and quantitated by means of the Evans blue dye (EBD) lung leakage method. For survival analysis, animals were observed for 5 days. Values were expressed as means ± SEM or medians (P25; P75), according to the data distribution. A p<0,05 was considered significant.RESULTS: SHAM rats had the lowest levels of CINC-1 compared to all other groups (p<0,01). CLP+O3 group had lower levels of CINC-1 compared to CLP+O2 and CLP (p<0,05). SHAM IL-10 levels were the lowest compared to the 3 other groups (p=0,02). There were no differences between the other 3 groups (p=0,85). IL-6 was significantly lower for SHAM compared to all groups (p<0,001). CLP+O3 and CLP+O2 had lower levels when compared to CLP (p<0,01). Comparison between groups CLP+O3 and CLP+O2 showed no significant difference (p=0,54). Pulmonary histology score was lower for SHAM (p=0,02). The other groups presented no statistical difference when compared to each other (p=0,3). EBD lung leakage values were lower to CLP+O3 compared to CLP+O2 and CLP (p=0,02). SHAM group had the longest survival time (110±10h) compared to all other groups (p=0,002). CLP (57,3± 10,4h), CLP+O2 (71 ± 12,9h) and CLP+O3 (52,1 ± 8h), which did not show difference on survival compared to each other (p=0,4). CONCLUSION: In this rat model of sepsis, ozone therapy had a potential benefit in the modulation of inflammatory response and ALI, but no improvement on survival rates was observed.

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September 7–10, 2006 - InterContinental Hotel - Rio de Janeiro

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by the author(s)

Lupinacci, R.A.; Pedroso, M.A.; Souza, Y.L.M.S.; Almeida, B.S.

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D.O. SÃO LUÍS

Official Gazette of the City

YEAR XXXIII – SÃO LUÍS, 01/24/2013 | No. 17 | TODAY'S EDITION 24 Pages

MUNICIPAL SECRETARIAT OF GOVERNMENT

The MAYOR OF SÃO LUIS, in the exercise of his legal duties and following Article 91, Section I, paragraph "b" of the Municipal Organic Law,

RESOLVES

To APPOINT YGLÉSIO LUCIANO MOYSES SILVA DE SOUZA to the commissioned position, code DAS-1, as General Director of the Djalma Marques Municipal Hospital (Socorrão I).

PALÁCIO DE LA RAVARDIÈRE, SÃO LUÍS, January 7, 2013, 192nd year of Independence and 125th of the Republic.

Edivaldo de Holanda Braga Junior
Mayor

Rodrigo dos Santos Marques
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I, Marina Viana Silva, certify that I, a qualified translator fluent in both languages, have performed the professional translation of this document from Portuguese to English and that the following is an accurate and complete translation of the document.

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SECRETARIA MUNICIPAL DE GOVERNO

O PREFEITO MUNICIPAL DE SÃO LUIS, no uso de suas atribuições legais, e de acordo com o disposto no art. 91, inciso I, alínea "b" da Lei Orgânica do Município.

RESOLVE:

NOMEAR YGLÉSIO LUCIANO MOYSES SILVA DE SOUZA, para exercer o cargo em comissão, símbolo DAS-1, de Diretor Geral do Hospital Municipal Djalma Marques (Socorrão I).

PALÁCIO DE LA RAVARDIÈRE, EM SÃO LUÍS, 07 DE JANEIRO DE 2013, 192º DA INDEPENDÊNCIA E 125º DA REPÚBLICA.

Edivaldo de Holanda Braga Junior
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Rodrigo dos Santos Marques
Secretário de Governo

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RESOLVE:

NOMEAR ALEXANDRE AUGUSTO GOMES ALVES, para exercer o cargo em comissão, símbolo DAI-2, de Diretor da Divisão de Terapia Intensiva do Hospital Municipal Djalma Marques (Socorrão I).

PALÁCIO DE LA RAVARDIÈRE, EM SÃO LUÍS, 04 DE JANEIRO DE 2013, 192º DA INDEPENDÊNCIA E 125º DA REPÚBLICA.

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Secretário de Governo

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RESOLVE:

NOMEAR ANA CAROLINE RIBEIRO DA SILVA SERRA, para exercer o cargo em comissão, símbolo DAI-2, de Diretor da Divisão de Urgência de Adulto do Hospital Municipal Djalma Marques (Socorrão I).

PALÁCIO DE LA RAVARDIÈRE, EM SÃO LUÍS, 04 DE JANEIRO DE 2013, 192º DA INDEPENDÊNCIA E 125º DA REPÚBLICA.

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Secretário de Governo

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RESOLVE:

NOMEAR PATRICIA ABREU DE CASTRO, para exercer o cargo em comissão, símbolo DAI-2, de Diretor da Divisão de Urgência Pediátrica do Hospital Municipal Djalma Marques (Socorrão I).

PALÁCIO DE LA RAVARDIÈRE, EM SÃO LUÍS, 04 DE JANEIRO DE 2013, 192º DA INDEPENDÊNCIA E 125º DA REPÚBLICA.

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Secretário de Governo

Viver o Maranhão é descobrir o melhor da nossa terra.
CONHEÇA O TRABALHO DA ASSEMBLEIA LEGISLATIVA DO MARANHÃO

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Tagged Socorrão I , Yglésio Moyses Leave a Comment

Ministry of Health recognizes Yglésio Moyses' commitment to Socorrão I

Editorial Staff August 1, 2013

On the morning of this Wednesday, the 31st, a team from the Ministry of Health (MS) was at the Djalma Marques Municipal Hospital (Socorrão I) to carry out a new inspection.

The Ministry of Health's Network Coordinator, Alberto Fagundes, highlighted the improvements made by the City of São Luís to the physical and administrative structure of the health center.

Yglésio Moyses' work is recognized even by hospital patients

Yglésio Moyses' work is recognized even by hospital patients

Earlier this year, a technical team from the Ministry of Health visited the hospital to assess the conditions at the state's main public emergency hospital. At the time, improvements to Socorrão I were identified.

During this new team visit, just over six months later, the hospital's progress was recognized. ***"We saw significant progress in the structure of reception, social assistance, risk assessment, and other areas of the hospital,"*** stated Alberto Fagundes.

The general director of Djalma Marques Hospital, Yglésio Moyses, welcomed the news. ***"We're working very hard here at Socorrão I. Mayor Edivaldo Holanda Júnior and***

Secretary César Felix have provided all the necessary conditions to bring significant improvements to the population," he stated.

Advances also highlighted biometric patient registration, the installation of electronic medical records, new access for visitors to hospitalized patients, a better division of the yellow and red axis, among others.

The Ministry of Health's Network Coordinator also drew attention to the implementation of the endoscopy and laparoscopic surgery service, which will take place in the coming days.

Alberto Fagundes also checked and inspected the technical project that plans to increase the number of ICU beds at Socorrão I, which will have 22 beds.

"There is a significant change in patient care. One of the biggest problems was the separation of the red and yellow axis, where patients are classified according to the severity of their condition upon arrival at the hospital," said Alberto Fagundes.

Yglésio Moyses stated that the improvements cited by the Ministry of Health technician were the result of administrative and structural adjustments at the hospital, without requiring excessive expenditures. "With ongoing dialogue between the Socorrão I departments and the Health Department, we have improved the quality of our care for the population," he said.

Previous: Secretary secures salary increase for teachers in Buriticupu

Next: Sarney is doing well at night and remains hospitalized at the Sírio-Libanês hospital

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January 11, 2013, 3:36 PM - Updated January 11, 2013, 3:59 PM

Management of Socorrão I attributes lack of food to terminated contracts

In a statement, Yglesio Moyses says the situation is "exceptional and urgent." Contracts must be audited for signs of irregularities.

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The management of the Djalma Marques Municipal Hospital (Socorrão I) sent a clarification note to the press, early in the afternoon of this Friday (11), about the food donation campaign started by the Hospital director, Yglesio Moyses, through social media, in which he states that the food and materials provided on an emergency basis by the State Government have already run out and there has been no continuity of supply.

According to the note, "practically all contracts for the supply of food and supplies from the Municipal Health Department (Semus) are terminated or require an audit due to signs of irregularity, an extreme situation that requires a minimum legal period for its resolution."

learn more

- Director of 'Socorrão I' makes appeal for donations online in São Luís
- After an appeal, Hospital Socorrão I begins receiving donated food
- Mayor declares health emergency in São Luís

GOVERNO DO MARANHÃO
TRABALHANDO PARA TODOS

SES
Secretaria de Estado da Saúde

São Luís, Maranhão – Brazil

May 11, 2025

RE: Letter of Recommendation for Dr. Yglésio Luciano Moyses Silva de Souza in Support of EB1-A Petition

To Whom It May Concern,

My name is Tiago José Mendes Fernandes, and I am honored to write this letter in support of Dr. Yglésio Luciano Moyses Silva de Souza's petition under the EB1-A classification as an individual of extraordinary ability. As the current Secretary of Health for the State of Maranhão, I have had the opportunity to directly observe Dr. Souza's significant contributions to our public health system—spanning clinical practice, legislative leadership, and strategic policymaking.

Before assuming this position, I built a multidisciplinary career at the intersection of law, public administration, and healthcare governance. I hold a Master's Degree in Public Administration from the Instituto Brasiliense de Direito Público (IDP), as well as specializations in Administrative Law and Electoral Law from the same institution. I am a licensed attorney, professor of Law at UNDB (Dom Bosco University Center), and have previously served as Municipal Secretary of Health of São José de Ribamar (2017–2020) and State Secretary of Human Rights and Citizenship of Maranhão (2012–2014). This trajectory has provided me with a broad and practical understanding of the institutional frameworks that enable effective public service—especially in healthcare.

It is important to emphasize that my relationship with Dr. Yglésio Souza is entirely institutional. This letter does not arise from any personal connection, but rather from an impartial, evidence-based evaluation of his performance as a healthcare leader, legislator, and public servant. My recommendation is based solely on the measurable impact of his work and its relevance to public health outcomes in our state.

Dr. Souza is a highly regarded physician with a Ph.D. in Experimental Pathophysiology and has held key leadership roles within Maranhão's healthcare infrastructure. He served as Director of Djalma Marques Municipal Hospital (Socorrão I), one of the largest emergency and trauma centers in Northern and Northeastern Brazil. Under his leadership, the hospital expanded surgical capacity and intensive care access, significantly improving outcomes in a complex patient population.

Concurrently, he served two terms as a State Representative and chaired the Health Commission of the Legislative Assembly. In that role, he was instrumental in designing and passing policies that increased ICU capacity, strengthened mutirão (mass surgical efforts), and broadened access to high-complexity care across the state. His legislative proposals were consistently evidence-based, financially responsible, and aligned with the state's strategic public health objectives.

Dr. Souza's ability to bridge clinical expertise with health policy formulation and systems oversight has produced tangible improvements in Maranhão's health indicators. His work helped reduce elective surgery wait times, improve trauma response efficiency, and streamline care delivery in public hospitals.

Although his work has been centered in Brazil, the relevance of his experience is clearly translatable to international contexts. His leadership during the COVID-19 pandemic—including early advocacy for booster doses for vulnerable populations—demonstrated a strong commitment to evidence-based practice and public health protection.

In my professional opinion, Dr. Yglésio Souza meets and exceeds the standards of excellence required under the EB1-A extraordinary ability classification and would provide valuable contributions to any healthcare system worldwide.

Sincerely,

ASSINADO DIGITALMENTE
TIAGO JOSE MENDES FERNANDES
CPF
02724725301
SERPRO

Dr. Tiago José Mendes Fernandes
Secretary of Health – State of Maranhão
Address: Av. Carlos Cunha, s/n – Calhau, São Luís, MA, ZIP Code 65076-820 – Brazil
Phone: +55 (98) 3218-8749
Cell: +55 (98) 98407-9273
Email: tfernandes_16@hotmail.com
Website: https://www.saude.ma.gov.br/perfil-do-secretario/

UNIVERSITY HOSPITAL OF THE FEDERAL UNIVERSITY OF MARANHÃO
Rua Barão de Itapary, No. 227 – Centro District, São Luís/MA, ZIP Code 65020-070
- http://huufma.ebserh.gov.br

Declaration - SEI

Process No. 23523.016969/2025-65

Interested Party: Medical Residency Committee

We hereby declare, for curricular verification purposes, that **YGLÉSIO LUCIANO MOYSES SILVA DE SOUZA** carried out **PRECEPTORSHIP** activities for the Medical Residency Program in the specialty of **GENERAL SURGERY** at the University Hospital of the Federal University of Maranhão, from **November 3, 2014, to June 5, 2018**, having demonstrated good performance during this period.

São Luís, date of electronic signature.

Prof. Dr. Sebastião Barreto de B. Filho **Dr. Waston Gonçalves Ribeiro**
Vice-Coordinator of COREME/HU-UFMA *Supervisor of the General Surgery Residency Program*

Document electronically signed by **Waston Goncalves Ribeiro**, **Physician**, on 04/10/2025, at 1:57 p.m., official Brasília time, pursuant to Article 6, caput, of Decree No. 8.539, of October 8, 2015.

Document electronically signed by **Sebastião Barreto de Brito Filho**, **Head of the Medical Team**, on 04/10/2025, at 2:08 p.m., official Brasília time, pursuant to Article 6, caput, of Decree No. 8.539, of October 8, 2015.

The authenticity of this document can be verified at https://sei.ebserh.gov.br/sei/controller_external.php?acao=documento_conferir&id_orgao_acesso_externo=0, by entering the verification code **48586220** and CRC code **01495646**.

Reference: Process No. 23523.016969/2025-65 SEI No. 48586220

COREME - Medical Residency Commission
EBSERH - Empresa Brasileira de Serviços Hospitalares
HU-UFMA - University Hospital of the Federal University of Maranhão
SEDE - Electronic System for External Documents
SEI - Electronic Information System

I, Carolina Favero da Silva, certify that the professional translation of this document from Portuguese to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.



_____ Date: May 22, 2025.

HOSPITAL UNIVERSITÁRIO DA UNIVERSIDADE FEDERAL DO MARANHÃO
Rua Barão de Itapary, nº 227 - Bairro Centro, São Luís/MA, CEP 65020-070
- http://huufma.ebserh.gov.br

Declaração - SEI

Processo nº 23523.016969/2025-65

Interessado: Comissão de Residência Médica

Declaramos para fins de comprovação curricular, que **YGLÉSIO LUCIANO MOYSES SILVA DE SOUZA**, desenvolveu atividades de **PRECEPTORIA** do Programa de Residência Médica na especialidade de **CIRURGIA GERAL** do Hospital Universitário da Universidade Federal do Maranhão**,** no período de **03 de novembro de 2014 a 05 de junho de 2018,** tendo realizado um bom desempenho durante esse período.

São Luís, data de assinatura eletrônica.

Prof. Dr. Sebastião Barreto de B. Filho **Dr. Waston Gonçalves Ribeiro**
Vice-Coordenador da COREME/HU-UFMA *Supervisor do PRM em Cirurgia Geral*

Documento assinado eletronicamente por **Waston Goncalves Ribeiro**, **Médico(a)**, em 10/04/2025, às 13:57, conforme horário oficial de Brasília, com fundamento no art. 6º, caput, do Decreto nº 8.539, de 8 de outubro de 2015.

Documento assinado eletronicamente por **Sebastiao Barreto de Brito Filho**, **Presidente da Equipe**, em 10/04/2025, às 14:08, conforme horário oficial de Brasília, com fundamento no art. 6º, caput, do Decreto nº 8.539, de 8 de outubro de 2015.

A autenticidade deste documento pode ser conferida no site https://sei.ebserh.gov.br/sei/controlador_externo.php?acao=documento_conferir&id_orgao_acesso_externo=0, informando o código verificador **48586220** e o código CRC **01495646**.

Referência: Processo nº 23523.016969/2025-65 SEI nº 48586220

STATE OF MARANHÃO
LEGISLATIVE ASSEMBLY OF MARANHÃO
ESTABLISHED ON FEBRUARY 16, 1835
LEGISLATIVE DIRECTORATE

Memorandum No. 08/2025/DL

São Luis, April 23, 2025.

To the Honorable
DOCTOR YGLÉSIO MOYSÉS
State Deputy
Parliamentary Office
Present

Subject: Submission of Declaration – Participation in Standing Committees

Dear Deputy,

We hereby forward the **declaration issued by this Legislative Directorate** of the Assembly, as requested by Your Excellency through Official Letter No. 48/2025 – OFFICE OF DEPUTY DR. YGLÉSIO, dated April 14, 2025.

The referred declaration addresses your participation, as a full and alternate member, in the **Health Committee and the Committee on Human Rights and Minorities**, within the scope of the 19th and 20th Legislatures.

With no further matters for the moment, we renew our expressions of esteem and consideration.

Sincerely,

----//signature//----
Filipe Franco Santos
Legislative Director
Legislative Assembly of the State of Maranhão

STATE OF MARANHÃO
LEGISLATIVE ASSEMBLY OF MARANHÃO
ESTABLISHED ON FEBRUARY 16, 1835
LEGISLATIVE DIRECTORATE

DECLARATION

I hereby declare, for all due purposes, that the Honorable Deputy DOCTOR YGLÉSIO MOYSÉS participated in the following Standing Committees of the Legislative Assembly of the State of Maranhão, as detailed below:

1. Committee on the Defense of Human Rights and Minorities

• Served as President during the Second Legislative Session of the 19th Legislature (2020);
• Served as Full Member during the Third Legislative Session of the 19th Legislature (2021);
• Served as Full Member during the Second Legislative Session of the 20th Legislature (2024);
• Served as Rapporteur during the Second Legislative Session of the 19th Legislature (2020) - **13 reports**;
• Served as Rapporteur during the Third Legislative Session of the 19th Legislature (2021) - **4 reports**;
• Served as Rapporteur during the Second Legislative Session of the 20th Legislature (2024) - **3 reports**.

2. Health Committee

• Served as Full Member during the First Legislative Session of the 19th Legislature (2019);
• Served as Full Member during the Second Legislative Session of the 19th Legislature (2020);
• Served as Full Member during the Third Legislative Session of the 19th Legislature (2021);
• Served as Alternate Member during the Fourth Legislative Session of the 19th Legislature (2022);
• Served as Alternate Member during the Second Legislative Session of the 20th Legislature (2024);
• Served as Rapporteur during the First Legislative Session of the 19th Legislature (2019) - **14 reports**;
• Served as Rapporteur during the Third Legislative Session of the 19th Legislature (2021) - **9 reports**.

This declaration is issued at the request of the interested parliamentarian, based on official records of the Legislative Directorate.

São Luís, April 23, 2025.

----//signature//----
Filipe Franco Santos
Legislative Director
Legislative Assembly of the State of Maranhão

I, Carolina Favero da Silva, certify that the professional translation of this document from Portuguese to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.



Date: May 21, 2025.

ESTADO DO MARANHÃO
ASSEMBLEIA LEGISLATIVA DO MARANHÃO
INSTALADA EM 16 DE FEVEREIRO DE 1835
DIRETORIA LEGISLATIVA

Memorando nº 08/2025/DL

São Luís, 23 de abril de 2025.

Ao Exmo. Sr.
DOUTOR YGLÉSIO MOYSÉS
Deputado Estadual
Gabinete Parlamentar
Nesta

Assunto: Encaminhamento de Declaração – Participação em Comissões Permanentes

Senhor Deputado,

Encaminhamos, por meio deste, **declaração emitida por esta Diretoria Legislativa** desta Assembleia, conforme solicitado por Vossa Excelência por meio do Ofício nº 48/2025 – GAB. DEP. DR. YGLÉSIO, datado de 14 de abril de 2025.

A referida declaração trata de sua participação, na qualidade de membro titular e suplente, nas **Comissões de Saúde** e de **Defesa dos Direitos Humanos e das Minorias**, no âmbito das 19ª e 20ª Legislaturas.

Sem mais para o momento, renovamos protestos de estima e consideração.

Atenciosamente,

Filipe Franco Santos
Diretor Legislativo
Assembleia Legislativa do Estado do Maranhão

ESTADO DO MARANHÃO
ASSEMBLEIA LEGISLATIVA DO MARANHÃO
INSTALADA EM 16 DE FEVEREIRO DE 1835
DIRETORIA LEGISLATIVA

DECLARAÇÃO

Declaro, para os devidos fins, que o Senhor Deputado **DOUTOR YGLÉSIO MOYSÉS** participou das seguintes Comissões Permanentes da Assembleia Legislativa do Estado do Maranhão, nos termos abaixo:

1. Comissão de Defesa dos Direitos Humanos e das Minorias

- Exerceu a função de Presidente na Segunda Sessão Legislativa da 19ª Legislatura (2020);
- Atuou como Membro Titular na Terceira Sessão Legislativa da 19ª Legislatura (2021);
- Atuou como Membro Titular na Segunda Sessão Legislativa da 20ª Legislatura (2024);
- Atuou como Relator na Segunda Sessão Legislativa da 19ª Legislatura (2020) – **13 relatorias**;
- Atuou como Relator na Terceira Sessão Legislativa da 19ª Legislatura (2021) – **4 relatorias**;
- Atuou como Relator na Segunda Sessão Legislativa da 20ª Legislatura (2024) – **3 relatorias**.

2. Comissão de Saúde

- Atuou como Membro Titular na Primeira Sessão Legislativa da 19ª Legislatura (2019);
- Atuou como Membro Titular na Segunda Sessão Legislativa da 19ª Legislatura (2020);
- Atuou como Membro Titular na Terceira Sessão Legislativa da 19ª Legislatura (2021);
- Atuou como Membro Suplente na Quarta Sessão Legislativa da 19ª Legislatura (2022);
- Atuou como Membro Suplente na Segunda Sessão Legislativa da 20ª Legislatura (2024);
- Atuou como Relator na Primeira Sessão Legislativa da 19ª Legislatura (2019) – **14 relatorias**;
- Atuou como Relator na Terceira Sessão Legislativa da 19ª Legislatura (2021) – **9 relatorias**.

A presente declaração é firmada a pedido do parlamentar interessado, com base em registros oficiais da Diretoria Legislativa.

São Luís, 23 de abril de 2025.

Filipe Franco Santos
Diretor Legislativo
Assembleia Legislativa do Estado do Maranhão

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APR 02

April 2, 2025

Hospital Socorrão I receives national recognition for excellence in the ICU

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São Luís celebrates a historic milestone in public health. Djalma Marques Municipal Hospital (Socorrão I) has been recognized as one of the most efficient ICUs in Brazil, becoming the first unit in the municipal network to receive this certification. The seal was granted by the Brazilian Association of Intensive Care Medicine (AMIB) and Epimed Solutions, institutions that evaluate quality and performance criteria in Intensive Care Units nationwide.

Health Secretary Ana Carolina Mitri highlighted the importance of this recognition, which culminates work begun three years ago with the implementation of a quality plan for the ICU.

"Today, we've achieved a dream that began three years ago, when we launched our quality plan. For the first time, an ICU in the municipal network has received this seal. In Maranhão, only the Carlos Macieira and UDI hospitals had previously been recognized. Now, Socorrão I joins this select group, an achievement that reinforces our commitment to excellence in public care."

The secretary also emphasized that this achievement is not only due to technology or investments in cutting-edge equipment, but mainly to the daily efforts of health professionals.

"A certified ICU isn't just about technology or expensive resources, but also about committed people. This seal belongs to each professional who tirelessly dedicates themselves to ensuring quality, safety, and continuous process improvement within the unit," emphasized the head of Semus.

The certification is the result of a collaborative effort involving doctors, nurses, physiotherapists, a multidisciplinary team, and the hospital management, who have always believed in and supported this project.

With this recognition, São Luís reinforces its position on the national stage as a reference in public health, guaranteeing increasingly qualified care to the population.

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HU-UFMA achieves 100% compliance in patient safety practices

published : 04/17/2025 09:09 , last modified : 04/17/2025 16:48



The UFMA University Hospital (HU-UFMA), affiliated with the Brazilian Hospital Services Company (Ebserh), achieved 100% compliance with patient safety practices, according to the "Report of the National Assessment of Patient Safety Practices: Hospitals with Intensive Care Units (ICU) - 2024." The Report, released by the National Health Surveillance Agency (Anvisa) on April 7, 2025, presents the results of the assessment carried out in 2024. The assessment is carried out annually on a voluntary basis, observing the compliance of hospital institutions with patient safety practices, meeting Anvisa regulations.

For the third consecutive year, HU-UFMA is mentioned in the report for high compliance in the "Hospital with ICU" category, achieving 100% compliance. For Sirlei Garcia Marques, head of the Quality Management Department at HU-UFMA, the result reflects the excellence of the service provided to the community. "We are very pleased with this result, as the HU-UFMA team has always acted with seriousness and commitment to Quality and Patient Safety. This achievement is the result of a collective effort. The evaluation represents an opportunity to demonstrate, in practice, the institution's entire organization, demonstrating compliance with all requirements – from staff training to monitoring safety protocols."

HU-UFMA Superintendent Joyce Santos Lages emphasizes the importance of this achievement and emphasizes that results like this are the result of collaborative work: "We have a committed team th[illegible] with excellence and aligns with institutional guidelines, especially in actions focused on patient safety and

care. Management thanks all professionals for their continued commitment and dedication, which were crucial to achieving this result."

About Anvisa's assessment

The National Assessment of Patient Safety Practices is an initiative coordinated by Anvisa (National Health Regulatory Agency) in partnership with states and municipalities. It annually assesses patient safety indicators in hospitals with Intensive Care Units (ICUs). Implemented for nearly ten years by the National Health Surveillance System (SNVS), the assessment aims to promote risk management, strengthen a culture of safety, and improve the quality of care in healthcare services.

The participation of hospitals with ICUs, through electronic forms, is essential, as is the work of the Patient Safety Centers (NSP) and Infection Control Committees. The assessment is based on Anvisa regulatory standards, such as RDCs No. 63/2011 and No. 36/2013, and is aligned with the Integrated Plan for Patient Safety Management (2021-2025) and the National Program for the Prevention and Control of Healthcare-Associated Infections (PNPCIRAS).

The 2024 report presents hospital participation rates, key findings from on-site assessments conducted by health surveillance agencies, the level of implementation of safety practices, and comparisons with previous years. It also includes regional and state-level charts, as well as a list of the most compliant hospitals. The publication aims to provide data transparency, enabling healthcare managers and professionals to use the information to improve actions at all levels of the healthcare system.

About Ebserh

HU-UFMA has been part of the Ebserh Network since 2013. Associated with the Ministry of Education (ME[illegible] Ebserh was created in 2011 and currently manages 41 federal university hospitals, supporting and advancing their activities through excellent management. As hospitals affiliated with federal universities, these units have specific characteristics: they serve patients of the Unified Health System (SUS) while also supporting the training of healthcare professionals and the development of research and innovation.

By: HU-UFMA

Review: Jáder Cavalcante

GENERAL

BACK TO TOP

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MANAGEMENT

HU-UFMA is among the hospitals in the Ebserh Network with high compliance in patient safety

Report from the National Health Surveillance Agency considered data related to 21 quality items

published : 06/07/2023 09:04 , last modified : 06/07/2023 21:27



The UFMA University Hospital (HU-UFMA), a member of the Ebserh Network, is among the Brazilian hospitals that achieved a high compliance rating in patient safety, according to a report by the National Health Surveillance Agency (Anvisa), released in May of this year and referring to data collected in 2022.

Twenty-one items were analyzed, such as the established Patient Safety Center, the protocol for pr[illegible] falls and pressure injuries implemented, in addition to the monthly monitoring of indicators of compliance with

patient safety protocols.

"We underwent a rigorous self-assessment process, in which we were very meticulous, and the external audit validated our submitted work, achieving a 95% compliance rate and positioning ourselves among the high-performing institutions in patient safety in Intensive Care Units in the state," emphasized Sirlei Marques, head of the Quality Management Department at HU-UFMA. "This recognition makes us very happy and motivated to continue working toward increasingly better results," she noted.



Compliance with indicators

The National Assessment of Patient Safety Practices is a regulatory practice adopted by the National Health Surveillance System (SNVS) since 2016, to verify compliance with patient safety practice indicators by health services with intensive care unit (ICU) beds.

In addition to filling out forms to certify compliance with the requirements with appropriate documentary evidence, there were in-person visits by evaluation teams to selected hospital units.

Read the full Anvisa report

About the Ebserh Network

The UFMA University Hospital (HU-UFMA) has been part of the Ebserh Network since 2013. Linked to the Ministry of Education (MEC), Ebserh was created in 2011 and currently manages 41 federal university hospitals, supporting and promoting their activities through excellent management.

As hospitals affiliated with federal universities, these units have specific characteristics: they serve patients of the Unified Health System (SUS) while supporting the training of health professionals and the development of research and innovation.

By: HU-UFMA

Review: Jáder Cavalcante

HU-UFMA is the second most praised public institution by the federal executive branch

Of the top ten places in the CGU's praise ranking, seven are units of the Ebserh Network.

published : 05/01/2022 15:14 , last modified : 05/01/2022 20:09



Once again, the Federal University of Mato Grosso University (HU-UFMA), affiliated with the Brazilian Hospital Services Company (Ebserh), is among the top-ranked institutions in Brazil's federal executive branch, a ranking initiated by the Comptroller General of the Union (CGU). With 619 accolades throughout 2021, HU-UFMA ranked second.

From January 1 to December 31, 2021, the Federal Administration received 9,181 compliments from users of public services across 320 federal institutions. During the same period, the Ebserh Network received more than half of the compliments from the Federal Executive branch, with the Ombudsman's Offices receiving 4,842 (52.7%). Of the top ten compliments, seven are Ebserh Network units.

The Resolveu? panel is a tool that gathers information on ombudsman complaints (complaints, suggestions, requests, complaints, compliments, and requests for simplification) that the Public Administration receives daily through the e-Ouv system. The application allows you to search, examine, and compare indicators quickly, dynamically, and interactively.

Created by the Comptroller General's Office (CGU), the panel aims to increase transparency and provide data that assists managers and citizens in exercising oversight through social participation.

According to Ebserh's General Ombudsman, Savana Dantas, public ombudsman offices typically deal more with dissatisfaction. "Therefore, when an institution like Ebserh, which deals with health and education, manages to achieve more than 50% of all compliments registered among more than 300 institutions, it's a sign of a difference. The Ebserh Network's 2021 results crown a year of serious work, extensive training, and, above all, networking," she concluded.

The 39 Ombudsman Offices of the Ebserh-MEC Network units form the National Network of Ombudsman Offices of Federal University Hospitals (RNOHUF).

This recognition establishes the institution as one of the most highly regarded by both internal and external stakeholders. The praise mostly relates to patient satisfaction with the care provided, specifically with the care provided by healthcare professionals in the wards during patient admissions.

HU-UFMA's substitute ombudsman, Larissa Nayara de Oliveira, reinforces the importance of this result as positive feedback on the service provided by the hospital. "HU-UFMA's performance in the ranking of the Comptroller General of the Union, as the second most praised federal institution in the country, was possible thanks to the dedication of each professional who carries out their activities daily, always seeking excellence in service, as they recognize the importance of their work in the health and life of each user who seeks the services offered by this hospital."

She adds that the Ombudsman's Office has received praise from a wide range of sectors, both in person from users themselves and through the Complaint Boxes located throughout the hallways, via email, and directly the Fala.Br platform. "All of these efforts make the community feel increasingly welcomed by HU-UFMA, generating recognition. This has led more and more people to contact the Ombudsman's Office to express their satisfaction by expressing their appreciation for the institution's excellent work."

Superintendent Joyce Santos Lages congratulated all employees for their commitment and dedication to patient care. "This result is a spontaneous reflection of the qualified and humanized care provided at our hospital. We are very happy and relieved to know we are on the right track."

Find out more at:

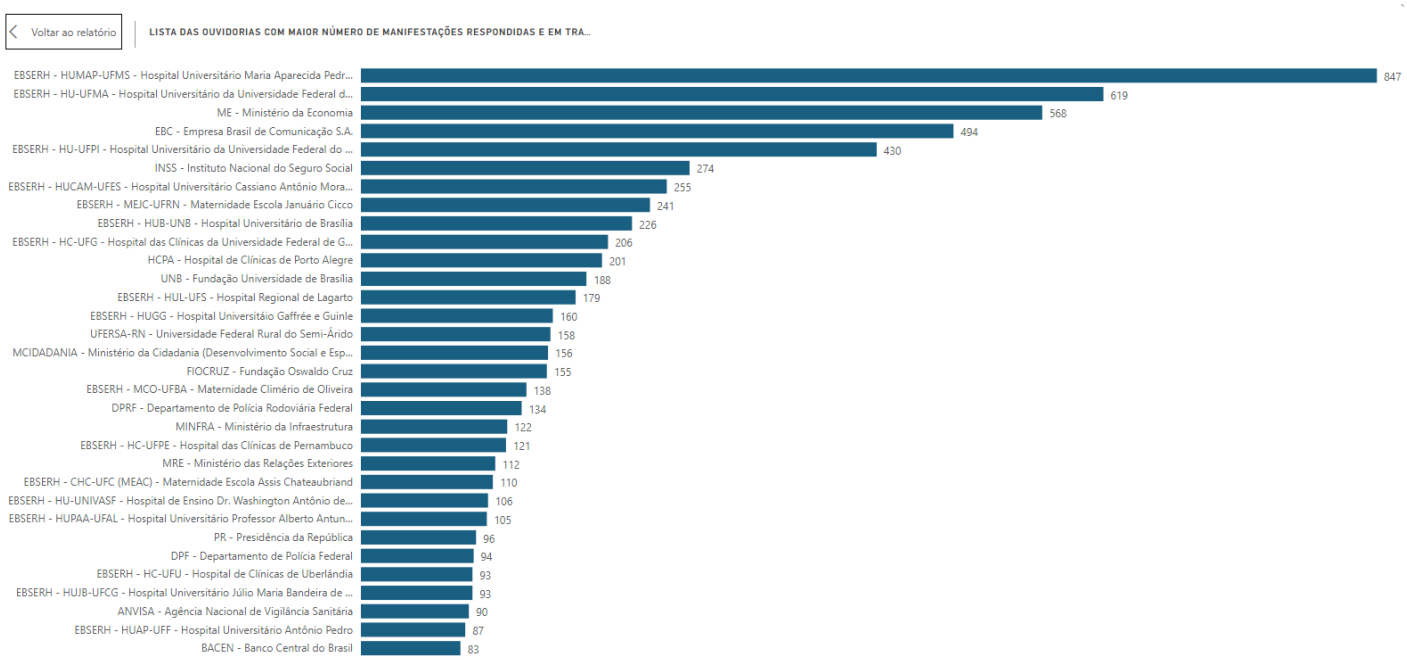
Speak.BR

Panel Solved?

About Ebserh

Since January 2013, HU-UFMA has been affiliated with Ebserh, a state-owned institution linked to the Ministry of Education that currently manages 40 federal university hospitals. The goal, in partnership with the universities, is to improve public health services through the Unified Health System (SUS) and promote teaching and research at affiliated units.

The body, created in December 2011, is also responsible for managing the National Program for the Restructuring of Federal University Hospitals (Rehuf), which includes actions in the 50 existing units in the country, including those not affiliated with Ebserh.



By: HUUFMA

Review: Jáder Cavalcante

GENERAL

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TRANSPARENCY

HU-UFMA is the sixth Federal institution with the greatest active transparency in the country

The ranking released by the CGU evaluated information made available online by all institutions of the Federal Executive Branch

Published on September 30, 2020, at 3:27 PM Updated on October 16, 2020, at 4:27 PM



The Federal University of Maranhão (UFMA) University Hospital, affiliated with the Brazilian Hospital Services Company (HU-UFMA/Ebserh), is among the six institutions in the Federal Executive Branch with the highest active transparency out of a total of 300 institutions evaluated. Among the hospitals in the Ebserh Network, HU-UFMA ranked third, and among the Federal institutions in Maranhão, it ranked first, reaffirming the administration's commitment to information transparency for society as a whole. The ranking was released by the Comptroller General's Office (CGU), the agency responsible for monitoring the implementation of Law No. 12,527/2011 (Access to Information Law - LAI). The agency does so through the Active Transparency System (STA), a tool that Federal Executive Branch agencies and entities must comple

To prioritize compliance with these recommendations and the speed of information updates on the institutional website, a working group was created specifically to address these issues. The group is comprised of HU-UFMA's ombudsman, Pedro Germano Neto; Álvaro Andrade, head of the Planning Unit; and Danielle Morais, journalist from the Social Communications Unit. The group held in-person and online meetings and continued its activities even during the novel coronavirus pandemic, delivering excellent results, as evidenced by the 97.92% completion of the items by the STA filing deadline. Of the 49 active transparency items assessed, 47 met the requirements.

Ainda em março, quando o processo de organização das informações no site foi iniciado, o HU-UFMA ocupava a 152º posição no ranking, com 14,29% de itens cumpridos, 18,37% de cumpridos parcialmente e 67,35% que não estavam de acordo. O ouvidor Pedro Germano Neto, destaca a importância do trabalho desenvolvido e o impacto positivo dessa transparência para a melhoria da gestão "A transparência, apesar de um requisito legal a ser cumprido, é uma estratégia de gestão que facilita o fluxo informacional e o controle das prestações de serviços. Toda a equipe está de parabéns, pois mesmo em meio à pandemia, conseguiu-se evoluir consideravelmente, em relação à transparência ativa no HU-UFMA" ressaltou ele.

Esse resultado positivo só foi possível graças ao empenho de toda uma equipe e principalmente da Gerência Administrativa e dos setores ligados a ela, responsáveis por fornecer boa parte dos dados que precisavam ser disponibilizados de forma transparente e de fácil acesso a todos.

O gerente de Administração, Eurico Santos Neto, reforça que o resultado demonstra a maturidade da gestão administrativa e financeira do HU-UFMA. "As informações administrativas precisam ser coletadas em sistemas gerenciais do hospital, bem como em sistemas públicos financeiros que buscam garantir a efetividade e eficiência com a qual gerimos os recursos. Não é fácil consolidar essas informações, uma vez que elas estão distribuídas em vários sistema Hoje, conseguimos mostrar pelo site de forma atualizada dados de contratos, de execução orçamentária, financeira, entre outros, além do painel financeiro elaborado pela sede, que demonstra todo o andamento administrativo e financeiro, em vários aspectos, fazendo também a comparação com outros anos. Tudo isso demonstra uma maturidade de gestão, de transparência e de responsabilidade com o recurso público".

Para o reitor da Universidade Federal do Maranhão - UFMA, Natalino Salgado Filho, é motivo de grande júbilo ter uma das unidades da universidade nessa colocação. "O Hospital Universitário é o maior centro de extensão da UFMA, responsável pela formação de milhares de estudantes da área da saúde. Perceber que essa grandiosa missão de educar, ensinar e tratar os pacientes do SUS está aliada a um esforço exitoso de gestão é muito gratificante. O HU, possui uma cultura de décadas de boas práticas de gestão que se aprimora a cada dia, sempre em sintonia com os órgãos de auditoria federal. A transparência dos nossos processos é exemplar, o reconhecimento pelos órgãos de controle ratifica essa tradição".

A superintendente do HU-UFMA, Joyce Santos Lages, afirmou que o resultado foi fruto de um esforço coletivo e parabenizou a equipe pelo trabalho desenvolvido. "Não medimos esforços e evoluímos muito em todos os quesitos recomendados pelos órgãos de controle, esse resultado nos dá ânimo para continuarmos trabalhando e não só manter, mas melhorar ainda mais, pois isso reforça o nosso compromisso com cada usuário da nossa instituição e com toda a sociedade", disse ela.

A LAI estabelece que as informações de interesse coletivo ou geral devem ser divulgadas pelos órgãos públicos, espontânea e proativamente, independentemente de solicitações. Além disso, no art. 8º prevê um rol mínimo de dados

que os órgãos e entidades devem, obrigatoriamente, divulgar nas suas páginas oficiais na internet, no menu "Acesso à Informação". Diante disso, a equipe do HU-UFMA trabalhou para atender a todas essas exigências.

Para conferir os dados do ranking e outras informações do Painel "Lei de Acesso à Informação" clique no link: http://paineis.cgu.gov.br/lai/index.htm

Sobre a Ebserh

Desde janeiro de 2013, o HU-UFMA é filiado à Ebserh, estatal vinculada ao Ministério da Educação que administra atualmente 40 hospitais universitários federais. O objetivo é, em parceria com as universidades, aperfeiçoar os serviços de atendimento à população, por meio do Sistema Único de Saúde (SUS), e promover o ensino e a pesquisa nas unidades filiadas.

O órgão, criado em dezembro de 2011, também é responsável pela gestão do Programa Nacional de Reestruturação dos Hospitais Universitários Federais (Rehuf), que contempla ações nas 50 unidades existentes no país, incluindo as não filiadas à Ebserh.

Por Danielle Morais

Compartilhe:

HU-UFMA stands out in international ranking.

The hospital ranked 1st in Brazil in the Scholar indicator (which evaluates the numb of papers and citations for each academic domain) and 11th overall in the national ranking.

Published on 21/02/2017 at 2:18 PM Updated on 12/05/2017 at 2:48 PM



The University Hospital of the Federal University of Maranhão (HU-UFMA), linked to the Brazilian Hospital Services Company (Ebserh), is among the best health institutions in terms of commitment to disseminating content on the internet about academic production, institutional information and services, according to the results of the latest research published by *Webometric Ranking (Web of World Hospitals)* .

HU-UFMA holds the 1st position in Brazil in the *Scholar* indicator (which evaluates the number of papers and citations for each academic domain) and the 11th position overall in the national ranking. Among hospitals in Latin America, the hospital is in 29th place.

The research highlights the ease with which this information is accessed or located by internet users, including individuals and legal entities that aim to facilitate access to this data for all interested parties. The objective is to provide motivation for researchers worldwide to publish scientific content on the Web, making it available to the scientific community.

The ranking is an initiative of the Cybermetrics Lab, a research group of the *Center for Information and Documentation (CINDOC)* , which is part of the *National Research Council (CSIC)* , the largest public research body in Spain. The Cybermetrics Lab is dedicated to the quantitative analysis of the Internet and web content, especially those related to processes of generating and communicating academic scientific knowledge.

Para a superintende do HU-UFMA, Joyce Santos Lages, o destaque é resultado de um intenso trabalho que vem sendo realizado ao longo dos anos no HU-UFMA, onde a preocupação com uma assistência à saúde aliada a um ensino de qualidade, sempre fez com que o incentivo à produção científica a ao compartilhamento de conhecimento fosse uma prioridade na instituição. Para ela, esse reconhecimento só foi possível a partir do investimento implementado pelo Governo Federal e de um trabalho coletivo do corpo técnico da instituição.

O objetivo do Ranking é promover as publicações Web por hospitais, avaliando o comprometimento na distribuição eletrônica dessas organizações e lutar contra a divisão digital acadêmica. O Ranking está medindo o volume, visibilidade e impacto das páginas web publicadas pelos hospitais, com ênfase especial em produção científica (papéis, contribuições em conferências, pre-impressões, monografias, teses, relatórios) mas também levando em consideração outros materiais (cursos, seminários ou documentação de Workshop, bibliotec digitais, bancos de dados, multimídia, páginas pessoais) e o material gerado na instituição, seus departamentos, grupos de pesquisas ou serviços de suporte e pessoas trabalhando e fazendo uso dos cursos.

Ebserh

A Empresa Brasileira de Serviços Hospitalares (Ebserh), estatal vinculada ao Ministério da Educação, administra atualmente 39 hospitais universitários federais. O objetivo é, em parceria com as universidades, aperfeiçoar os serviços de atendimento à população, por meio do Sistema Único de Saúde (SUS), e promover o ensino e a pesquisa nas unidades filiadas. O órgão, criado em dezembro de 2011, também é responsável pela gestão do Programa Nacional de Reestruturação dos Hospitais Universitários Federais (Rehuf), que contempla ações nas 50 unidades existentes no país, incluindo as não filiadas à Ebserh.

Compartilhe:

Search...

History



Examining the history of the Legislative Assembly of the State of Maranhão is, above all, taking a beautiful journey through time and contemplating important episodes in the life of the nation and the State, which marked the country's politics, from the First Empire until reaching the notion of democracy that we have today, whose fundamental principle is the idea that power emanates from the people and is exercised in their name.

The most distant example of this, linked to the state parliament, dates back to the first Brazilian Constitution of 1824, granted by Dom Pedro I, which created the General Councils of the Provinces (at that time, states and municipalities did not yet exist). These bodies lacked legislative powers, but they were responsible for developing projects of specific interest to the region, according to the degree of urgency and need.

Although the Magna Carta came into effect in 1824, the General Council of the Province was only established in Maranhão on December 1, 1829, in one of the upper rooms on the right side of the Main Chapel of the Cathedral, where the Episcopal Palace stands today, in Pedro II Square. The councilors, numbering 21, could not be under 25 years of age.

The General Council of the Province existed for six years, ceasing its activities in 1835 to make way for the Provincial Legislative Assembly, which would last until 1889. With the Assembly came the emergence of provincial deputies. They were elected in two rounds. Their terms were two years. Legislative sessions lasted only two months.

A dedicated building for the Legislative Assembly, which still operated in the Consistory of the Cathedral, was a topic of debate for over half a century. It wasn't until 1885 that the seat of power shifted to the building on Rua do Egito in São Luís's Historic Center, where the Assembly remained for 123 years, with the exception of brief hiatuses when it operated in the Benedito Leite Library and the São Luís City Council due to architectural renovations.

With the coup that overthrew the imperial regime and established the Republic in 1889, the provincial councils began to be called State Congresses. At this stage in history, it is worth noting that the Maranhão Congress, which had emerged under the Republic, indirectly elected the state's first governor, José Lourenço de Sá Albuquerque, who months later would be deposed in an opposition maneuver led by Representative Benedito Leite, with the support of the Army.

From then on, a series of events altered the notion of national identity. Coups and constitutional revisions set the tone for the 20th century, leading to a series of closures and reopenings of the Maranhão Legislative Assembly. The last major upheaval occurred with the 1964 deposition of President João Goulart, which had a profound impact on the Maranhão State Legislative Assembly, resulting in the revocation of mandates, arrests, and threats of torture. In 1984, during the election of state delegates who would vote in the Electoral College to choose President João Figueiredo's successor, the Assembly also experienced moments of unrest, with the presence of security guards armed with machine guns and rifles on its premises, a story that ended up making the front pages of major newspapers and major television networks.

PROTAGONISTS

In these 197 years (1825-2022) of activities, the state parliament had among its members historical figures of recognized intelligence, such as João Lisboa, Sotero dos Reis, Odorico Mendes, Benedito Leite, Genésio Rego, Tarquínio Lopes, Barbosa

de Godois, Viveiros de Castro, Domingos Barbosa, Dunshee de Abranches, Viriato Corrêa, Lino Machado, Rosa Castro, Zuleide Bogéa, Fernando Viana, Orlando Leite and Erasmo Dias, among others.

It is also worth highlighting the names of those who have held the position of president of the Assembly, some of recognized intellectual value and undeniable political articulation skills, others due to the historical events that occurred during their administration. This group includes Dom Marcos Antônio de Sousa (1840-42), a theologian, representative of the courts of Lisbon, and an internationally renowned intellectual; Luís Antônio Vieira da Silva (1860-61), holder of the title of Viscount and author of the book History of the Independence of Maranhão; and Gentil Homem de Almeida Braga (1864-65), a public prosecutor, magistrate, journalist, poet, and prose writer, author of Between Heaven and Earth.

Also part of this select club are Augusto Olímpio Gomes de Castro (1877), jurist, lawyer, senator of the Empire, president of the Province of Maranhão, member of the Maranhão Academy of Letters and the Federal Supreme Court; Benedito Pereira Leite (1898-1900), political leader and governor of Maranhão; Genésio Euwaldo de Moraes Rego (1926-1930), doctor, secretary of State of Maranhão, vice-governor, federal deputy and senator, last president of the Legislative Congress, abolished with the coup d'état of 1930.

NEW CHAPTER

The 1930 coup d'état opened a new chapter in the history of the state parliament. The Legislative Branch took on the name of the Assembly, a model that has endured to this day.

From this period, it is worth mentioning among its presidents Ivar Saldanha (52-53, 55-57, 71-73, 81), who in addition to being a deputy was mayor of São Luís and governor of Maranhão; Alexandre Costa (61-61), deputy and senator of the Republic; Freitas Diniz (61-62), federal deputy and icon of democratic resistance; Osvaldo Nunes Freire (66, 68), governor of Maranhão; Enoc Vieira (79-81), from whose administration the first History books of the Assembly date; Ricardo Murad (87-89), expanded the real estate assets and restored three colonial buildings attached to the main building.

Manoel Ribeiro (1993-2003) remained at the helm of the Assembly for the longest uninterrupted period of time. Carlos Alberto Milhomem (2003-2004) had as a landmark of his administration the approval of the Code of Ethics and Parliamentary Decorum, the new Internal Regulations and the service order for the construction of the new Legislative building.

João Evangelista also chaired the Board of Directors of the State Legislative Assembly for four years (2005-2007 and 2007-2009). He distinguished himself with his innovative approach to democratizing information, significantly expanding the state legislature's communication channels with the public. Regular sessions and public hearings began to be broadcast live and in real time online.

The approval of the Position, Career, and Salary Plan for civil servants, the establishment of the Legislative School, and the construction and inauguration of the state-of-the-art legislative headquarters at Sítio do Rangedor, Cohafuma, were important milestones in Evangelista's administration. The new headquarters remains known as Palácio Manoel Bequimão, the same name it had at its previous location in the Historic Center of São Luís.

Marcelo Tavares (2009-2011) implemented the State Legislature's Transparency Portal, a tool through which society can monitor the Parliament's budget execution. Another important achievement for the administration was the launch of the Assembly TV channel, which broadcasts plenary sessions, as well as the activities carried out by the institution and its representatives.

Arnaldo Melo presided over the Legislative Assembly for four consecutive years (2011/2012 and 2013/2014), with the main role of his administration being to bring the State Legislature closer to the Municipal Chambers through the Legislative Integration Journey.

It was also during Arnaldo Melo's administration that the Assembly gained the Communications Complex, the most modern TV, radio, and news agency structure in Maranhão, housed in a three-story building with cutting-edge technology. TV Assembleia, previously a closed-circuit TVN channel (17), began broadcasting its programming on open-channel TV (51.2) via the TV Senado signal.

In February 2015, deputy Humberto Coutinho (PDT) was elected president of the Legislative Assembly for the 2015/2016 biennium and re-elected, unanimously by his peers, for the 2017/2018 biennium.

Due to an aggressive cancer, Humberto Coutinho had his political career interrupted on January 1, 2018. And on January 4, in a discreet ceremony, deputy Othelino Neto was officially sworn in as President of the Legislative Assembly.

On February 1, 2023, state deputy Iracema Vale (PSB) was unanimously elected the first female president of the Legislative Assembly of Maranhão for the 2023/2024 biennium.

The current Board of Directors is constituted as follows: Iracema Vale (President), Rodrigo Lago (1st Vice-President), Arnaldo Melo (2nd Vice-President), Fabiana Vilar (3rd Vice-President), Andreia Martins Rezende (4th Vice-President), Antônio Pereira (1st Secretary), Roberto Costa (2nd Secretary), Osmar Filho (3rd Secretary) and Guilherme Paz (4th Secretary).



Manuel Beckman Palace
Jerônimo de Albuquerque Avenue
Rangedor Farm - Calhau
São Luis - Maranhão - Zip Code: 65071-750
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FILE

Monday to Friday from 8am to 6pm

PLENARY SESSIONS

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History

History of the Maranhão State Legislative Assembly

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most distant history of the state parliament dates back to the first Brazilian Constitution of 1824, granted by Dom Pedro I, which created the General Councils of the Provinces (at that time, states and municipalities did not yet exist). These structures lacked legislative powers, but they were responsible for developing projects of specific interest to the region, according to the degree of urgency and need.

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The current Board of Directors is as follows: Othelino Neto (President), Glalbert Cutrim (1st Vice-President), Detinha (2nd Vice-President), Dr. Thaiza Hortegal (3rd Vice-President), Roberto Costa (4th Vice-President), Andreia Martins Resende (1st Secretary), Dr. Cleide Coutinho (2nd Secretary), Pará Figueiredo (3rd Secretary) and Daniella Tema (4th Secretary).

Institutional

Access

History

Function and Definition

Internal Regulations

Ombudsman / SIC

Organizational chart

Service

Jerônimo de Albuquerque Avenue, s/n - Rangedor Farm São Luís, MA

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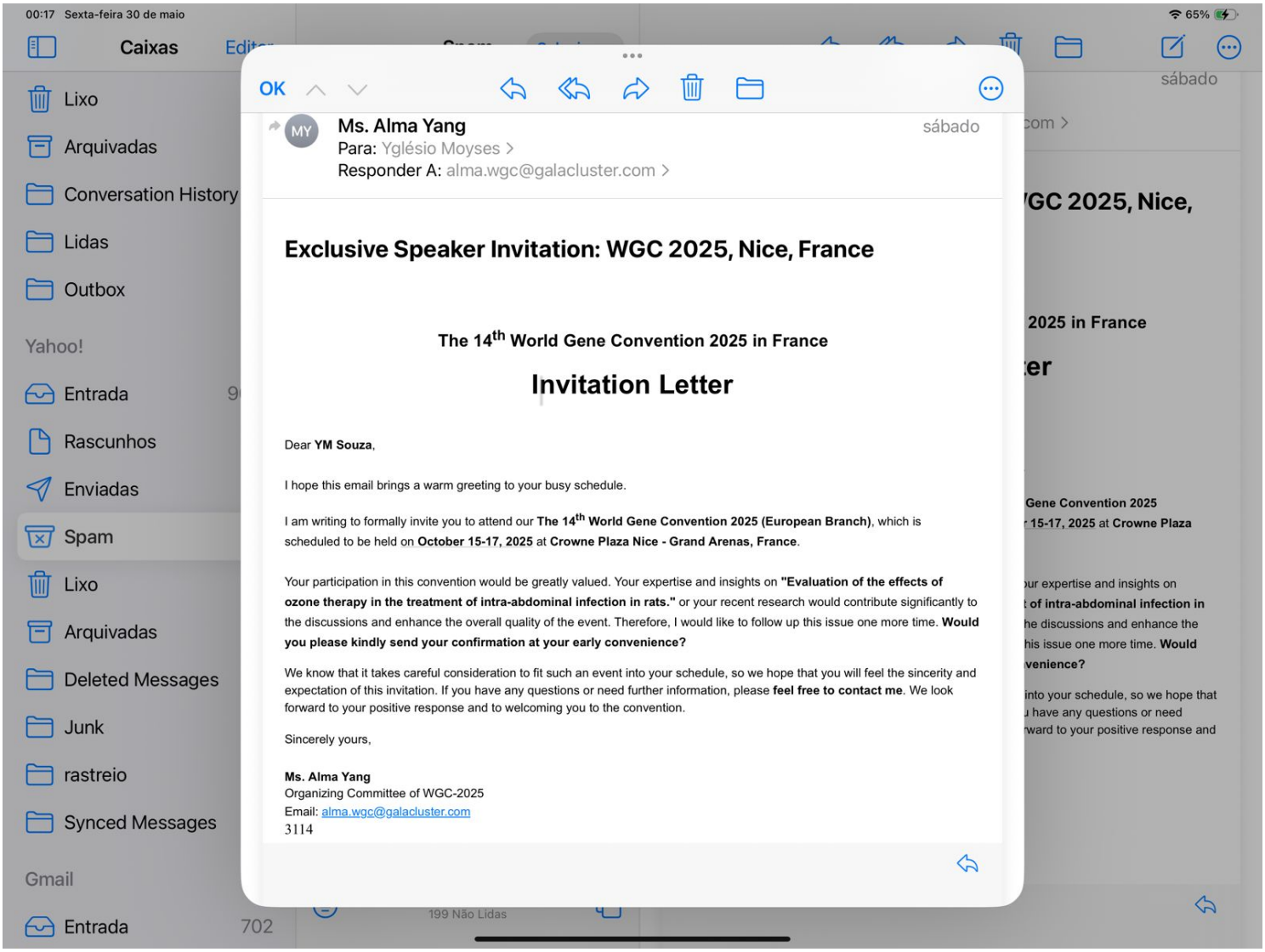
Opening hours: Monday to Friday from 8am to 6pm

Plenary Sessions

Monday: from 4pm

Tuesday to Thursday: from 9:30 am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Caixas
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Entrada
Rascunhos
Enviadas
Spam
Lixo
Arquivadas
Deleted Messages
Junk
rastreio
Synced Messages
Gmail
Entrada 702
OK
MY
Ms. Alma Yang
sábado
Para: Yglésio Moyses >
Responder A: alma.wgc@galacluster.com >
Exclusive Speaker Invitation: WGC 2025, Nice, France
The 14th World Gene Convention 2025 in France
Invitation Letter
Dear YM Souza,
I hope this email brings a warm greeting to your busy schedule.
I am writing to formally invite you to attend our The 14th World Gene Convention 2025 (European Branch), which is scheduled to be held on October 15-17, 2025 at Crowne Plaza Nice - Grand Arenas, France.
Your participation in this convention would be greatly valued. Your expertise and insights on "Evaluation of the effects of ozone therapy in the treatment of intra-abdominal infection in rats." or your recent research would contribute significantly to the discussions and enhance the overall quality of the event. Therefore, I would like to follow up this issue one more time. Would you please kindly send your confirmation at your early convenience?
We know that it takes careful consideration to fit such an event into your schedule, so we hope that you will feel the sincerity and expectation of this invitation. If you have any questions or need further information, please feel free to contact me. We look forward to your positive response and to welcoming you to the convention.
Sincerely yours,
Ms. Alma Yang
Organizing Committee of WGC-2025
Email: alma.wgc@galacluster.com
3114
199 Não Lidas

THIAGO DIAZ
ADVOGADOS ASSOCIADOS

Thiago Roberto Morais Diaz
Federal Counselor – Brazilian Bar Association (OAB)
Former President of the Maranhão State Chapter – OAB
Attorney – OAB/MA No. 7.614
thiago@thiagodiaz.adv.br

May 6, 2025

To Whom It May Concern,

It is with professional respect and institutional conviction that I write to recommend Dr. Yglésio Souza for consideration under the EB-1A visa category.

Although we are not personally close, I have long followed his career with admiration for the exceptional merit and consistency of his public service — particularly in the defense of constitutional guarantees and the legal profession.

Dr. Souza's profile is uncommon: a licensed attorney and physician holding a Ph.D. in Experimental Pathophysiology, he has successfully integrated two complex careers to serve the public with rare depth and breadth.

As a State Deputy in Maranhão, his legislative work reflects this interdisciplinary background, bringing medical precision and legal rigor to the formulation of public policies — especially in matters related to health law, institutional reform, and access to justice.

Throughout his mandate, Dr. Souza has remained a staunch advocate for the legal profession and the fundamental principles enshrined in the 1988 Brazilian Constitution. He is the author of over 12,000 legislative proposals — many of which focus on strengthening the independence of legal institutions, ensuring transparency in public administration, and expanding fundamental rights. His positions are marked by technical consistency, institutional respect, and unwavering commitment to democratic values.

His legal training informs not only his discourse but also the structural solidity of the policies he promotes. In major debates involving the relationship between the Legislative and Judicial branches, Dr. Souza has stood out for his clarity, strategic vision of institutional roles, and steadfast defense of due process, judicial independence, and the right to legal assistance.

Equally relevant is how his interdisciplinary expertise and medical background enhance his public service. It offers a humanistic perspective and an evidence-based approach to policymaking, reinforcing the credibility and impact of his proposals, particularly in public health and social protection. His career is a living

example of how the convergence of Law and Medicine can serve the public good with effectiveness, ethics, and innovation.

For all these reasons, I firmly and confidently support Dr. Yglésio Souza's EB-1A petition. His professional track record speaks for itself, and his capacity for interdisciplinary leadership will undoubtedly enrich any institutional environment.

Sincerely,

Thiago Roberto Morais Diaz

- Federal Counselor of the Brazilian Bar Association (OAB), elected for the 2022–2025 and 2025–2027 terms
- Former President of the Maranhão State Chapter of the OAB, elected for the 2016–2018 and 2019–2021 terms
- Former Communications Coordinator of the Federal Council of the OAB – 2022–2025 term
- Former Member of the Managing Committee of FIDA (Advocacy Development and Integration Fund), Federal Council of the OAB – 2019–2021 term
- Attorney registered under OAB/MA No. 7.614

THIAGO ROBERTO MORAIS DIAZ



Inscrição	Seccional	Subseção
7614	MA	CONSELHO SECCIONAL - MARANHÃO

ADVOGADO



Endereço Profissional

RUA DOS ACAPUS, N° 26 QD 77, JARDIM RENASCENCA
SÃO LUÍS - MA
65075020

Telefone Profissional

(98) 3268-1169
(98) 98174-9035

SITUAÇÃO REGULAR

*O teor desta consulta do cna.oab.org.br efetuada em 06/05/2025 é meramente informativo, não valendo como certidão.

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O QUE VOCÊ PRECISA

DIÁRIO ELETRÔNICO
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CURSOS DA ESA
OUVIDORIA
PORTAL DA TRANSPARÊNCIA
CONSULTA DE ADVOGADOS
TABELA DE HONORÁRIOS
S.O.S MOROSIDADE
PROCESSO JUDICIAL ELETRÔNICO (PJE)
INSS DIGITAL
PROTOCOLO ONLINE
FALE COM A CAJE
TRIBUNA DA ADVOGADA
BANCO DE TALENTOS
ADVOCACIA CORRESPONDENTE

Exhibit III - Evidence of Substantially High Remuneration for Services

GENESIS
CONSULTORIA LTDA

ACCOUNTING STATEMENT

CARLITO FARIA PEREIRA
Accountant – Owner of GENESIS CONSULTORIA LTDA
CNPJ No. 13.105.806/0001-96
CRC No. MA – 004001/O
Address: R Grande/Oswaldo Cruz, Ed. J. Pessoa S/04 No. 1555, Diamante District, São Luís/MA – ZIP: 65020-251

To whom it may concern,

I, Carlito Faria Pereira, accountant and owner of Gênesis Consultoria Ltda, registered under the National Registry of Legal Entities (CNPJ) No. 13.105.806/0001-96, hereby declare, for all due purposes, that Mr. Yglésio Luciano Moysés Silva de Souza, Brazilian, married, CPF No. 832.461.003-06, works full-time as a medical doctor and has been our client since October 5, 2009.

Below, I provide a breakdown of Mr. Yglésio Luciano Moysés Silva de Souza's personal income over the last five (5) years, detailing income derived from medical services provided to Instituto Gastro Digestivo e Obesidade do Maranhão Ltda, CNPJ No. 11.206.798/0001-49, according to the company's financial records and income statements:

2009: R$ 360,000.00 – from medical service provision
2010: R$ 420,000.00 – from medical service provision
2011: R$ 480,000.00 – from medical service provision
2012: R$ 540,000.00 – primarily from medical service provision
2013: R$ 600,000.00 – primarily from medical service provision
2014: R$ 660,000.00 – primarily from medical service provision
2015: R$ 720,000.00 – primarily from medical service provision
2016: R$ 780,000.00 – primarily from medical service provision
2017: R$ 840,000.00 – primarily from medical service provision
2018: R$ 900,000.00 – primarily from medical service provision
2019: R$ 960,000.00 – primarily from medical service provision
2020: R$ 1,020,000.00 – primarily from medical service provision
2021: R$ 1,080,000.00 – primarily from medical service provision
2022: R$ 1,140,000.00 – primarily from medical service provision
2023: R$ 1,200,000.00 – primarily from medical service provision
2024: R$ 1,260,000.00 – primarily from medical service provision

These figures are duly recorded in the financial reports and income statements submitted by Mr. Yglésio Luciano Moysés Silva de Souza.

Comparison with National Average:

GENESIS
CONSULTORIA LTDA

According to data from Salario.com.br, as of April 7, 2025, the average monthly salary for a General Surgeon in Brazil is R$ 7,600.22, based on a 19-hour workweek. This equates to an annual income of approximately R$ 91,202.64.

In contrast, Mr. Yglésio's annual income in 2024 was R$ 1,260,000.00, which is approximately 13.8 times higher than the national average for his profession. This significant difference underscores his exceptional professional valuation and success in the medical field.

I remain at your disposal for any further clarification, if needed.

Sincerely,

CARLITO FARIA PEREIRA:07647280325
Assinado de forma digital por CARLITO FARIA PEREIRA:07647280325
Dados: 2025.05.02 14:22:34 -03'00'

CARLITO FARIA PEREIRA
CRC No. MA – 004001/O

Allocation

VGBL (private pension plan)

100%

Total Pension Amount

R$ 4,170,883.54

Learn how we calculate pension yield

Product

VGBL

Portfolio %

100.00%

Gross Balance

R$ 4,170,883.54

BRADESCO VGBL RF-A RF

Portfolio %

7.94%

Gross Balance

R$ 331,146.27

Plan Type

Individual

Statement

BRADESCO VGBL AMERICAN STOCK MM

Portfolio %

8.98%

Gross Balance

R$ 374,395.73

Plan Type

Individual

Statement

BRADESCO VGBL ULTRA FIXED INCOME – LONG TERM

Portfolio %

83.08%

Gross Balance

R$ 3,465,341.54

Plan Type

Individual

Ana Patrícia B. Silva
Registration 9.666.733

I, Marina Viana Silva, certify that I, a qualified translator fluent in both languages, have performed the professional translation of this document from Portuguese to English and that the following is an accurate and complete translation of the document.

Marina Viana **Date: May 19, 2025.**

Bradesco Prime

Alocação

VGBL

100%

Total Previdência

R$ 4.170.883,54

Saiba como calculamos a rentabilidade Previdência

Produto

VGBL

% carteira

100,00%

Saldo bruto

R$ 4.170.883,54

BRADESCO VGBL RF-A RF

% carteira

7,94%

Saldo bruto

R$ 331.146,27

Tipo do plano

Individual

Extrato

BRADESCO VGBL BOLSA AMERICANA MM

% carteira

8,98%

Saldo bruto

R$ 374.395,73

Tipo do plano

Individual

Extrato

BRADESCO VGBL ULTRA RF CP

% carteira

83,08%

Saldo bruto

R$ 3.465.341,54

Tipo do plano

Individual

Ana Patrícia B. Silva
Mat. 9.866.733

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To enter

GLASSDOOR

Surgeon Salaries

Salaries Interviews

Surgeon Salaries (Brazil)

Experience

All years of experience

Base salary

R$ 7 thousand - R$ 24 thousand / month

R$ 15 thousand / month Average base salary

About our data

Very high confidence Last updated: December 13, 2024 22 salaries sent

How do we calculate compensation?

How do you like the **average base salary range** of **R$7,000-R$24,000/month?**

Low

It needs

High

Your input helps Glassdoor refine our salary estimates over time.

Trending Companies for Medical Surgeon — Brazil

Search by company or location

41 Companies Looking for Medical Surgeon Jobs

Sort by **popularity**

Unimed 4.1 ★

451 vacancies open

R$ 6 thousand - R$ 40 thousand/month Full payment

R$ 21 thousand Average

Surgeon

Hospital Israelita Albert Einstein 4.4 ★

54 vacancies open

R$ 19 thousand - R$ 27 thousand/month Full payment

R$ 20 thousand Average

Surgeon

Rede D'Or 3.6 ★

23 vacancies open

R$ 57 - R$ 150/hour Full payment

R$ 104 Average

Surgeon

Brazilian Army 4.3 ★

2 vacancies open

R$ 15 thousand - R$ 16 thousand/month Full payment

R$ 15 thousand Average

Surgeon

None 3.8 ★

Create job alert

R$ 1 thousand - R$ 2 thousand/month Full payment

R$ 1 thousand Average

Surgeon

1 2 3 4 5 ... 9

Showing 1 - 5 of 41 results

Recent salaries shared by professionals in the role of Surgeon ⓘ

Location

Todos os anos de exper…

35 salaries

Sort by **most recent**

Position | Years of experience

Location

Shipping date

Full payment ⓘ

Base · Variable remuneration

ECONOMIC RESEARCH INSTITUTE

Menu

Compensation Data (https://www.erieri.com) > Salary (https://www.erieri.com/salary) > Surgeon (https://www.erieri.com/salary/job/surgeon) > Brazil (https://www.erieri.com/salary/job/surgeon/brazil)

Last updated: October 20, 2025

Surgeon Salary in Brazil

This page is an excerpt of the much more complete compensation information available in ERI's Assessor Series (/products).

BRL 471,967	BRL 227/hr	BRL 44,270
Average Salary	Average Hourly	Average Bonus

Explore Our Salary Database

Job Title

City, State, Country, or US Zip Code

Search Our Database

Average Salary Chart | Education and Skills | Salary Potential | Shift Differentials | About Brazil | HR News

Average Salary Chart

Try our free salary assessor demo. **Access Now(/demo)**

Price a Job

Customize:

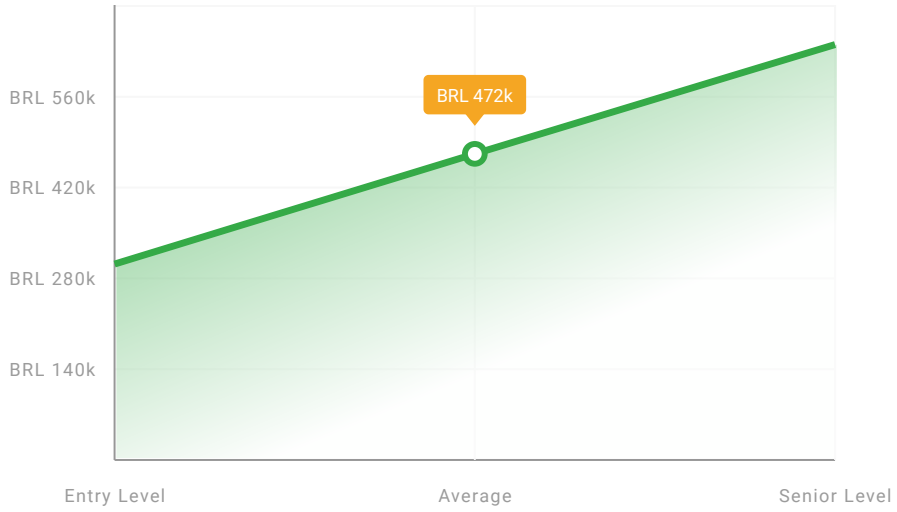
City

Experience

Annually

Mean

Get a free Salary Report tailored to your job title, experience and location



Scroll for Salary Potential, Education and Skills

Education And Skills

Education And Skills

Do You Have Certifications For Surgeon?

Popular Certifications For Surgeon

Try our free salary assessor demo. **Access Now(/demo)**

Salary Potential

Salary Potential

Shift Differentials

Shift Differentials

About Brazil

Brazil Cost of Living Score: $ $ $ $ $

View Cost of Living Page (/cost-of-living/brazil)

Description: Brazil, officially the Federative Republic of Brazil, is the largest country in South America. It is also the world's fifth-largest country by area and the seventh-largest by population, with over 213 million people. The country is a federation composed of 26 states and a Federal District, which hosts the capital, Brasília. Its most populous city is São Paulo, followed by Rio de Janeiro. Brazil has the most Portuguese speakers in the world and is the only country in the Americas where Portuguese is an official language. Bounded by the Atlantic Ocean on the east, Brazil has a coastline of 7,491 kilometers (4,655 mi...

More from Wikipedia (https://en.wikipedia.org/wiki/Brazil)

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White Papers



(https://resources.erieri.com/whitepaper/global-minimum-wage-trends-october-2025)



(https://resources.erieri.com/whitepaper/eris-national-compensation-forecast-october-2025)

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Global Minimum Wage Trends - October 2025

(https://resources.erieri.com/whitepaper/global-minimum-wage-trends-october-2025)

Learn about recent changes in minimum wage and the factors driving global trends.

Read More

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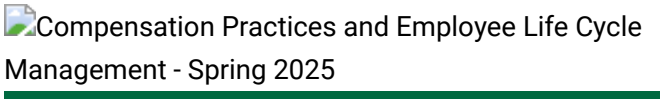

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Compensation Practices and Employee Life Cycle Management - Spring 2025

(https://resources.erieri.com/whitepaper/eris-compensation-practices-and-employee-life-cycle-management-spring-2025)

Gain insight into how organizations are adapting their employee life cycle management practices and compensation planning based on a survey conducted by ERI.

Read More

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National Compensation Forecast October 2025

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ERI examines the rates at which compensation has increased and provides guidance on expected salary increases for the upcoming year.

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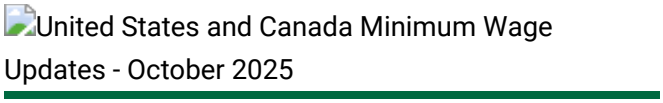
United States and Canada Minimum Wage Updates - October 2025

(/blog/post/north-american-minimum-wage-updates)

United States and Canada Minimum Wage Updates - October 2025

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The Impact of Tariffs on Compensation Planning

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The Impact of Tariffs on Compensation Planning

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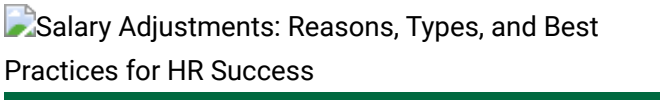
Salary Adjustments: Reasons, Types, and Best Practices for HR Success

(/blog/post/salary-adjustments-reasons-types-and-best-practices-for-hr-success)

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(/blog/post/salary-adjustments-reasons-types-and-best-practices-for-hr-success)

View More Blogs(/blog)

Salary Recap

The average pay for a Surgeon is **BRL 471,967** a year and **BRL 227** an hour in Brazil. The average salary range for a Surgeon is between **BRL 302,059** and **BRL 640,459**. On average, a Doctorate Degree is the highest level of education for a Surgeon. This compensation analysis is based on salary survey data collected directly from employers and anonymous employees in Brazil.

ERI's **compensation data** are based on salary surveys (/salary-surveys) conducted and researched by ERI. **Cost of labor** data in the Assessor Series are based on actual housing sales data from commercially available sources, plus rental rates, gasoline prices, consumables, medical care premium costs, property taxes, effective income tax rates, etc.

Try our free salary assessor demo. **Access Now(/demo)**

Find actuarial salary survey data (/) and benchmark salary and pay.

Powered by ERI's Database (/products)

Who We Are

ERI Economic Research Institute compiles the best salary, cost-of-living, and executive compensation survey data available.

View our Products (/products)

Surgeon Job Description

Description: Specializes in performing surgery to correct deformities, repair injuries, prevent diseases, and improve function in patients. Evaluates patients through interviews and by performing examinations, determines if surgery is necessary, communicates possible risks to patient, and decides the best operational procedure.

Take the guess work out of setting pay

Determine competitive salary levels, compare employee compensation with market benchmarks, and get instant access to reliable salary survey data online.

Try a demo(/demo)

Salaries By Country

	Surgeon
the United States	USD 457k (/salary/job/surgeon/united-states)
India	INR 4,392k (/salary/job/surgeon/india)
Peru	PEN 261k (/salary/job/surgeon/peru)
Canada	CAD 414k (/salary/job/surgeon/canada)
New Zealand	NZD 477k (/salary/job/surgeon/new-zealand)

Try our free salary assessor demo. **Access Now(/demo)**

Find out more about compensation information and salary data in other popular cities

Similar Job Titles

Surgeon

Top Surgeon	BRL 674k (/salary/job/top-surgeon/brazil)
Surgeon (General)	BRL 472k (/salary/job/surgeon-general/brazil)
Vascular Surgeon	BRL 503k (/salary/job/vascular-surgeon/brazil)
Bariatric Surgeon	BRL 514k (/salary/job/bariatric-surgeon/brazil)
Surgeon Neuro	BRL 631k (/salary/job/surgeon-neuro/brazil)

Find how much you should make

Explore our most popular **jobs**

View our most popular salary searches and other resources

View(/salary)

Solutions

Salary Assessor (/salaryassessor)

Executive Compensation Assessor (/executivecompensationassessor)

Geographic Assessor (/geographicassessor)

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Relocation Assessor (/relocationassessor)

Nonprofit Comparables Assessor (/nonprofitcomparablesassessor)

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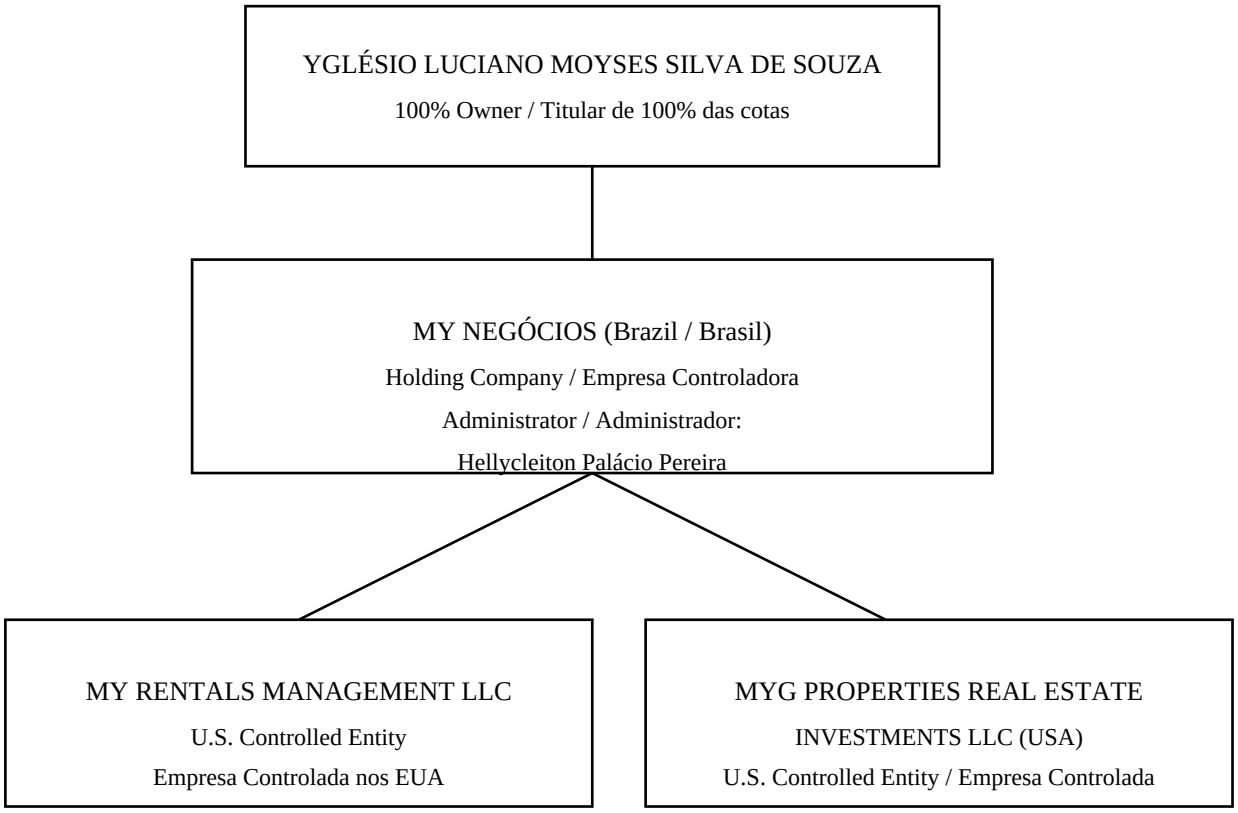
Exhibit III - Financial Feasibility

CORPORATE OWNERSHIP FLOWCHART / FLUXOGRAMA SOsocietário

Prepared for USCIS evidentiary purposes / Documento para fins probatórios junto ao USCIS



This flowchart demonstrates the corporate ownership and control structure for immigration purposes. The individual identified above holds one hundred percent (100%) ownership of the Brazilian holding company, which exercises full control over the U.S.-based entities listed herein.

Este fluxograma demonstra a estrutura de propriedade e controle societário para fins imigratórios. O indivíduo acima identificado detém cem por cento (100%) das cotas da empresa holding brasileira, a qual exerce controle integral sobre as entidades sediadas nos Estados Unidos.

Authentisign ID: 4489B037-2B8B-F011-B484-00224822F75A

Nonlawyer Disclosure

Instructions to Licensee: Before you begin to complete the next form, you must give this nonlawyer disclosure to the landlord or tenant for whom you are filling in the blanks. (If you are filling in the blanks for both landlord and tenant, complete two nonlawyer disclosures and give one to each.)

1. Insert your name in the first 5 blank "*Name*" spaces and **sign** below.
2. Have the landlord or tenant whom you are assisting complete the provision regarding her/his ability to read English, and have her/him **sign** below.
3. Give this completed disclosure to the landlord or tenant, as appropriate. Keep a copy of this completed disclosure and all forms you give to the landlord or tenant in your files for at least 6 years.

Cristiano Almeida told me that he/she is a nonlawyer and may not give legal
(*Name*)
advice, cannot tell me what my rights or remedies are, cannot tell me how to testify in court, and cannot represent me in court.

Rule 10-2.1(b) of the Rules Regulating The Florida Bar defines a paralegal as a person who works under the supervision of a member of The Florida Bar, an out-of-state lawyer engaged in the authorized practice of law in Florida, or a foreign lawyer engaged in the authorized practice of law in Florida, and who performs specifically delegated substantive legal work for which the supervising lawyer is responsible. Only persons who meet the definition may call themselves paralegals. Cristiano Almeida informed me that he/she is
(*Name*)
not a paralegal as defined by the rule and cannot call himself/herself a paralegal.

Cristiano Almeida told me that he/she may only type the factual information
(*Name*)
provided by me in writing into the blanks on the form. Except for typing, Cristiano Almeida
(*Name*)
may not tell me what to put in the form and may not complete the form for me. However, if using a form approved by the Supreme Court of Florida, Cristiano Almeida may ask me factual questions to fill in
(*Name*)
the blanks on the form and may also tell me how to file the form.

Landlord or Tenant:

__✘__ I can read English.

_____ I cannot read English but this notice was read to me by _____
(*Name*)

in _____ which I understand.
(*Language*)

AuthentiSIGN
Landlord or Tenant signature

AuthentiSIGN
Cristiano Almeida
Licensee signature

AuthentiSIGN FERNANDO LIZARAZO LONDONO AuthentiSIGN LUZ MARINA AGUDELO OLIVEROS
Landlord or Tenant signature

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Residential Lease for Single Family Home or Duplex (FOR A TERM NOT TO EXCEED ONE YEAR)

FloridaRealtors®

A BOX (☐) OR A BLANK SPACE (____) INDICATES A PROVISION WHERE A CHOICE OR DECISION MUST BE MADE BY THE PARTIES.

THE LEASE IMPOSES IMPORTANT LEGAL OBLIGATIONS. MANY RIGHTS AND RESPONSIBILITIES OF THE PARTIES ARE GOVERNED BY CHAPTER 83, PART II, RESIDENTIAL LANDLORD AND TENANT ACT, FLORIDA STATUTES. A COPY OF THE RESIDENTIAL LANDLORD AND TENANT ACT IS ATTACHED TO THIS LEASE.

1. PARTIES. This is a lease (the "Lease") between **MY RENTALS AND MANAGEMENT LLC** (name and address of owner of the property) ("Landlord") and **FERNANDO LIZARAZO LONDONO** **LUZ MARINA AGUDELO OLIVEROS** (name(s) of person(s) to whom the property is leased) **FERNANDO LIZARAZO LONDONO** ("Tenant").

Landlord's E-mail Address: **Yglesio@yahoo.com**

Landlord's Telephone Number: **+55 98 99110-1412**

Tenant's E-mail Address: **fernando060308@hotmail.com**

Tenant's Telephone Number: **(509)222-4838**

2. PROPERTY RENTED. Landlord leases to Tenant the land and buildings located at **5677 Liveliness Alley** (street address) **Clermont**, Florida **34714** (zip code)

together with the following furniture and appliances [List all furniture and appliances. If none, write "none."] (In the Lease, the property leased, including furniture and appliances, if any, is called the "Premises"):

Oven,range,cooktop, microwave, blinds, dishwasher, washer, dryer and refrigerator.

The Premises shall be occupied only by the Tenant and the following persons:
FERNANDO LIZARAZO LONDONO
LUZ MARINA AGUDELO OLIVEROS

3. TERM. This is a lease for a term, not to exceed twelve months, beginning on **9/15/2025** (month, day, year) and ending **9/15/2026** (month, day, year) (the "Lease Term").

4. RENT PAYMENTS, TAXES AND CHARGES. Tenant shall pay total rent in the amount of $**30,000.00** (excluding taxes) for the Lease Term. The rent shall be payable by Tenant in advance in installments or in full as provided in the options below:

☒ in installments. If in installments, rent shall be payable

☒ monthly, on the **1st** day of each month (if left blank, on the first day of each month) in the amount of $**2,500.00** per installment.

OR

☐ weekly, on the _____ day of each week (If left blank, on Monday of each week.) in the amount of $_____ per installment.

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☐ in full on _____ (date) in the amount of $_____.

Tenant shall also be obligated to pay taxes on the rent when applicable in the amount of $_____ ☐ with each rent installment

☐ with the rent for the full term of the Lease. Landlord will notify Tenant if the amount of the tax changes.

Payment Summary

☒ **If rent is paid in installments, the total payment per installment including taxes shall be in the amount of $ 2,500.00 .**

☐ **If rent is paid in full, the total payment including taxes shall be in the amount of $_____.**

All rent payments shall be payable to MY RENTALS AND MANAGEMENT LLC (name) at WIRE (address). (If left blank, to Landlord at Landlord's address.)

☐ If the tenancy starts on a day other than the first day of the month or week as designated above, the rent shall be prorated from _____ (date) through _____ (date) in the amount of $_____ and shall be due on _____ (date). (If rent paid monthly, prorate on a 30-day month.)

Tenant shall make rent payments required under the Lease by (choose all applicable) ☐ cash, ☐ personal check, ☐money order, ☐ cashier's check, or ☐ other _____ (specify). If payment is accepted by any means other than cash, payment is not considered made until the other instrument is collected.

If Tenant makes a rent payment with a worthless check, Landlord can require Tenant ☐ to pay all future payments by ☐ money order, cashier's check, or official bank check or ☐ cash or other (specify) _____, and ☐ to pay bad check fees in the amount of $_____ (not to exceed the amount prescribed by Section 68.065, Florida Statutes).

5. MONEY DUE PRIOR TO OCCUPANCY. Tenant shall pay the sum of $ 6,210.00 in accordance with this paragraph prior to occupying the Premises. Tenant shall not be entitled to move in or to keys to the Premises until all money due prior to occupancy has been paid. If no date is specified below, then funds shall be due prior to Tenant occupancy. Any funds designated in this paragraph due after occupancy, shall be paid accordingly. Any funds due under this paragraph shall be payable to Landlord at Landlord's address or to MY RENTALS AND MANAGEMENT LLC (name) at _____ (address).

First ☒ month's ☐ week's rent plus applicable taxes	$ 1,250.00	due	9/5/2025
Prorated rent plus applicable taxes	$	due	
Advance rent for ☒ month ☐ week of _____ plus applicable taxes	$ 2,500.00	due	9/5/2025
Last ☐ month's ☐ week's rent plus applicable taxes	$	due	
Security deposit	$ 2,460.00	due	9/5/2025
Additional security deposit	$	due	
Security deposit for homeowners' association	$	due	

Landlord ( ) ( ) and Tenant (FC) (LM) acknowledge receipt of a copy of this page which is Page 2 of 20

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Pet Deposit	$ _____	due	_____
Other_____	$ _____	due	_____
Other_____	$ _____	due	_____

6. LATE FEES. (Complete if applicable) In addition to rent, Tenant shall pay a late charge in the amount of $ **200.00** (If left blank, 4% of the rent payment) for each rent payment made **4** days after the day it is due (if left blank, 5 days if rent is paid monthly, 1 day if rent is paid weekly).

7. PETS AND SMOKING. Unless this box ☐ is checked or a pet deposit is paid, Tenant may not keep pets or animals on the Premises. If Tenant may keep pets, the pets described in this paragraph are permitted on the Premises.

NO PETS
(Specify number of pets, type(s), breed, maximum adult weight of pets.)

Unless this box ☐ is checked, no smoking is permitted in the Premises.

8. NOTICES.

_____ is Landlord's Agent. All notices must be sent to

☒ Landlord **MY RENTALS AND MANAGEMENT LLC** at **Yglesio@yahoo.com**

☐ Landlord's Agent _____ at _____

unless Landlord gives Tenant written notice of a change. All notices of such names and addresses or changes thereto shall be delivered to the Tenant's residence or, if specified in writing by the Tenant, to any other address. All notices to the Landlord or the Landlord's Agent (whichever is specified above) shall be given by U.S. mail or by hand delivery.

Any notice to Tenant shall be given by U.S. mail or delivered to Tenant at the Premises. If Tenant is absent from the Premises, a notice to Tenant may be given by leaving a copy of the notice at Premises.

9. UTILITIES. Tenant shall pay for all utilities services during the Lease Term and connection charges and deposits for activating existing utility connections to the Premises except for _____, that Landlord agrees to provide at Landlord's expense (If blank, then "NONE").

10. MAINTENANCE. Landlord shall be responsible for compliance with Section 83.51, Florida Statutes, and shall be responsible for maintenance and repair of the Premises, unless otherwise stated below: (Fill in each blank space with "Landlord" for Landlord or "Tenant" for Tenant, if left blank, Landlord will be responsible for the item):

Landlord	Tenant		Landlord	Tenant		Landlord	Tenant		Landlord	Tenant	
☒	☐	roofs	☒	☐	windows	☐	☐	screens	☐	☐	steps
☒	☐	doors	☒	☐	floors	☐	☐	porches	☐	☐	exterior walls
☒	☐	foundations	☒	☐	plumbing	☐	☐	structural components			
☒	☐	heating	☒	☐	hot water	☐	☐	running water	☐	☐	locks and keys
☒	☐	electrical system				☐	☐	cooling	☐	☐	smoke detection devices

☐	☒	garbage removal/ outside receptacles				
☒	☐	extermination of rats, mice, roaches, ants and bedbugs				
☒	☐	extermination of wood-destroying organisms				
☒	☐	lawn /shrubbery	☒	☐	pool/spa/hot tub	
☒	☐	water treatment	☐	☒	filters (specify)	**Change AC filters every 45 Days and add vinegar to AC.**
☒	☐	ceilings	☒	☐	interior walls	
☐	☒	Other (specify)	**(Any maintenance under $200)Tenants have to maintain the property to keep in the perfect conditions.**			

Tenant shall notify **MY RENTALS AND MANAGEMENT LLC** (name) at **Yglesio@yahoo.com** (address)

(if left blank, Landlord at Landlord's address) and _____ (telephone number) of maintenance and repair requests.

Landlord ( ) (____) and Tenant (FL) (LM) acknowledge receipt of a copy of this page which is Page 3 of 20

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11. ASSIGNMENT. Unless this box ☒ is checked, Tenant may not assign the Lease or sublease all or any part of the Premises without first obtaining the Landlord's written approval and consent to the assignment or sublease.

12. KEYS AND LOCKS. Landlord shall furnish Tenant

2 # of sets of keys to the dwelling
2 # of mail box keys
2 # of garage door openers

If there is a homeowners' association, Tenant will be provided with the following to access the association's common areas/facilities:

_____ # of keys to _____
_____ # of remote controls to _____
_____ # of electronic cards to _____
_____ other (specify) to _____

At end of Lease Term, all items specified in this paragraph shall be returned to MY RENTALS AND MANAGEMENT LLC (name)
at _____ (address) (If left blank, Landlord at Landlord's address).

13. LEAD-BASED PAINT. ☐ Check and complete if the dwelling was built before January 1, 1978. **Lead Warning Statement** (when used in this article, the term Lessor refers to Landlord and the term Lessee refers to Tenant).

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, Lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Lessor's Disclosure (initial)

_____(a) Presence of lead-based paint 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 housing (explain).

(ii) __☐__Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

_____(b) Records and reports available to the Lessor (check (i) or (ii) below):
(i) __☐__ Lessor has provided the Lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) __☐__ Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessee's Acknowledgment (initial)

_____(c) Lessee has received copies of all information listed above.
_____(d) Lessee has received the pamphlet ***Protect Your Family From Lead in Your Home***.

Agent's Acknowledgment (initial)

_____(e) Agent has informed the Lessor of the Lessor's obligations under 42 U.S.C. 4852d and is aware of his/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 provided by the signatory is true and accurate.

Lessor's signature	Date 09/06/2025	Lessor's signature	Date
MY RENTALS AND MANAGEMENT LLC FERNANDO LIZARAZO LONDONO — Lessee's signature	Date 09/06/2025	LUZ MARINA AGUDELO OLIVEROS — Lessee's signature	Date 09/07/2025
FERNANDO LIZARAZO LONDONO Cristiano Almeida — Agent's signature	Date 09/06/2025	LUZ MARINA AGUDELO OLIVEROS — Agent's signature	Date 09/06/2025
		Jessyka Outlook.com	

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14. SERVICEMEMBER. If Tenant is a member of the United States Armed Forces on active duty or state active duty or a member of the Florida National Guard or United States Reserve Forces, the Tenant has rights to terminate the Lease as provided in Section 83.682, Florida Statutes, the provisions of which can be found in the attachment to this Lease.

15. LANDLORD'S ACCESS TO THE PREMISES. Landlord's Agent may enter the Premises in the following circumstances:

A. At any time for the protection or preservation of the Premises.

B. After reasonable notice to Tenant at reasonable times for the purpose of repairing the Premises.

C. To inspect the Premises; make necessary or agreed-upon repairs, decorations, alterations, or improvements; supply agreed services; or exhibit the Premises to prospective or actual purchasers, mortgagees, tenants, workers, or contractors under any of the following circumstances:

(1) with Tenant's consent;

(2) in case of emergency;

(3) when Tenant unreasonably withholds consent; or

(4) if Tenant is absent from the Premises for a period of at least one-half a rental installment period. (If the rent is current and Tenant notifies Landlord of an intended absence, then Landlord may enter only with Tenant's consent or for the protection or preservation of the Premises.)

16. HOMEOWNERS' ASSOCIATION. IF TENANT MUST BE APPROVED BY A HOMEOWNERS' ASSOCIATION ("ASSOCIATION"), LANDLORD AND TENANT AGREE THAT THE LEASE IS CONTINGENT UPON RECEIVING APPROVAL FROM THE ASSOCIATION. ANY APPLICATION FEE REQUIRED BY AN ASSOCIATION SHALL BE PAID BY ☐ LANDLORD ☐ TENANT. IF SUCH APPROVAL IS NOT OBTAINED PRIOR TO COMMENCEMENT OF LEASE TERM, EITHER PARTY MAY TERMINATE THE LEASE BY WRITTEN NOTICE TO THE OTHER GIVEN AT ANY TIME PRIOR TO APPROVAL BY THE ASSOCIATION, AND IF THE LEASE IS TERMINATED, TENANT SHALL RECEIVE RETURN OF DEPOSITS SPECIFIED IN ARTICLE 5, IF MADE. If the Lease is not terminated, rent shall abate until the approval is obtained from the association. Tenant agrees to use due diligence in applying for association approval and to comply with the requirements for obtaining approval. ☐ Landlord ☐ Tenant shall pay the security deposit required by the association, if applicable.

17. USE OF THE PREMISES. Tenant shall use the Premises for residential purposes. Tenant shall have exclusive use and right of possession to the dwelling. The Premises shall be used so as to comply with all state, county, municipal laws and ordinances, and all covenants and restrictions affecting the Premises and all rules and regulations of homeowners' associations affecting the Premises. Tenant may not paint or make any alterations or improvements to the Premises without first obtaining the Landlord's written consent to the alteration or improvement. However, unless this box ☐ is checked, Tenant may hang pictures and install window treatments in the Premises without Landlord's consent, provided Tenant removes all such items before the end of the Lease Term and repairs all damage resulting from the removal. Any improvements or alterations to the Premises made by the Tenant shall become Landlord's property. Tenant agrees not to use, keep, or store on the Premises any dangerous, explosive, toxic material which would increase the probability of fire or which would increase the cost of insuring the Premises.

18. RISK OF LOSS/INSURANCE.

A. Landlord and Tenant shall each be responsible for loss, damage, or injury caused by its own negligence or willful conduct.

B. Tenant should carry insurance covering Tenant's personal property and Tenant's liability insurance.

19. PROHIBITED ACTS BY LANDLORD. Landlord is prohibited from taking certain actions as described in Section 83.67, Florida Statutes, the provisions of which can be found in the attachment to this Lease.

20. CASUALTY DAMAGE. If the Premises are damaged or destroyed other than by wrongful or negligent acts of Tenant or persons on the Premises with Tenant's consent, so that the use of the Premises is substantially impaired, Tenant may terminate the Lease within 30 days after the damage or destruction and Tenant will immediately vacate the Premises. If Tenant vacates, Tenant is not liable for rent that would have been due after the date of termination. Tenant may vacate the part of the Premises rendered unusable by the damage or destruction, in which case Tenant's liability for rent shall be reduced by the fair rental value of the part of the Premises that was damaged or destroyed.

21. DEFAULTS/REMEDIES. Should a party to the Lease fail to fulfill their responsibilities under the Lease or need to determine whether there has been a default of the Lease, refer to Part II, Chapter 83, entitled Florida Residential Landlord and Tenant Act which contains information on defaults and remedies. A copy of the current version of this Act is attached to the Lease.

22. SUBORDINATION. The Lease is automatically subordinate to the lien of any mortgage encumbering the fee title to the Premises from time to time.

23. LIENS. THE INTEREST OF THE LANDLORD SHALL NOT BE SUBJECT TO LIENS FOR IMPROVEMENTS MADE BY THE TENANT AS PROVIDED IN SECTION 713.10, FLORIDA STATUTES. Tenant shall notify all parties performing work on the Premises at Tenant's request that the Lease does not allow any liens to attach to Landlord's interest.

24. RENEWAL/EXTENSION. The Lease can be renewed or extended only by a written agreement signed by both Landlord and Tenant, but the term of a renewal or extension together with the original Lease Term may not exceed one year. A new lease is required for each year.

Landlord (____) (____) and Tenant (FL) (LM) acknowledge receipt of a copy of this page which is Page 5 of 20

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25. TENANT'S TELEPHONE NUMBER. Tenant shall, within 5 business days of obtaining telephone services at the Premises, send written notice to Landlord of Tenant's telephone numbers at the Premises.

26. ATTORNEYS' FEES. In any lawsuit brought to enforce the Lease or under applicable law, the party in whose favor a judgment or decree has been rendered may recover reasonable court costs, including attorneys' fees, from the non-prevailing party.

27. MISCELLANEOUS.

A. Time is of the essence of the performance of each party's obligations under the Lease.

B. The Lease shall be binding upon and for the benefit of the heirs, personal representatives, successors, and permitted assigns of Landlord and Tenant, subject to the requirements specifically mentioned in the Lease. Whenever used, the singular number shall include the plural or singular and the use of any gender shall include all appropriate genders.

C. The agreements contained in the Lease set forth the complete understanding of the parties and may not be changed or terminated orally.

D. No agreement to accept surrender of the Premises from Tenant will be valid unless in writing and signed by Landlord.

E. All questions concerning the meaning, execution, construction, effect, validity, and enforcement of the Lease shall be determined pursuant to the laws of Florida.

F. A facsimile copy of the Lease and any signatures hereon shall be considered for all purposes originals.

G. As required by law, Landlord makes the following disclosure: "RADON GAS." Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county health department.

28. BROKERS' COMMISSION. ☐ Check and complete if applicable. The brokerage companies named below will be paid the commission set forth in this paragraph by ☐ Landlord ☐ Tenant for procuring a tenant for this transaction.

	Jessyka Fernanda
Real Estate Licensee	Real Estate Licensee
	WRA Business & Real Estate
Real Estate Brokerage Company	Real Estate Brokerage Company
	1000.00
Commission	Commission

29. TENANT'S PERSONAL PROPERTY. TENANT MUST INITIAL IN THIS BOX ☐ FOR THE FOLLOWING PROVISION TO APPLY. BY SIGNING THIS RENTAL AGREEMENT, THE TENANT AGREES THAT UPON SURRENDER, ABANDONMENT, OR RECOVERY OF POSSESSION OF THE DWELLING UNIT DUE TO THE DEATH OF THE LAST REMAINING TENANT, AS PROVIDED BY CHAPTER 83, FLORIDA STATUTES, THE LANDLORD SHALL NOT BE LIABLE OR RESPONSIBLE FOR STORAGE OR DISPOSITION OF THE TENANT'S PERSONAL PROPERTY.

The Lease has been executed by the parties on the dates indicated below.

Authentisign 	09/06/2025
Landlord's Signature **MY RENTALS AND MANAGEMENT LLC**	Date
Landlord's Signature	Date
Landlord's Signature	Date
Authentisign FERNANDO LIZARAZO LONDONO	09/06/2025
Tenant's Signature **FERNANDO LIZARAZO LONDONO**	Date
Authentisign LUZ MARINA AGUDELO OLIVEROS	09/07/2025
Tenant's Signature **LUZ MARINA AGUDELO OLIVEROS**	Date

This form was completed with the assistance of:

Name of Individual: _____
Name of Business: _____
Address: _____
Telephone Number: _____

Landlord ( **) (____) and Tenant (** LM **) (** FL **) acknowledge receipt of a copy of this page which is Page 6 of 20**

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Early Termination Fee/Liquidated Damages Addendum

☒ I agree, as provided in the rental agreement, to pay $ 2,500.00 (an amount that does not exceed two months' rent) as liquidated damages or an early termination fee if I elect to terminate the rental agreement and the landlord waives the right to seek additional rent beyond the month in which the landlord retakes possession.

☐ I do not agree to liquidated damages or an early termination fee, and I acknowledge that the landlord may seek damages as provided by law.

Landlord's Signature	Date 09/06/2025
Landlord's Signature	Date
Landlord's Signature	Date
Tenant's Signature FERNANDO LIZARAZO LONDOÑO	Date 09/06/2025
Tenant's Signature LUZ MARINA AGUDELO OLIVEROS	Date 09/07/2025

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PART II

RESIDENTIAL TENANCIES

83.40 Short title.
83.41 Application.
83.42 Exclusions from application of part.
83.425 Preemption
83.43 Definitions.
83.44 Obligation of good faith.
83.45 Unconscionable rental agreement or provision.
83.46 Rent; duration of tenancies.
83.47 Prohibited provisions in rental agreements.
83.48 Attorney fees.
83.49 Deposit money or advance rent; duty of landlord and tenant.
83.491 Fee in lieu of security deposit.
83.50 Disclosure of landlord's address.
83.51 Landlord's obligation to maintain premises.
83.515 Background screening of apartment employees; employment disqualification
83.52 Tenant's obligation to maintain dwelling unit.
83.53 Landlord's access to dwelling unit.
83.535 Flotation bedding system; restrictions on use.
83.54 Enforcement of rights and duties; civil action; criminal offenses.
83.55 Right of action for damages.
83.56 Termination of rental agreement.
83.5615 Termination of rental agreement upon foreclosure.
83.57 Termination of tenancy without specific term.
83.575 Termination of tenancy with specific duration.
83.58 Remedies; tenant holding over.
83.59 Right of action for possession.
83.595 Choice of remedies upon breach or early termination by tenant.
83.60 Defenses to action for rent or possession; procedure.
83.61 Disbursement of funds in registry of court; prompt final hearing.
83.62 Restoration of possession to landlord.
83.625 Power to award possession and enter money judgment.
83.63 Casualty damage.
83.64 Retaliatory conduct.
83.67 Prohibited practices.
83.681 Orders to enjoin violations of this part.
83.682 Termination of rental agreement by a servicemember.
83.683 Rental application by a servicemember

83.40 Short title.—This part shall be known as the "Florida Residential Landlord and Tenant Act."
History.—s. 2, ch. 73-330.

83.41 Application.—This part applies to the rental of a dwelling unit.
History.—s. 2, ch. 73-330; ss. 2, 20, ch. 82-66.

83.42 Exclusions from application of part.—This part does not apply to:
(1) Residency or detention in a facility, whether public or private, when residence or detention is incidental to the provision of medical, geriatric, educational, counseling, religious, or similar services. For residents of a facility licensed under part II of chapter 400, the provisions of s. 400.0255 are the exclusive procedures for all transfers and discharges.
(2) Occupancy under a contract of sale of a dwelling unit or the property of which it is a part in which the buyer has paid at least 12 months' rent or in which the buyer has paid at least 1 month's rent and a deposit of at least 5 percent of the purchase price of the property.
(3) Transient occupancy in a hotel, condominium, motel, roominghouse, or similar public lodging, or transient occupancy in a mobile home park.
(4) Occupancy by a holder of a proprietary lease in a cooperative apartment.
(5) Occupancy by an owner of a condominium unit.
History.—s. 2, ch. 73-330; s. 40, ch. 2012-160; s. 1, ch. 2013-136.

83.425 Preemption --- The regulation of residential tenancies, the landlord-tenant relationship, and all other matters covered under this part are preempted to the state. This section supersedes any local government regulations on matters covered under this part, including, but not limited to, the screening process used by a landlord in approving tenancies; security deposits; rental agreement applications and fees associated with such applications; terms and conditions of rental agreements; the rights and responsibilities of the landlord and tenant; disclosures concerning the premises, the dwelling unit, the rental agreement, or the rights and responsibilities of the landlord and tenant; fees charged by the landlord; or notice requirements.

83.43 Definitions.—As used in this part, the following words and terms shall have the following meanings unless some other meaning is plainly indicated:

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(1) “Building, housing, and health codes” means any law, ordinance, or governmental regulation concerning health, safety, sanitation or fitness for habitation, or the construction, maintenance, operation, occupancy, use, or appearance, of any dwelling unit.
(2) “Dwelling unit” means:
(a) A structure or part of a structure that is rented for use as a home, residence, or sleeping place by one person or by two or more persons who maintain a common household.
(b) A mobile home rented by a tenant.
(c) A structure or part of a structure that is furnished, with or without rent, as an incident of employment for use as a home, residence, or sleeping place by one or more persons.
(3) “Landlord” means the owner or lessor of a dwelling unit.
(4) “Tenant” means any person entitled to occupy a dwelling unit under a rental agreement.
(5) “Premises” means a dwelling unit and the structure of which it is a part and a mobile home lot and the appurtenant facilities and grounds, areas, facilities, and property held out for the use of tenants generally.
(6) “Rent” means the periodic payments due the landlord from the tenant for occupancy under a rental agreement and any other payments due the landlord from the tenant as may be designated as rent in a written rental agreement.
(7) “Rental agreement” means any written agreement, including amendments or addenda, or oral agreement for a duration of less than 1 year, providing for use and occupancy of premises.
(8) “Good faith” means honesty in fact in the conduct or transaction concerned.
(9) “Advance rent” means moneys paid to the landlord to be applied to future rent payment periods, but does not include rent paid in advance for a current rent payment period.
(10) “Transient occupancy” means occupancy when it is the intention of the parties that the occupancy will be temporary.
(11) “Deposit money” means any money held by the landlord on behalf of the tenant, including, but not limited to, damage deposits, security deposits, advance rent deposit, pet deposit, or any contractual deposit agreed to between landlord and tenant either in writing or orally.
(12) “Security deposits” means any moneys held by the landlord as security for the performance of the rental agreement, including, but not limited to, monetary damage to the landlord caused by the tenant’s breach of lease prior to the expiration thereof.
(13) “Legal holiday” means holidays observed by the clerk of the court.
(14) “Servicemember” shall have the same meaning as provided in s. 250.01.
(15) “Active duty” shall have the same meaning as provided in s. 250.01.
(16) “State active duty” shall have the same meaning as provided in s. 250.01.
(17) “Early termination fee” means any charge, fee, or forfeiture that is provided for in a written rental agreement and is assessed to a tenant when a tenant elects to terminate the rental agreement, as provided in the agreement, and vacates a dwelling unit before the end of the rental agreement. An early termination fee does not include:
(a) Unpaid rent and other accrued charges through the end of the month in which the landlord retakes possession of the dwelling unit.
(b) Charges for damages to the dwelling unit.
(c) Charges associated with a rental agreement settlement, release, buyout, or accord and satisfaction agreement.
History.—s. 2, ch. 73-330; s. 1, ch. 74-143; s. 1, ch. 81-190; s. 3, ch. 83-151; s. 17, ch. 94-170; s. 2, ch. 2003-72; s. 1, ch. 2008-131.

83.44 Obligation of good faith.—Every rental agreement or duty within this part imposes an obligation of good faith in its performance or enforcement.
History.—s. 2, ch. 73-330.

83.45 Unconscionable rental agreement or provision.—
(1) If the court as a matter of law finds a rental agreement or any provision of a rental agreement to have been unconscionable at the time it was made, the court may refuse to enforce the rental agreement, enforce the remainder of the rental agreement without the unconscionable provision, or so limit the application of any unconscionable provision as to avoid any unconscionable result.
(2) When it is claimed or appears to the court that the rental agreement or any provision thereof may be unconscionable, the parties shall be afforded a reasonable opportunity to present evidence as to meaning, relationship of the parties, purpose, and effect to aid the court in making the determination.
History.—s. 2, ch. 73-330.

83.46 Rent; duration of tenancies.—
(1) Unless otherwise agreed, rent is payable without demand or notice; periodic rent is payable at the beginning of each rent payment period; and rent is uniformly apportionable from day to day.
(2) If the rental agreement contains no provision as to duration of the tenancy, the duration is determined by the periods for which the rent is payable. If the rent is payable weekly, then the tenancy is from week to week; if payable monthly, tenancy is from month to month; if payable quarterly, tenancy is from quarter to quarter; if payable yearly, tenancy is from year to year.
(3) If the dwelling unit is furnished without rent as an incident of employment and there is no agreement as to the duration of the tenancy, the duration is determined by the periods for which wages are payable. If wages are payable weekly or more frequently, then the tenancy is from week to week; and if wages are payable monthly or no wages are payable, then the tenancy is from month to month. In the event that the employee ceases employment, the employer shall be entitled to rent for the period from the day after the employee ceases employment until the day that the dwelling unit is vacated at a rate equivalent to the rate charged for similarly situated residences in the area. This subsection shall not apply to an employee or a resident manager of an apartment house or an apartment complex when there is a written agreement to the contrary.
History.—s. 2, ch. 73-330; s. 2, ch. 81-190; s. 2, ch. 87-195; s. 2, ch. 90-133; s. 1, ch. 93-255.

83.47 Prohibited provisions in rental agreements.—
(1) A provision in a rental agreement is void and unenforceable to the extent that it:
(a) Purports to waive or preclude the rights, remedies, or requirements set forth in this part.
(b) Purports to limit or preclude any liability of the landlord to the tenant or of the tenant to the landlord, arising under law.

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(2) If such a void and unenforceable provision is included in a rental agreement entered into, extended, or renewed after the effective date of this part and either party suffers actual damages as a result of the inclusion, the aggrieved party may recover those damages sustained after the effective date of this part.
History.—s. 2, ch. 73-330.
83.48 Attorney fees.—In any civil action brought to enforce the provisions of the rental agreement or this part, the party in whose favor a judgment or decree has been rendered may recover reasonable attorney fees and court costs from the nonprevailing party. The right to attorney fees in this section may not be waived in a lease agreement. However, attorney fees may not be awarded under this section in a claim for personal injury damages based on a breach of duty under s. 83.51.
History.—s. 2, ch. 73-330; s. 4, ch. 83-151; s. 2, ch. 2013-136.
83.49 Deposit money or advance rent; duty of landlord and tenant.—
(1) Whenever money is deposited or advanced by a tenant on a rental agreement as security for performance of the rental agreement or as advance rent for other than the next immediate rental period, the landlord or the landlord's agent shall either:
(a) Hold the total amount of such money in a separate non-interest-bearing account in a Florida banking institution for the benefit of the tenant or tenants. The landlord shall not commingle such moneys with any other funds of the landlord or hypothecate, pledge, or in any other way make use of such moneys until such moneys are actually due the landlord;
(b) Hold the total amount of such money in a separate interest-bearing account in a Florida banking institution for the benefit of the tenant or tenants, in which case the tenant shall receive and collect interest in an amount of at least 75 percent of the annualized average interest rate payable on such account or interest at the rate of 5 percent per year, simple interest, whichever the landlord elects. The landlord shall not commingle such moneys with any other funds of the landlord or hypothecate, pledge, or in any other way make use of such moneys until such moneys are actually due the landlord; or
(c) Post a surety bond, executed by the landlord as principal and a surety company authorized and licensed to do business in the state as surety, with the clerk of the circuit court in the county in which the dwelling unit is located in the total amount of the security deposits and advance rent he or she holds on behalf of the tenants or $50,000, whichever is less. The bond shall be conditioned upon the faithful compliance of the landlord with the provisions of this section and shall run to the Governor for the benefit of any tenant injured by the landlord's violation of the provisions of this section. In addition to posting the surety bond, the landlord shall pay to the tenant interest at the rate of 5 percent per year, simple interest. A landlord, or the landlord's agent, engaged in the renting of dwelling units in five or more counties, who holds deposit moneys or advance rent and who is otherwise subject to the provisions of this section, may, in lieu of posting a surety bond in each county, elect to post a surety bond in the form and manner provided in this paragraph with the office of the Secretary of State. The bond shall be in the total amount of the security deposit or advance rent held on behalf of tenants or in the amount of $250,000, whichever is less. The bond shall be conditioned upon the faithful compliance of the landlord with the provisions of this section and shall run to the Governor for the benefit of any tenant injured by the landlord's violation of this section. In addition to posting a surety bond, the landlord shall pay to the tenant interest on the security deposit or advance rent held on behalf of that tenant at the rate of 5 percent per year simple interest.
(2) The landlord shall, in the lease agreement or within 30 days after receipt of advance rent or a security deposit, give written notice to the tenant which includes disclosure of the advance rent or security deposit. Subsequent to providing such written notice, if the landlord changes the manner or location in which he or she is holding the advance rent or security deposit, he or she must notify the tenant within 30 days after the change as provided in paragraphs (a)-(d). The landlord is not required to give new or additional notice solely because the depository has merged with another financial institution, changed its name, or transferred ownership to a different financial institution. This subsection does not apply to any landlord who rents fewer than five individual dwelling units. Failure to give this notice is not a defense to the payment of rent when due. The written notice must:
(a) Be given in person or by mail to the tenant.
(b) State the name and address of the depository where the advance rent or security deposit is being held or state that the landlord has posted a surety bond as provided by law.
(c) State whether the tenant is entitled to interest on the deposit.
(d) Contain the following disclosure:

YOUR LEASE REQUIRES PAYMENT OF CERTAIN DEPOSITS. THE LANDLORD MAY TRANSFER ADVANCE RENTS TO THE LANDLORD'S ACCOUNT AS THEY ARE DUE AND WITHOUT NOTICE. WHEN YOU MOVE OUT, YOU MUST GIVE THE LANDLORD YOUR NEW ADDRESS SO THAT THE LANDLORD CAN SEND YOU NOTICES REGARDING YOUR DEPOSIT. THE LANDLORD MUST MAIL YOU NOTICE, WITHIN 30 DAYS AFTER YOU MOVE OUT, OF THE LANDLORD'S INTENT TO IMPOSE A CLAIM AGAINST THE DEPOSIT. IF YOU DO NOT REPLY TO THE LANDLORD STATING YOUR OBJECTION TO THE CLAIM WITHIN 15 DAYS AFTER RECEIPT OF THE LANDLORD'S NOTICE, THE LANDLORD WILL COLLECT THE CLAIM AND MUST MAIL YOU THE REMAINING DEPOSIT, IF ANY.

IF THE LANDLORD FAILS TO TIMELY MAIL YOU NOTICE, THE LANDLORD MUST RETURN THE DEPOSIT BUT MAY LATER FILE A LAWSUIT AGAINST YOU FOR DAMAGES. IF YOU FAIL TO TIMELY OBJECT TO A CLAIM, THE LANDLORD MAY COLLECT FROM THE DEPOSIT, BUT YOU MAY LATER FILE A LAWSUIT CLAIMING A REFUND.

YOU SHOULD ATTEMPT TO INFORMALLY RESOLVE ANY DISPUTE BEFORE FILING A LAWSUIT. GENERALLY, THE PARTY IN WHOSE FAVOR A JUDGMENT IS RENDERED WILL BE AWARDED COSTS AND ATTORNEY FEES PAYABLE BY THE LOSING PARTY.

THIS DISCLOSURE IS BASIC. PLEASE REFER TO PART II OF CHAPTER 83, FLORIDA STATUTES, TO DETERMINE YOUR LEGAL RIGHTS AND OBLIGATIONS.

(3) The landlord or the landlord's agent may disburse advance rents from the deposit account to the landlord's benefit when the advance rental period commences and without notice to the tenant. For all other deposits:

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(a) Upon the vacating of the premises for termination of the lease, if the landlord does not intend to impose a claim on the security deposit, the landlord shall have 15 days to return the security deposit together with interest if otherwise required, or the landlord shall have 30 days to give the tenant written notice by certified mail to the tenant's last known mailing address of his or her intention to impose a claim on the deposit and the reason for imposing the claim. The notice shall contain a statement in substantially the following form:

This is a notice of my intention to impose a claim for damages in the amount of _____ upon your security deposit, due to _____. It is sent to you as required by s. 83.49(3), Florida Statutes. You are hereby notified that you must object in writing to this deduction from your security deposit within 15 days from the time you receive this notice or I will be authorized to deduct my claim from your security deposit. Your objection must be sent to (landlord's address) .

If the landlord fails to give the required notice within the 30-day period, he or she forfeits the right to impose a claim upon the security deposit and may not seek a setoff against the deposit but may file an action for damages after return of the deposit.
(b) Unless the tenant objects to the imposition of the landlord's claim or the amount thereof within 15 days after receipt of the landlord's notice of intention to impose a claim, the landlord may then deduct the amount of his or her claim and shall remit the balance of the deposit to the tenant within 30 days after the date of the notice of intention to impose a claim for damages. The failure of the tenant to make a timely objection does not waive any rights of the tenant to seek damages in a separate action.
(c) If either party institutes an action in a court of competent jurisdiction to adjudicate the party's right to the security deposit, the prevailing party is entitled to receive his or her court costs plus a reasonable fee for his or her attorney. The court shall advance the cause on the calendar.
(d) Compliance with this section by an individual or business entity authorized to conduct business in this state, including Florida-licensed real estate brokers and sales associates, constitutes compliance with all other relevant Florida Statutes pertaining to security deposits held pursuant to a rental agreement or other landlord-tenant relationship. Enforcement personnel shall look solely to this section to determine compliance. This section prevails over any conflicting provisions in chapter 475 and in other sections of the Florida Statutes, and shall operate to permit licensed real estate brokers to disburse security deposits and deposit money without having to comply with the notice and settlement procedures contained in s. 475.25(1)(d).
(4) The provisions of this section do not apply to transient rentals by hotels or motels as defined in chapter 509; nor do they apply in those instances in which the amount of rent or deposit, or both, is regulated by law or by rules or regulations of a public body, including public housing authorities and federally administered or regulated housing programs including s. 202, s. 221(d)(3) and (4), s. 236, or s. 8 of the National Housing Act, as amended, other than for rent stabilization. With the exception of subsections (3), (5), and (6), this section is not applicable to housing authorities or public housing agencies created pursuant to chapter 421 or other statutes.
(5) Except when otherwise provided by the terms of a written lease, any tenant who vacates or abandons the premises prior to the expiration of the term specified in the written lease, or any tenant who vacates or abandons premises which are the subject of a tenancy from week to week, month to month, quarter to quarter, or year to year, shall give at least 7 days' written notice by certified mail or personal delivery to the landlord prior to vacating or abandoning the premises which notice shall include the address where the tenant may be reached. Failure to give such notice shall relieve the landlord of the notice requirement of paragraph (3)(a) but shall not waive any right the tenant may have to the security deposit or any part of it.
(6) For the purposes of this part, a renewal of an existing rental agreement shall be considered a new rental agreement, and any security deposit carried forward shall be considered a new security deposit.
(7) Upon the sale or transfer of title of the rental property from one owner to another, or upon a change in the designated rental agent, any and all security deposits or advance rents being held for the benefit of the tenants shall be transferred to the new owner or agent, together with any earned interest and with an accurate accounting showing the amounts to be credited to each tenant account. Upon the transfer of such funds and records to the new owner or agent, and upon transmittal of a written receipt therefor, the transferor is free from the obligation imposed in subsection (1) to hold such moneys on behalf of the tenant. There is a rebuttable presumption that any new owner or agent received the security deposit from the previous owner or agent; however, this presumption is limited to 1 month's rent. This subsection does not excuse the landlord or agent for a violation of other provisions of this section while in possession of such deposits.
(8) Any person licensed under the provisions of s. 509.241, unless excluded by the provisions of this part, who fails to comply with the provisions of this part shall be subject to a fine or to the suspension or revocation of his or her license by the Division of Hotels and Restaurants of the Department of Business and Professional Regulation in the manner provided in s. 509.261.
(9) In those cases in which interest is required to be paid to the tenant, the landlord shall pay directly to the tenant, or credit against the current month's rent, the interest due to the tenant at least once annually. However, no interest shall be due a tenant who wrongfully terminates his or her tenancy prior to the end of the rental term.
History.—s. 1, ch. 69-282; s. 3, ch. 70-360; s. 1, ch. 72-19; s. 1, ch. 72-43; s. 5, ch. 73-330; s. 1, ch. 74-93; s. 3, ch. 74-146; ss. 1, 2, ch. 75-133; s. 1, ch. 76-15; s. 1, ch. 77-445; s. 20, ch. 79-400; s. 21, ch. 82-66; s. 5, ch. 83-151; s. 13, ch. 83-217; s. 3, ch. 87-195; s. 1, ch. 87-369; s. 3, ch. 88-379; s. 2, ch. 93-255; s. 5, ch. 94-218; s. 1372, ch. 95-147; s. 1, ch. 96-146; s. 1, ch. 2001-179; s. 53, ch. 2003-164; s. 3, ch. 2013-136.
Note.—Former s. 83.261.

83.491 Fee in lieu of security deposit –

1(a) If a rental agreement requires a security deposit, a landlord may offer a tenant the option to pay a fee in lieu of a security deposit.

(b) A landlord may provide a tenant the option of paying a security deposit in monthly installments in an amount that is agreed upon between the tenant and the landlord while participating in the fee program.

2(a) If a tenant agrees to pay a fee in lieu of a security deposit, the landlord must notify the tenant within 30 days after the conclusion of the tenancy if there are any costs or fees due resulting from unpaid rent, fees, or other obligations under the rental agreement, including, but not limited to, costs required for repairing damage to the premises beyond normal wear and tear.

(b) A landlord may not submit a claim to an insurer to recover the landlord's losses associated with unpaid rent, fees, or other obligations under the rental agreement, including, but not limited to, costs required for repairing damage to the premises beyond normal wear and tear until at least 15 days after providing the tenant with the required notice under paragraph (a).

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1. The landlord must include an itemized list of any unpaid amounts and the dates such amounts were due, documentation supporting any itemized damages and costs of repairs, and a copy of any written objection or repot of any communication of objection by the tenant when the landlord submits a claim to an insurer.

2. If an insurer pays a claim that was submitted under this subsection to a landlord and the insurer has subrogation rights, the insurer may, within 1 year after the tenancy that was the subject of the claim ends, seek reimbursement from the tenant for the amounts paid to the landlord. If the insurer seeks reimbursement from the tenant, the following apply:

a. The insurer must provide the tenant with all documentation for losses which the landlord provided to the insurer in support of the landlord's claim and a copy of the settlement statement documenting the insurer's payment of the landlord's claim.

b. The tenant retains any defenses against the insurer which the tenant would otherwise have against the landlord.

3. A landlord may not accept payment from both a tenant and an insurer for amounts associated with the same rent, fees, or damages.

(3) If a landlord offers a tenant the option to pay a fee in lieu of a security deposit, the landlord must notify the tenant in writing of all of the following:

(a) That the tenant has the option to pay a security deposit instead of the fee at any time.

(b) That the tenant may, at any time, terminate the agreement to pay a fee in lieu of security deposit and instead pay a security deposit as listed in a rental agreement between the landlord and tenant or, if a security deposit was not agreed upon in a rental agreement between the landlord and tenant, in the amount that is otherwise offered to the new tenants for a substantially similar dwelling unit on the date that the tenant terminates the agreement.

(c) That the tenant may choose to pay the security deposit in monthly installments in an amount that is agreed upon between the landlord and tenant while participating in the fee program.

(d) Whether any additional charges apply for the options provided in paragraphs (a) and (b).

(e) The amount of the payments required for each option the landlord offers.

(f) That the fee is nonrefundable, if applicable.

(g) That the fee is only for securing occupancy without paying a required security deposit.

(h) That the fee payment does not limit or change the tenant's obligation to pay rent and fees, if any, under the rental agreement or limit or change the tenant's obligation to pay the costs of repairing damage to the premises beyond normal wear and tear.

(i) That if the landlord uses any portion of the fee to purchase insurance, the tenant is not insured and is not a beneficiary of the landlord's insurance coverage, and that the insurance does not limit or change the tenant's obligations to pay rent and fees under the rental agreement or change the tenant's obligation to pay the costs of repairing damage to the premises beyond normal wear and tear.

(4)(a) If a tenant decides to pay a fee in lieu of a security deposit, a written agreement to collect the fee must be signed by the landlord, or the landlord's agent, and the tenant. The written agreement may not contain any clause that contradicts s. 83.45 or s. 83.47. The written agreement must, at minimum, specify all of the following:

1. The amount of the fee, which may not be increased during the term of the rental agreement.

2. How and when the fee is to be collected.

3. The process and timeframe during which a tenant must pay the security deposit specified in the rental agreement if the tenant defaults on paying the fee, and that such default will not adversely affect the tenant's credit rating if the security deposit is timely paid.

4. That the written agreement may be terminated at any time as long as the tenant pays the amount of the security deposit specified in the rental agreement.

5. If the tenant pays the amount of the security deposit specified in the rental agreement, then the tenant's default on paying the fee or termination of the written agreement may not adversely impact the tenant's credit report.

(b). The written agreement specified under paragraph (a) must also include a disclosure in substantially the following form:

FEE IN LIEU OF SECURITY DEPOSIT

THIS IS NOT A SECURITY DEPOSIT AND PAYMENT OF THE FEE DOES NOT ABSOLVE THE TENANT OF ANY OBLIGATIONS UNDER THE RENTAL AGREEMENT, INCLUDING THE OBLIGATION TO PAY RENT AS IT BECOMES DUE AND ANY COSTS AND DAMAGES BEYOND NORMAL WEAR AND TEAR WHICH THE TENANT OR HIS OR HER GUESTS MAY CAUSE.

THE TENANT MAY TERMINATE THIS AGREEMENT AT ANY TIME AND STOP PAYING THE FEE AND INSTEAD PAY THE SECURITY DEPOSIT AS PROVIDED IN SECTION 83.491, FLORIDA STATUTES.

THIS AGREEMENT HAS BEEN ENTERED INTO VOLUNTARILY BY BOTH PARTIES AND THE TENANT AGREES TO PAY THE LANDLORD A FEE IN LIEU OF A SECURITY DEPOSIT AS AUTHORIZED UNDER SECTION 83.491, FLORIDA STATUTES.

IF THE LANDLORD USES ANY PORTION OF THE TENANT'S FEE TO PURCHASE INSURANCE, THE TENANT IS NOT INSURED AND IS NOT A BENEFICIARY OF SUCH COVERAGE, AND THE INSURANCE DOES NOT CHANGE THE TENANT'S FINANCIAL OBLIGATIONS UNDER THE RENTAL AGREEMENT.

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(5) A fee in lieu of security deposit may be:

(a) A recurring monthly fee, payable on the same date that the rent is due under the rental agreement; or

(b) Payable upon a schedule that the landlord and tenant choose and as specified in the written agreement.

(6) A fee collected under this section, or an insurance product or surety bond accepted, by a landlord in lieu of a security deposit is not a security deposit as defined in s. 83.43(12).

(7) A landlord has exclusive discretion as to whether to offer tenants the option to pay a fee in lieu of a security deposit and is not required to offer such fee option to tenants. However, if a landlord offers a tenant an option to pay a fee in lieu of a security deposit, the landlord may not use a prospective tenant's choice to pay, or offer to pay, a fee in lieu of a security deposit as criteria in the determination to approve or deny an application for occupancy, and the landlord must also offer all new tenants renting a dwelling unit on the same premises the option to pay a fee in lieu of security deposit, unless the landlord chooses to prospectively terminate the fee option for all new rental agreements.

(8)(a) This section does not:

1. Require a fee collected in lieu of security deposit to be used to purchase an insurance product or a surety bond; or

2. Prohibit a tenant from being offered or sold an insurance product or surety bond to present to the landlord in lieu of a security deposit if the offer or sale of such insurance product or surety bond complies with the laws of this state.

(b). Acceptance by a landlord of an insurance product or a surety bond that is purchased or procured by a tenant, a landlord, or an agent of the landlord may not be considered an offer on the part of the landlord to allow a tenant to pay a fee in lieu of security deposit for the purposes of subsection (7).

(9) This section applies to rental agreements entered into or renewed on or after July 1, 2023.

83.50 Disclosure of landlord's address.—In addition to any other disclosure required by law, the landlord, or a person authorized to enter into a rental agreement on the landlord's behalf, shall disclose in writing to the tenant, at or before the commencement of the tenancy, the name and address of the landlord or a person authorized to receive notices and demands in the landlord's behalf. The person so authorized to receive notices and demands retains authority until the tenant is notified otherwise. All notices of such names and addresses or changes thereto shall be delivered to the tenant's residence or, if specified in writing by the tenant, to any other address.

History.—s. 2, ch. 73-330; s. 443, ch. 95-147; s. 5, ch. 2013-136.

83.51 Landlord's obligation to maintain premises.—

(1) The landlord at all times during the tenancy shall:

(a) Comply with the requirements of applicable building, housing, and health codes; or

(b) Where there are no applicable building, housing, or health codes, maintain the roofs, windows, doors, floors, steps, porches, exterior walls, foundations, and all other structural components in good repair and capable of resisting normal forces and loads and the plumbing in reasonable working condition. The landlord, at commencement of the tenancy, must ensure that screens are installed in a reasonable condition. Thereafter, the landlord must repair damage to screens once annually, when necessary, until termination of the rental agreement.

The landlord is not required to maintain a mobile home or other structure owned by the tenant. The landlord's obligations under this subsection may be altered or modified in writing with respect to a single-family home or duplex.

(2)(a) Unless otherwise agreed in writing, in addition to the requirements of subsection (1), the landlord of a dwelling unit other than a single-family home or duplex shall, at all times during the tenancy, make reasonable provisions for:

1. The extermination of rats, mice, roaches, ants, wood-destroying organisms, and bedbugs. When vacation of the premises is required for such extermination, the landlord is not liable for damages but shall abate the rent. The tenant must temporarily vacate the premises for a period of time not to exceed 4 days, on 7 days' written notice, if necessary, for extermination pursuant to this subparagraph.

2. Locks and keys.

3. The clean and safe condition of common areas.

4. Garbage removal and outside receptacles therefor.

5. Functioning facilities for heat during winter, running water, and hot water.

(b) Unless otherwise agreed in writing, at the commencement of the tenancy of a single-family home or duplex, the landlord shall install working smoke detection devices. As used in this paragraph, the term "smoke detection device" means an electrical or battery-operated device which detects visible or invisible particles of combustion and which is listed by Underwriters Laboratories, Inc., Factory Mutual Laboratories, Inc., or any other nationally recognized testing laboratory using nationally accepted testing standards.

(c) Nothing in this part authorizes the tenant to raise a noncompliance by the landlord with this subsection as a defense to an action for possession under s. 83.59.

(d) This subsection shall not apply to a mobile home owned by a tenant.

(e) Nothing contained in this subsection prohibits the landlord from providing in the rental agreement that the tenant is obligated to pay costs or charges for garbage removal, water, fuel, or utilities.

(3) If the duty imposed by subsection (1) is the same or greater than any duty imposed by subsection (2), the landlord's duty is determined by subsection (1).

(4) The landlord is not responsible to the tenant under this section for conditions created or caused by the negligent or wrongful act or omission of the tenant, a member of the tenant's family, or other person on the premises with the tenant's consent.

History.—s. 2, ch. 73-330; s. 22, ch. 82-66; s. 4, ch. 87-195; s. 1, ch. 90-133; s. 3, ch. 93-255; s. 444, ch. 95-147; s. 8, ch. 97-95; s. 6, ch. 2013-136.

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83.515 Background screening of apartment employees; employment disqualification.—

(1) The landlord of a public lodging establishment classified under s. 509.242(1)(d) or (e) as a nontransient apartment or transient apartment, respectively, must require that each employee of the establishment undergo a background screening as a condition of employment.

(2) The background screening required under subsection (1) must be performed by a consumer reporting agency in accordance with the federal Fair Credit Reporting Act, and must include a screening of criminal history records and sexual predator and sexual offender registries of all states and the District of Columbia.

(3) A landlord may disqualify a person from employment if the person has been convicted or found guilty of, or entered a plea of guilty or nolo contendere to, regardless of adjudication, any of the following offenses:

(a) A criminal offense involving disregard for the safety of others which, if committed in this state, is a felony or a misdemeanor of the first degree or, if committed in another state, would be a felony or a misdemeanor of the first degree if committed in this state.

(b) A criminal offense committed in any jurisdiction which involves violence, including, but not limited to, murder, sexual battery, robbery, carjacking, home-invasion robbery, and stalking.

83.52 Tenant's obligation to maintain dwelling unit.—The tenant at all times during the tenancy shall:
(1) Comply with all obligations imposed upon tenants by applicable provisions of building, housing, and health codes.
(2) Keep that part of the premises which he or she occupies and uses clean and sanitary.
(3) Remove from the tenant's dwelling unit all garbage in a clean and sanitary manner.
(4) Keep all plumbing fixtures in the dwelling unit or used by the tenant clean and sanitary and in repair.
(5) Use and operate in a reasonable manner all electrical, plumbing, sanitary, heating, ventilating, air-conditioning and other facilities and appliances, including elevators.
(6) Not destroy, deface, damage, impair, or remove any part of the premises or property therein belonging to the landlord nor permit any person to do so.
(7) Conduct himself or herself, and require other persons on the premises with his or her consent to conduct themselves, in a manner that does not unreasonably disturb the tenant's neighbors or constitute a breach of the peace.
History.—s. 2, ch. 73-330; s. 445, ch. 95-147.

83.53 Landlord's access to dwelling unit.—
(1) The tenant shall not unreasonably withhold consent to the landlord to enter the dwelling unit from time to time in order to inspect the premises; make necessary or agreed repairs, decorations, alterations, or improvements; supply agreed services; or exhibit the dwelling unit to prospective or actual purchasers, mortgagees, tenants, workers, or contractors.
(2) The landlord may enter the dwelling unit at any time for the protection or preservation of the premises. The landlord may enter the dwelling unit upon reasonable notice to the tenant and at a reasonable time for the purpose of repair of the premises. "Reasonable notice" for the purpose of repair is notice given at least 24 hours prior to the entry, and reasonable time for the purpose of repair shall be between the hours of 7:30 a.m. and 8:00 p.m. The landlord may enter the dwelling unit when necessary for the further purposes set forth in subsection (1) under any of the following circumstances:
(a) With the consent of the tenant;
(b) In case of emergency;
(c) When the tenant unreasonably withholds consent; or
(d) If the tenant is absent from the premises for a period of time equal to one-half the time for periodic rental payments. If the rent is current and the tenant notifies the landlord of an intended absence, then the landlord may enter only with the consent of the tenant or for the protection or preservation of the premises.
(3) The landlord shall not abuse the right of access nor use it to harass the tenant.
History.—s. 2, ch. 73-330; s. 5, ch. 87-195; s. 4, ch. 93-255; s. 446, ch. 95-147.

83.535 Flotation bedding system; restrictions on use.—No landlord may prohibit a tenant from using a flotation bedding system in a dwelling unit, provided the flotation bedding system does not violate applicable building codes. The tenant shall be required to carry in the tenant's name flotation insurance as is standard in the industry in an amount deemed reasonable to protect the tenant and owner against personal injury and property damage to the dwelling units. In any case, the policy shall carry a loss payable clause to the owner of the building.
History.—s. 7, ch. 82-66; s. 5, ch. 93-255.

83.54 Enforcement of rights and duties; civil action; criminal offenses.—Any right or duty declared in this part is enforceable by civil action. A right or duty enforced by civil action under this section does not preclude prosecution for a criminal offense related to the lease or leased property.
History.—s. 2, ch. 73-330; s. 7, ch. 2013-136.

83.55 Right of action for damages.—If either the landlord or the tenant fails to comply with the requirements of the rental agreement or this part, the aggrieved party may recover the damages caused by the noncompliance.
History.—s. 2, ch. 73-330.

83.56 Termination of rental agreement.—
(1) If the landlord materially fails to comply with s. 83.51(1) or material provisions of the rental agreement within 7 days after delivery of written notice by the tenant specifying the noncompliance and indicating the intention of the tenant to terminate the rental agreement by reason thereof, the tenant may terminate the rental agreement. If the failure to comply with s. 83.51(1) or material provisions of the rental

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agreement is due to causes beyond the control of the landlord and the landlord has made and continues to make every reasonable effort to correct the failure to comply, the rental agreement may be terminated or altered by the parties, as follows:
(a) If the landlord's failure to comply renders the dwelling unit untenantable and the tenant vacates, the tenant shall not be liable for rent during the period the dwelling unit remains uninhabitable.
(b) If the landlord's failure to comply does not render the dwelling unit untenantable and the tenant remains in occupancy, the rent for the period of noncompliance shall be reduced by an amount in proportion to the loss of rental value caused by the noncompliance.
(2) If the tenant materially fails to comply with s. 83.52 or material provisions of the rental agreement, other than a failure to pay rent, or reasonable rules or regulations, the landlord may:
(a) If such noncompliance is of a nature that the tenant should not be given an opportunity to cure it or if the noncompliance constitutes a subsequent or continuing noncompliance within 12 months of a written warning by the landlord of a similar violation, deliver a written notice to the tenant specifying the noncompliance and the landlord's intent to terminate the rental agreement by reason thereof. Examples of noncompliance which are of a nature that the tenant should not be given an opportunity to cure include, but are not limited to, destruction, damage, or misuse of the landlord's or other tenants' property by intentional act or a subsequent or continued unreasonable disturbance. In such event, the landlord may terminate the rental agreement, and the tenant shall have 7 days from the date that the notice is delivered to vacate the premises. The notice shall be in substantially the following form:

You are advised that your lease is terminated effective immediately. You shall have 7 days from the delivery of this letter to vacate the premises. This action is taken because (cite the noncompliance) .
(b) If such noncompliance is of a nature that the tenant should be given an opportunity to cure it, deliver a written notice to the tenant specifying the noncompliance, including a notice that, if the noncompliance is not corrected within 7 days from the date that the written notice is delivered, the landlord shall terminate the rental agreement by reason thereof. Examples of such noncompliance include, but are not limited to, activities in contravention of the lease or this part such as having or permitting unauthorized pets, guests, or vehicles; parking in an unauthorized manner or permitting such parking; or failing to keep the premises clean and sanitary. If such noncompliance recurs within 12 months after notice, an eviction action may commence without delivering a subsequent notice pursuant to paragraph (a) or this paragraph. The notice shall be in substantially the following form:

You are hereby notified that (cite the noncompliance) . Demand is hereby made that you remedy the noncompliance within 7 days of receipt of this notice or your lease shall be deemed terminated and you shall vacate the premises upon such termination. If this same conduct or conduct of a similar nature is repeated within 12 months, your tenancy is subject to termination without further warning and without your being given an opportunity to cure the noncompliance.
(3) If the tenant fails to pay rent when due and the default continues for 3 days, excluding Saturday, Sunday, and legal holidays, after delivery of written demand by the landlord for payment of the rent or possession of the premises, the landlord may terminate the rental agreement. Legal holidays for the purpose of this section shall be court-observed holidays only. The 3-day notice shall contain a statement in substantially the following form:

You are hereby notified that you are indebted to me in the sum of _____ dollars for the rent and use of the premises (address of leased premises, including county) , Florida, now occupied by you and that I demand payment of the rent or possession of the premises within 3 days (excluding Saturday, Sunday, and legal holidays) from the date of delivery of this notice, to wit: on or before the day of , (year) .

(landlord's name, address and phone number)
(4) The delivery of the written notices required by subsections (1), (2), and (3) shall be by mailing or delivery of a true copy thereof or, if the tenant is absent from the premises, by leaving a copy thereof at the residence. The notice requirements of subsections (1), (2), and (3) may not be waived in the lease.
(5)(a) If the landlord accepts rent with actual knowledge of a noncompliance by the tenant or accepts performance by the tenant of any other provision of the rental agreement that is at variance with its provisions, or if the tenant pays rent with actual knowledge of a noncompliance by the landlord or accepts performance by the landlord of any other provision of the rental agreement that is at variance with its provisions, the landlord or tenant waives his or her right to terminate the rental agreement or to bring a civil action for that noncompliance, but not for any subsequent or continuing noncompliance. However, a landlord does not waive the right to terminate the rental agreement or to bring a civil action for that noncompliance by accepting partial rent for the period. If partial rent is accepted after posting the notice for nonpayment, the landlord must:
1. Provide the tenant with a receipt stating the date and amount received and the agreed upon date and balance of rent due before filing an action for possession;
2. Place the amount of partial rent accepted from the tenant in the registry of the court upon filing the action for possession; or
3. Post a new 3-day notice reflecting the new amount due.
(b) Any tenant who wishes to defend against an action by the landlord for possession of the unit for noncompliance of the rental agreement or of relevant statutes must comply with s. 83.60(2). The court may not set a date for mediation or trial unless the provisions of s. 83.60(2) have been met, but must enter a default judgment for removal of the tenant with a writ of possession to issue immediately if the tenant fails to comply with s. 83.60(2).
(c) This subsection does not apply to that portion of rent subsidies received from a local, state, or national government or an agency of local, state, or national government; however, waiver will occur if an action has not been instituted within 45 days after the landlord obtains actual knowledge of the noncompliance.
(6) If the rental agreement is terminated, the landlord shall comply with s. 83.49(3).
History.—s. 2, ch. 73-330; s. 23, ch. 82-66; s. 6, ch. 83-151; s. 14, ch. 83-217; s. 6, ch. 87-195; s. 6, ch. 93-255; s. 6, ch. 94-170; s. 1373, ch. 95-147; s. 5, ch. 99-6; s. 8, ch. 2013-136.

83.5615 Termination of rental agreement upon foreclosure.—

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(1) If a tenant is occupying residential premises that are the subject of a foreclosure sale, upon issuance of a certificate of title following the sale, the purchaser named in the certificate of title takes title to the residential premises subject to the rights of the tenant under this section.

(a) The tenant may remain in possession of the premises for 30 days following the date of the purchaser's delivery of a written 30-day notice of termination.

(b) The tenant is entitled to the protections of s. 83.67.

(c) The 30-day notice of termination must be in substantially the following form:

NOTICE TO TENANT OF TERMINATION

You are hereby notified that your rental agreement is terminated on the date of delivery of this notice, that your occupancy is terminated 30 days following the date of the delivery of this notice, and that I demand possession of the premises on (date) . If you do not vacate the premises by that date, I will ask the court for an order allowing me to remove you and your belongings from the premises. You are obligated to pay rent during the 30-day period for any amount that might accrue during that period. Your rent must be delivered to (landlord's name and address) .

(d) The 30-day notice of termination shall be delivered in the same manner as provided in s. 83.56(4).

(2) The purchaser at the foreclosure sale may apply to the court for a writ of possession based upon a sworn affidavit that the 30-day notice of termination was delivered to the tenant and the tenant has failed to vacate the premises at the conclusion of the 30-day period. If the court awards a writ of possession, the writ must be served on the tenant. The writ of possession shall be governed by s. 83.62.

(3) This section does not apply if:

(a) The tenant is the mortgagor in the subject foreclosure or is the child, spouse, or parent of the mortgagor in the subject foreclosure.

(b) The tenant's rental agreement is not the result of an arm's length transaction.

(c) The tenant's rental agreement allows the tenant to pay rent that is substantially less than the fair market rent for the premises, unless the rent is reduced or subsidized due to a federal, state, or local subsidy.

(4) A purchaser at a foreclosure sale of a residential premises occupied by a tenant does not assume the obligations of a landlord, except as provided in paragraph (1)(b), unless or until the purchaser assumes an existing rental agreement with the tenant that has not ended or enters into a new rental agreement with the tenant.

History.—s. 1, ch. 2015-96.

83.57 Termination of tenancy without specific term.—A tenancy without a specific duration, as defined in s. 83.46(2) or (3), may be terminated by either party giving written notice in the manner provided in s. 83.56(4), as follows:
(1) When the tenancy is from year to year, by giving not less than 60 days' notice prior to the end of any annual period;
(2) When the tenancy is from quarter to quarter, by giving not less than 30 days' notice prior to the end of any quarterly period;
(3) When the tenancy is from month to month, by giving not less than 30 days' notice prior to the end of any monthly period; and
(4) When the tenancy is from week to week, by giving not less than 7 days' notice prior to the end of any weekly period.
History.—s. 2, ch. 73-330; s. 3, ch. 81-190; s. 15, ch. 83-217.

83.575 Termination of tenancy with specific duration.—
(1) A rental agreement with a specific duration may contain a provision requiring the tenant to notify the landlord within a specified period before vacating the premises at the end of the rental agreement, if such provision requires the landlord to notify the tenant within such notice period if the rental agreement will not be renewed; however, a rental agreement may not require more than 60 days' notice from either the tenant or the landlord.
(2) A rental agreement with a specific duration may provide that if a tenant fails to give the required notice before vacating the premises at the end of the rental agreement, the tenant may be liable for liquidated damages as specified in the rental agreement if the landlord provides written notice to the tenant specifying the tenant's obligations under the notification provision contained in the lease and the date the rental agreement is terminated. The landlord must provide such written notice to the tenant within 15 days before the start of the notification period contained in the lease. The written notice shall list all fees, penalties, and other charges applicable to the tenant under this subsection.
(3) If the tenant remains on the premises with the permission of the landlord after the rental agreement has terminated and fails to give notice required under s. 83.57(3), the tenant is liable to the landlord for an additional 1 month's rent.
History.—s. 3, ch. 2003-30; s. 1, ch. 2004-375; s. 9, ch. 2013-136.

83.58 Remedies; tenant holding over.—If the tenant holds over and continues in possession of the dwelling unit or any part thereof after the expiration of the rental agreement without the permission of the landlord, the landlord may recover possession of the dwelling unit in the manner provided for in s. 83.59. The landlord may also recover double the amount of rent due on the dwelling unit, or any part thereof, for the period during which the tenant refuses to surrender possession.
History.—s. 2, ch. 73-330; s. 10, ch. 2013-136.

83.59 Right of action for possession.—

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(1) If the rental agreement is terminated and the tenant does not vacate the premises, the landlord may recover possession of the dwelling unit as provided in this section.
(2) A landlord, the landlord's attorney, or the landlord's agent, applying for the removal of a tenant, shall file in the county court of the county where the premises are situated a complaint describing the dwelling unit and stating the facts that authorize its recovery. A landlord's agent is not permitted to take any action other than the initial filing of the complaint, unless the landlord's agent is an attorney. The landlord is entitled to the summary procedure provided in s. 51.011, and the court shall advance the cause on the calendar.
(3) The landlord shall not recover possession of a dwelling unit except:
(a) In an action for possession under subsection (2) or other civil action in which the issue of right of possession is determined;
(b) When the tenant has surrendered possession of the dwelling unit to the landlord;
(c) When the tenant has abandoned the dwelling unit. In the absence of actual knowledge of abandonment, it shall be presumed that the tenant has abandoned the dwelling unit if he or she is absent from the premises for a period of time equal to one-half the time for periodic rental payments. However, this presumption does not apply if the rent is current or the tenant has notified the landlord, in writing, of an intended absence; or
(d) When the last remaining tenant of a dwelling unit is deceased, personal property remains on the premises, rent is unpaid, at least 60 days have elapsed following the date of death, and the landlord has not been notified in writing of the existence of a probate estate or of the name and address of a personal representative. This paragraph does not apply to a dwelling unit used in connection with a federally administered or regulated housing program, including programs under s. 202, s. 221(d)(3) and (4), s. 236, or s. 8 of the National Housing Act, as amended.
(4) The prevailing party is entitled to have judgment for costs and execution therefor.
History.—s. 2, ch. 73-330; s. 1, ch. 74-146; s. 24, ch. 82-66; s. 1, ch. 92-36; s. 447, ch. 95-147; s. 1, ch. 2007-136; s. 11, ch. 2013-136.

83.595 Choice of remedies upon breach or early termination by tenant.—If the tenant breaches the rental agreement for the dwelling unit and the landlord has obtained a writ of possession, or the tenant has surrendered possession of the dwelling unit to the landlord, or the tenant has abandoned the dwelling unit, the landlord may:
(1) Treat the rental agreement as terminated and retake possession for his or her own account, thereby terminating any further liability of the tenant;
(2) Retake possession of the dwelling unit for the account of the tenant, holding the tenant liable for the difference between the rent stipulated to be paid under the rental agreement and what the landlord is able to recover from a reletting. If the landlord retakes possession, the landlord has a duty to exercise good faith in attempting to relet the premises, and any rent received by the landlord as a result of the reletting must be deducted from the balance of rent due from the tenant. For purposes of this subsection, the term "good faith in attempting to relet the premises" means that the landlord uses at least the same efforts to relet the premises as were used in the initial rental or at least the same efforts as the landlord uses in attempting to rent other similar rental units but does not require the landlord to give a preference in renting the premises over other vacant dwelling units that the landlord owns or has the responsibility to rent;
(3) Stand by and do nothing, holding the lessee liable for the rent as it comes due; or
(4) Charge liquidated damages, as provided in the rental agreement, or an early termination fee to the tenant if the landlord and tenant have agreed to liquidated damages or an early termination fee, if the amount does not exceed 2 months' rent, and if, in the case of an early termination fee, the tenant is required to give no more than 60 days' notice, as provided in the rental agreement, prior to the proposed date of early termination. This remedy is available only if the tenant and the landlord, at the time the rental agreement was made, indicated acceptance of liquidated damages or an early termination fee. The tenant must indicate acceptance of liquidated damages or an early termination fee by signing a separate addendum to the rental agreement containing a provision in substantially the following form:

☐ I agree, as provided in the rental agreement, to pay $ _____ (an amount that does not exceed 2 months' rent) as liquidated damages or an early termination fee if I elect to terminate the rental agreement, and the landlord waives the right to seek additional rent beyond the month in which the landlord retakes possession.

☐ I do not agree to liquidated damages or an early termination fee, and I acknowledge that the landlord may seek damages as provided by law.
(a) In addition to liquidated damages or an early termination fee, the landlord is entitled to the rent and other charges accrued through the end of the month in which the landlord retakes possession of the dwelling unit and charges for damages to the dwelling unit.
(b) This subsection does not apply if the breach is failure to give notice as provided in s. 83.575.
History.—s. 2, ch. 87-369; s. 4, ch. 88-379; s. 448, ch. 95-147; s. 2, ch. 2008-131.

83.60 Defenses to action for rent or possession; procedure.—
(1)(a) In an action by the landlord for possession of a dwelling unit based upon nonpayment of rent or in an action by the landlord under s. 83.55 seeking to recover unpaid rent, the tenant may defend upon the ground of a material noncompliance with s. 83.51(1), or may raise any other defense, whether legal or equitable, that he or she may have, including the defense of retaliatory conduct in accordance with s. 83.64. The landlord must be given an opportunity to cure a deficiency in a notice or in the pleadings before dismissal of the action.
(b) The defense of a material noncompliance with s. 83.51(1) may be raised by the tenant if 7 days have elapsed after the delivery of written notice by the tenant to the landlord, specifying the noncompliance and indicating the intention of the tenant not to pay rent by reason thereof. Such notice by the tenant may be given to the landlord, the landlord's representative as designated pursuant to s. 83.50, a resident manager, or the person or entity who collects the rent on behalf of the landlord. A material noncompliance with s. 83.51(1) by the landlord is a complete defense to an action for possession based upon nonpayment of rent, and, upon hearing, the court or the jury, as the case may be, shall determine the amount, if any, by which the rent is to be reduced to reflect the diminution in value of the dwelling unit during the period of noncompliance with s. 83.51(1). After consideration of all other relevant issues, the court shall enter appropriate judgment.
(2) In an action by the landlord for possession of a dwelling unit, if the tenant interposes any defense other than payment, including, but not limited to, the defense of a defective 3-day notice, the tenant shall pay into the registry of the court the accrued rent as alleged in the complaint or as determined by the court and the rent that accrues during the pendency of the proceeding, when due. The clerk shall notify the tenant of such requirement in the summons. Failure of the tenant to pay the rent into the registry of the court or to file a motion to

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determine the amount of rent to be paid into the registry within 5 days, excluding Saturdays, Sundays, and legal holidays, after the date of service of process constitutes an absolute waiver of the tenant's defenses other than payment, and the landlord is entitled to an immediate default judgment for removal of the tenant with a writ of possession to issue without further notice or hearing thereon. If a motion to determine rent is filed, documentation in support of the allegation that the rent as alleged in the complaint is in error is required. Public housing tenants or tenants receiving rent subsidies are required to deposit only that portion of the full rent for which they are responsible pursuant to the federal, state, or local program in which they are participating.
History.—s. 2, ch. 73-330; s. 7, ch. 83-151; s. 7, ch. 87-195; s. 7, ch. 93-255; s. 7, ch. 94-170; s. 1374, ch. 95-147; s. 12, ch. 2013-136.

83.61 Disbursement of funds in registry of court; prompt final hearing.—When the tenant has deposited funds into the registry of the court in accordance with the provisions of s. 83.60(2) and the landlord is in actual danger of loss of the premises or other personal hardship resulting from the loss of rental income from the premises, the landlord may apply to the court for disbursement of all or part of the funds or for prompt final hearing. The court shall advance the cause on the calendar. The court, after preliminary hearing, may award all or any portion of the funds on deposit to the landlord or may proceed immediately to a final resolution of the cause.
History.—s. 2, ch. 73-330; s. 2, ch. 74-146.

83.62 Restoration of possession to landlord.—
(1) In an action for possession, after entry of judgment in favor of the landlord, the clerk shall issue a writ to the sheriff describing the premises and commanding the sheriff to put the landlord in possession after 24 hours' notice conspicuously posted on the premises. Saturdays, Sundays, and legal holidays do not stay the 24-hour notice period.
(2) At the time the sheriff executes the writ of possession or at any time thereafter, the landlord or the landlord's agent may remove any personal property found on the premises to or near the property line. Subsequent to executing the writ of possession, the landlord may request the sheriff to stand by to keep the peace while the landlord changes the locks and removes the personal property from the premises. When such a request is made, the sheriff may charge a reasonable hourly rate, and the person requesting the sheriff to stand by to keep the peace shall be responsible for paying the reasonable hourly rate set by the sheriff. Neither the sheriff nor the landlord or the landlord's agent shall be liable to the tenant or any other party for the loss, destruction, or damage to the property after it has been removed.
History.—s. 2, ch. 73-330; s. 3, ch. 82-66; s. 5, ch. 88-379; s. 8, ch. 94-170; s. 1375, ch. 95-147; s. 2, ch. 96-146; s. 13, ch. 2013-136.

83.625 Power to award possession and enter money judgment.—In an action by the landlord for possession of a dwelling unit based upon nonpayment of rent, if the court finds the rent is due, owing, and unpaid and by reason thereof the landlord is entitled to possession of the premises, the court, in addition to awarding possession of the premises to the landlord, shall direct, in an amount which is within its jurisdictional limitations, the entry of a money judgment with costs in favor of the landlord and against the tenant for the amount of money found due, owing, and unpaid by the tenant to the landlord. However, no money judgment shall be entered unless service of process has been effected by personal service or, where authorized by law, by certified or registered mail, return receipt, or in any other manner prescribed by law or the rules of the court; and no money judgment may be entered except in compliance with the Florida Rules of Civil Procedure. The prevailing party in the action may also be awarded attorney's fees and costs.
History.—s. 1, ch. 75-147; s. 8, ch. 87-195; s. 6, ch. 88-379.

83.63 Casualty damage.—If the premises are damaged or destroyed other than by the wrongful or negligent acts of the tenant so that the enjoyment of the premises is substantially impaired, the tenant may terminate the rental agreement and immediately vacate the premises. The tenant may vacate the part of the premises rendered unusable by the casualty, in which case the tenant's liability for rent shall be reduced by the fair rental value of that part of the premises damaged or destroyed. If the rental agreement is terminated, the landlord shall comply with s. 83.49(3).
History.—s. 2, ch. 73-330; s. 449, ch. 95-147; s. 14, ch. 2013-136.

83.64 Retaliatory conduct.—
(1) It is unlawful for a landlord to discriminatorily increase a tenant's rent or decrease services to a tenant, or to bring or threaten to bring an action for possession or other civil action, primarily because the landlord is retaliating against the tenant. In order for the tenant to raise the defense of retaliatory conduct, the tenant must have acted in good faith. Examples of conduct for which the landlord may not retaliate include, but are not limited to, situations where:
(a) The tenant has complained to a governmental agency charged with responsibility for enforcement of a building, housing, or health code of a suspected violation applicable to the premises;
(b) The tenant has organized, encouraged, or participated in a tenant organization;
(c) The tenant has complained to the landlord pursuant to s. 83.56(1);
(d) The tenant is a servicemember who has terminated a rental agreement pursuant to s. 83.682;
(e) The tenant has paid rent to a condominium, cooperative, or homeowners' association after demand from the association in order to pay the landlord's obligation to the association; or
(f) The tenant has exercised his or her rights under local, state, or federal fair housing laws.
(2) Evidence of retaliatory conduct may be raised by the tenant as a defense in any action brought against him or her for possession.
(3) In any event, this section does not apply if the landlord proves that the eviction is for good cause. Examples of good cause include, but are not limited to, good faith actions for nonpayment of rent, violation of the rental agreement or of reasonable rules, or violation of the terms of this chapter.
(4) "Discrimination" under this section means that a tenant is being treated differently as to the rent charged, the services rendered, or the action being taken by the landlord, which shall be a prerequisite to a finding of retaliatory conduct.
History.—s. 8, ch. 83-151; s. 450, ch. 95-147; s. 3, ch. 2003-72; s. 15, ch. 2013-136.

83.67 Prohibited practices.—
(1) A landlord of any dwelling unit governed by this part shall not cause, directly or indirectly, the termination or interruption of any utility service furnished the tenant, including, but not limited to, water, heat, light, electricity, gas, elevator, garbage collection, or refrigeration, whether or not the utility service is under the control of, or payment is made by, the landlord.
(2) A landlord of any dwelling unit governed by this part shall not prevent the tenant from gaining reasonable access to the dwelling unit by any means, including, but not limited to, changing the locks or using any bootlock or similar device.

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(3) A landlord of any dwelling unit governed by this part shall not discriminate against a servicemember in offering a dwelling unit for rent or in any of the terms of the rental agreement.
(4) A landlord shall not prohibit a tenant from displaying one portable, removable, cloth or plastic United States flag, not larger than 4 and 1/2 feet by 6 feet, in a respectful manner in or on the dwelling unit regardless of any provision in the rental agreement dealing with flags or decorations. The United States flag shall be displayed in accordance with s. 83.52(6). The landlord is not liable for damages caused by a United States flag displayed by a tenant. Any United States flag may not infringe upon the space rented by any other tenant.
(5) A landlord of any dwelling unit governed by this part shall not remove the outside doors, locks, roof, walls, or windows of the unit except for purposes of maintenance, repair, or replacement; and the landlord shall not remove the tenant's personal property from the dwelling unit unless such action is taken after surrender, abandonment, recovery of possession of the dwelling unit due to the death of the last remaining tenant in accordance with s. 83.59(3)(d), or a lawful eviction. If provided in the rental agreement or a written agreement separate from the rental agreement, upon surrender or abandonment by the tenant, the landlord is not required to comply with s. 715.104 and is not liable or responsible for storage or disposition of the tenant's personal property; if provided in the rental agreement, there must be printed or clearly stamped on such rental agreement a legend in substantially the following form:

BY SIGNING THIS RENTAL AGREEMENT, THE TENANT AGREES THAT UPON SURRENDER, ABANDONMENT, OR RECOVERY OF POSSESSION OF THE DWELLING UNIT DUE TO THE DEATH OF THE LAST REMAINING TENANT, AS PROVIDED BY CHAPTER 83, FLORIDA STATUTES, THE LANDLORD SHALL NOT BE LIABLE OR RESPONSIBLE FOR STORAGE OR DISPOSITION OF THE TENANT'S PERSONAL PROPERTY.

For the purposes of this section, abandonment shall be as set forth in s. 83.59(3)(c).
(6) A landlord who violates any provision of this section shall be liable to the tenant for actual and consequential damages or 3 months' rent, whichever is greater, and costs, including attorney's fees. Subsequent or repeated violations that are not contemporaneous with the initial violation shall be subject to separate awards of damages.
(7) A violation of this section constitutes irreparable harm for the purposes of injunctive relief.
(8) The remedies provided by this section are not exclusive and do not preclude the tenant from pursuing any other remedy at law or equity that the tenant may have. The remedies provided by this section shall also apply to a servicemember who is a prospective tenant who has been discriminated against under subsection (3).
History.—s. 3, ch. 87-369; s. 7, ch. 88-379; s. 3, ch. 90-133; s. 3, ch. 96-146; s. 2, ch. 2001-179; s. 2, ch. 2003-30; s. 4, ch. 2003-72; s. 1, ch. 2004-236; s. 2, ch. 2007-136.

83.681 Orders to enjoin violations of this part.—
(1) A landlord who gives notice to a tenant of the landlord's intent to terminate the tenant's lease pursuant to s. 83.56(2)(a), due to the tenant's intentional destruction, damage, or misuse of the landlord's property may petition the county or circuit court for an injunction prohibiting the tenant from continuing to violate any of the provisions of that part.
(2) The court shall grant the relief requested pursuant to subsection (1) in conformity with the principles that govern the granting of injunctive relief from threatened loss or damage in other civil cases.
(3) Evidence of a tenant's intentional destruction, damage, or misuse of the landlord's property in an amount greater than twice the value of money deposited with the landlord pursuant to s. 83.49 or $300, whichever is greater, shall constitute irreparable harm for the purposes of injunctive relief.
History.—s. 8, ch. 93-255; s. 451, ch. 95-147.

83.682 Termination of rental agreement by a servicemember.—
(1) Any servicemember may terminate his or her rental agreement by providing the landlord with a written notice of termination to be effective on the date stated in the notice which is at least 30 days after the landlord's receipt of the notice if any of the following criteria are met:
(a) The servicemember is required, pursuant to a permanent change of station orders, to move 35 miles or more from the location of the rental premises;
(b) The servicemember is prematurely or involuntarily discharged or released from active duty or state active duty;
(c) The servicemember is released from active duty or state active duty after having leased the rental premises while on active duty or state active duty status and the rental premises is 35 miles or more from the servicemember's home of record before entering active duty or state active duty;
(d) After entering into a rental agreement, the servicemember receives military orders requiring him or her to move into government quarters or the servicemember becomes eligible to live in and opts to move into government quarters. For purposes of this paragraph, the term "government quarters" means any military housing option that is available to a servicemember, including privatized military housing that is owned, operated, or managed by a private sector company;
(e) The servicemember receives temporary duty orders, temporary change of station orders, or state active duty orders to an area 35 miles or more from the location of the rental premises, provided such orders are for a period exceeding 60 days; or
(f) The servicemember has leased the property, but before taking possession of the rental premises, receives a change of orders to an area that is 35 miles or more from the location of the rental premises.
(2) The notice to the landlord must be accompanied by either a copy of the official military orders or a written verification signed by the servicemember's commanding officer.
(3) In the event a servicemember dies during active duty, an adult member of his or her immediate family may terminate the servicemember's rental agreement by providing the landlord with a written notice of termination to be effective on the date stated in the notice that is at least 30 days after the landlord's receipt of the notice. The notice to the landlord must be accompanied by either a copy of the official military orders showing the servicemember was on active duty or a written verification signed by the servicemember's commanding officer and a copy of the servicemember's death certificate.
(4) Upon termination of a rental agreement under this section, the tenant is liable for the rent due under the rental agreement prorated to the effective date of the termination payable at such time as would have otherwise been required by the terms of the rental agreement. The

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tenant is not liable for any other rent or damages due to the early termination of the tenancy as provided for in this section. Notwithstanding any provision of this section to the contrary, if a tenant terminates the rental agreement pursuant to this section 14 or more days prior to occupancy, no damages or penalties of any kind will be assessable.

(5) The provisions of this section may not be waived or modified by the agreement of the parties under any circumstances.

History.—s. 6, ch. 2001-179; s. 1, ch. 2002-4; s. 1, ch. 2003-30; s. 5, ch. 2003-72.

83.683 Rental application by a servicemember. –

(1) If a landlord requires a prospective tenant to complete a rental application before residing in a rental unit, the landlord must complete processing of a rental application submitted by a prospective tenant who is a servicemember, as defined in s. 250.01, within 7 days after submission and must, within that 7-day period, notify the servicemember in writing of an application approval or denial and, if denied, the reason for denial. Absent a timely denial of the rental application, the landlord must lease the rental unit to the servicemember if all other terms of the application and lease are complied with.

(2) If a condominium association, as defined in chapter 718, a cooperative association, as defined in chapter 719, or a homeowners' association, as defined in chapter 720, requires a prospective tenant of a condominium unit, cooperative unit, or parcel within the association's control to complete a rental application before residing in a rental unit or parcel, the association must complete processing of a rental application submitted by a prospective tenant who is a servicemember, as defined in s. 250.01, within 7 days after submission and must, within that 7-day period, notify the servicemember in writing of an application approval or denial and, if denied, the reason for the denial. Absent timely denial of the rental application, the association must allow the unit or parcel owner to lease the rental unit or parcel to the servicemember and the landlord must lease the unit or parcel to the servicemember if all other terms of the application and lease are complied with.

(3) The provisions of this section may not be waived or modified by the agreement of the parties under any circumstances.

History.—s. 1, ch. 2016-242.

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Docusign Envelope ID: 7B08FD1A-980C-4C3D-AB71-6872F40C78D7

Mattamy NHC: Angel Vega *Mattamy: Phone (407)599-2228; Fax: (321) 444-6565*

HOME PURCHASE AGREEMENT

In this Home Purchase Agreement ("Contract"), "Buyer" refers to all the buyers (whether identified as buyer or additional buyer) listed below who have signed this Contract, jointly and severally. "Mattamy" or "Seller" refers to Mattamy Orlando LLC, a Delaware limited liability company and/or Mattamy Florida LLC, a Delaware limited liability company (as applicable) and its successors and assigns, whose address is 2450 Maitland Center Parkway, Suite 300, Maitland, Florida 32751.

1. The Buyer.

Buyer's Name **. My Rentals & Management LLC**

Additional Buyer's Name:

Buyer Current Address: **Rua das Letras quadra 2 casa11 Cohafuma** | **Sao Luis MA Brazil** | **Province** | **65074780**
Street *City* *Province* *Zip Code*

Buyer Phone Number/Email: **- / Yglesio@yahoo.com**

Secondary Phone for Buyer: - **Phone for Additional Buyer:** -

2. The Property. Buyer agrees to buy and Mattamy agrees to sell to Buyer a new home (the "Home") to be built on the site (the "Lot") within the "Community" described below. Buyer is buying the Home and Lot as a package referred to collectively in this Contract as the "Property".

a. DESCRIPTION: Plan Name Laguna III **Plan Number** B30V **Elevation** MO

b. LOCATION: County: Osceola County **Address:** 2368 Distant Sun Trail Kissimmee FL 34747

Lot 185R **Block** **Unit** **Community** Solara - D40

Site conditions, updates to plans, architectural restrictions and other causes may require changes - please see Contract Terms for additional details.

3. Purchase Price.

a. Base Purchase Price (includes Lot & Home)	**$672,990**
b. Lot Premium	**$5,000**
c. Structural Options	**$69,064**
d. Design Options	**$809**
e. Less Incentives	**-$110,000**
Total Purchase Price (the "Purchase Price") (must total Items a-e)	**$637,863.00**

4. Payment & Financing. Buyer shall pay the Purchase Price in the manner specified in the Contract Terms. In addition, Buyer will also pay all closing costs, and pre-paid items (i.e.: interest and escrows) arising from the purchase of the Property, or the Mortgage Loan (collectively "Closing Costs"), excluding only those items which Mattamy is obligated to pay by explicit provision in this Contract.

a. Earnest Money Paid to Seller (the "Earnest Money')	**$10,000**	
b. Additional Earnest Money due Seller	**$117,572**	
c. Balance of Purchase Price due at Closing	**$510,291**	*(Must equal Total Purchase Price from Section 3 minus items 4a through 4b)*
(Includes down payment and any amount to be financed)		

The Contract Terms specify when Buyer must pay the additional Earnest Money, and what happens if Buyer does not apply for or obtain the Mortgage Loan or does not fulfill any of Buyer's other obligations under this Contract. Buyer understands that there are additional charges Buyer may incur, and under certain circumstances the Purchase Price might increase. These provisions are specified in the Contract Terms.

☐ Buyer needs a Mortgage Loan to finance Buyer's purchase of the Property.

☐ Buyer will apply for and obtain the Mortgage Loan from Mattamy Home Funding, LLC or other lender designated by Mattamy ("Mattamy Home Funding"). If Buyer closes the Mortgage Loan with Mattamy Home Funding and uses MHTA (as herein after defined) as the title company, then Mattamy will contribute up to of the Purchase Price (the "Closing Cost Contribution") towards the Closing Costs otherwise payable by Buyer.

☐ Buyer will apply for and obtain the Mortgage Loan from a licensed mortgage lender ("Mortgage Lender") or broker other than Mattamy Home Funding and will not receive any Closing Cost Contribution.

Mortgage Lender if Buyer is NOT using Mattamy Home Funding: **Phone No:**

☒ Buyer does not need a Mortgage Loan. Buyer's obligation to purchase the Property is not contingent on obtaining a loan. Buyer understands that Buyer must still demonstrate Buyer's ability to pay the Purchase Price. Buyer must pay **all** Closing Costs, subject to any applicable Closing Cost Contribution.

THE BUYER OF A ONE-FAMILY OR TWO-FAMILY RESIDENTIAL DWELLING UNIT HAS THE RIGHT TO HAVE DEPOSIT FUNDS (UP TO TEN PERCENT (10%) OF THE TOTAL PURCHASE PRICE) DEPOSITED IN AN ESCROW ACCOUNT. THIS RIGHT MAY BE WAIVED, IN WRITING, BY THE BUYER. §501.1375(2) Fla. Stat.

[X] Buyer elects to waive the right to have deposit funds (Earnest Money) deposited in an escrow account.

[ ] Buyer elects to have the deposit funds (Earnest Money) held in escrow. Mattamy is entitled to all interest earned. Mattamy may still use the deposit funds (Earnest Money) by delivering notice to Buyer after posting a bond. Buyer shall pay any cost associated with obtaining the bond.

5. What Documents Comprise the Contract. Buyer understands that this is a legally binding Contract. Buyer has read, understands and agrees to fulfill all of the Buyer's obligations. Buyer understands that this Contract includes this document entitled *Home Purchase Agreement* and **only** the documents checked below, and any **written** modifications Buyer and Mattamy both sign, all of which are hereby incorporated herein by this reference.

[X]	**Contract Terms**	[ ]	Addendum "G" - Contingency Addendum (if applicable)
[X]	Brochure for Selected Plan B30V/MO	[X]	Addendum "H" - Appraisal Addendum (if applicable)
[X]	Addendum "A" - Homeowners Association Disclosure Summary	[X]	Addendum "I" - Designation of third Party for Buyer's New Home Orientation
[X]	Addendum "B" - RESPA Affiliated Business Arrangement Disclosure Notice	[X]	Addendum "J" - Community Development District Disclosure (if applicable)
[X]	Addendum "C" - FHA/VA Loans; FHA/VA Subdivision Approval (if applicable)	[X]	Addendum "K" - Deposit Receipt and Payment Plan (if applicable)
[X]	Addendum "D" - Job Initiation Order ("JIO")	[X]	Addendum "L" - Broker Commission Addendum
[X]	Addendum "E" - Home Change Order ("HCH") (if applicable)	[X]	Addendum "M" - Addendum to Home Purchase Agreement (if applicable)
[n/a]	Addendum - Options Upgrades and Additional Payment Policy	[X]	§553.9085 Energy Performance Level Display Card
[ ]		[X]	Community Specific Addendum (if Applicable)
		[X]	Florida-Prohibition Against Certain Foreign Ownership Addendum

6. Execution. Each party signing below as Buyer agrees to all of the provisions of this Contract. This Contract will be binding only after Mattamy signs even if Mattamy accepts the Earnest Money. Buyer understands that only an officer of Mattamy may accept or modify this Contract.

7. Community Development District. THE COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN addition TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

Assinado por:
887F2F6756D04C0...
Date: 8/5/2025
. My Rentals & Management LLC

Date:

Mattamy Orlando LLC, a Delaware limited liability company
Mattamy Florida LLC, a Delaware limited liability company

By: Date:
Mattamy Homes Authorized Officer

CONTRACT IS NOT BINDING UNTIL SIGNED BY OFFICER

CONTRACT TERMS

The following terms are a part of this Contract between the Buyer and Mattamy.

1. **Offer and Acceptance of Contract.** Buyer shall sign and deliver this Contract to Mattamy's New Home Counselor or other representative either directly or through the Cooperating Broker assisting Buyer, if any. Buyer shall also deliver the Earnest Money. If everyone listed as Buyer does not sign then Mattamy may, in its sole discretion, either reject the offer, or accept this Contract which will then be only between Mattamy and the person(s) signing as Buyer regardless of who is named as Buyer. Buyer understands that by signing, Buyer has only made an offer which is not binding on anyone unless and until accepted. Buyer agrees that accepting the Earnest Money, by itself, does not bind Mattamy. Mattamy is not obligated under this Contract even if a real estate broker, real estate agent or site agent accepts this Contract, or signs on Mattamy's behalf, unless and until signed by an authorized officer of Mattamy. If Mattamy accepts Buyer's offer, Mattamy will notify Buyer by telephone or in writing to Buyer or to the Cooperating Broker and Mattamy's authorized officer will sign this Contract (with copy to be provided to Buyer). If Mattamy does not accept Buyer's offer, Mattamy agrees to return the Earnest Money to Buyer. If Mattamy rejects Buyer's offer, then unless Buyer and Mattamy agree upon terms acceptable to both parties which Buyer and Mattamy both sign, Buyer's offer will terminate and Buyer will have no further interest in the Property. Even if Mattamy rejects Buyer's offer, Buyer agrees that the provisions regarding interpretation, dispute resolution, and enforcement of this Contract will apply to any Dispute (as hereinafter defined) relating to this Contract or otherwise arising between Buyer and Mattamy. References herein to "signature of Mattamy," or "signed by Mattamy" or "consent of Mattamy" or the like shall mean signature/signed by/consented to, in writing, by an authorized officer of Mattamy.
2. **Effective Date of this Contract.** The deadlines under this Contract shall be measured from the date Mattamy accepts Buyer's offer by signing and dating its signature to this Contract. This date is called the "Effective Date."
3. **What Makes up this Contract?** In the course of choosing Buyer's Home and Lot, Buyer has been shown many different papers and has had discussions with various people. So that there is no confusion over what Buyer is actually purchasing, Buyer understands and agrees that Buyer will rely only upon this Contract. This Contract includes only (i) the one-page *Home Purchase Agreement* signed by Buyer and Mattamy; (ii) these *Contract Terms*; and (iii) all addenda attached hereto (whether or not expressly identified in Section 5 of the *Home Purchase Agreement)*. Any replacement addenda or subsequent modifications to this Contract which are in writing and signed by both Buyer and Mattamy will, upon signature and delivery, also become part of the Contract. Accordingly, if anyone represented anything to Buyer regarding the Property or made any promises to Buyer, then Buyer must ensure that these representations or promises are included in writing within this Contract before Buyer signed. Buyer agrees that Mattamy's obligation is only to fulfill the terms of this Contract, and that Mattamy has no responsibility for anything contained in marketing materials, advertisements, other documents, correspondence or told to Buyer unless also included in this Contract. Examples of common misunderstandings are (i) size and location of buffers; (ii) future development of vacant lots either within or near the Community; (iii) the standard features and options included with the Home; (iv) when the Home will be completed; (v) pricing and allowances; and (vi) obligations under covenants, restrictions and community development districts. For all these matters and all other matters Buyer has relied only on this Contract and not on marketing materials, advertising, verbal statements, or any other written document. Buyer understands that even if Buyer is paying extra money for the Lot that does not mean that the Lot will have a protected view or any other amenity unless specified in this Contract.
4. **Construction Process.** Buyer agrees to follow these procedures in the design and construction of the Home.
   a. **Selection Process.** Buyer has the opportunity to select options for the Property which will vary depending on the Plan, Elevation, Lot, Community and stage/status of construction/permitting. In order to select colors and other options, Buyer agrees to schedule and attend a selection meeting (the "Selection Meeting") at Mattamy's designated design studio (the "Mattamy Design Studio").
      i. Buyer must visit the Mattamy Design Studio and complete the selection process within **14** days after the Effective Date. If Buyer fails to do so, Mattamy shall have the right, but not the obligation to: (a) make all selections for Buyer without further notice, (b) terminate this Contract, (c) allow Buyer a second chance to complete the selection process, or (d) declare Buyer in default and be entitled to all remedies as set forth in this Contract. If Mattamy chooses to give Buyer a second chance to make selections, then Buyer agrees to attend the Selection Meeting and make Buyer's selections at the time and date designated by Mattamy. If the Home is under construction at the time of the Selection Meeting, then some choices may no longer be available. Structural and design choice availability is at Mattamy's sole and absolute discretion. To maximize design choices, the Buyer should schedule their Selection Meeting as soon as possible.
      ii. The Selection Meeting will be scheduled to provide adequate time for most buyers to discuss and make all of their selections. If Buyer requires more than approximately **3** hours for Selection Meeting then (i) if the design advisors are available, Buyer may extend Buyer's appointment, or (ii) Mattamy may complete the selections for Buyer.
      iii. At the Selection Meeting, Buyer will select options, and make color choices. The Base Purchase Price includes only the designated standard features and appliances. If Buyer selects any special features, appliances or upgrades, then the Home will have the selected features, appliances or upgrades instead of the standard features, appliances and upgrades. Mattamy will always have the option to substitute base features and appliances, or selected features, appliances, or upgrades with alternatives that are of substantially equivalent function and value without providing prior notice to the Buyer.
      iv. Buyer may not make alterations or other changes except for the options presented at the Selection Meeting. If, however, Buyer requires reasonable accommodations for a disability, then Mattamy will make all reasonable efforts to allow special modifications to the Home at Buyer's expense if a written request is made at or prior to the Buyer signing this Contract.
      v. Upon completion of the Selection Meeting, Buyer will sign the *HCH* to confirm Buyer's choices and any adjustments to the Purchase Price. Mattamy must also approve the selections by the Buyer, and if Mattamy, in its sole opinion, believes that the options desired by the Buyer will (i) cause the Purchase Price of the Property to exceed the anticipated appraised value of the Home on completion, (ii) cause the Home to be so unique that it would not be desirable to other customers without modifications, or (iii) to otherwise be unsuitable, then Mattamy may require the Buyer to make new selections, or Mattamy may require the Buyer to give additional financial assurances or Earnest Money of the Buyer's ability to close the purchase of the Property as a condition to approving the selections. The *HCH* will not be final until approved and signed by Mattamy. If there is an error in the calculation of the adjusted Purchase Price on the *HCH*, then Buyer agrees that Buyer is still responsible to pay the original Purchase Price specified in the Contract plus any upgrades as calculated on an item by item basis at the printed prices on the *HCH*. If Mattamy makes Buyer aware of the error before installing an upgrade that was inadvertently not included in the total for the *HCH*, then Mattamy or Buyer may choose to cancel the upgraded selection and substitute a standard feature or Buyer must pay for the upgrade as an additional change to the Purchase Price. If there is any other error discovered by Mattamy regarding Buyer's selections before Mattamy signs, then Buyer agrees to schedule a new Selection Meeting at the Mattamy Design Studio, make new selections if necessary, and sign a new *HCH*. There will be no rescheduling charge. After Buyer and Mattamy both sign the *HCH*, then the selection process will be complete.
      vi. After Buyer completes the selection process, Buyer cannot make any changes without Mattamy's prior written approval. Buyer understands that to efficiently build the Home and control costs it is Mattamy's policy not to approve any changes absent extraordinary circumstances. Accordingly, if Buyer changes Buyer's mind as to the selections for Buyer's Home, Buyer must accept the Home as originally planned and make any changes Buyer desires at Buyer's own expense after Closing. If Mattamy, at Mattamy's arbitrary discretion, does permit Buyer to make changes, Mattamy may adjust the Purchase Price to reflect any new choices and Buyer and Mattamy will sign a new *HCH*. Buyer must also pay Mattamy at the time Buyer makes any such changes a **$500** change fee for each change Mattamy permits Buyer to make. For example, if with Mattamy's permission Buyer upgrades Buyer's stove, changes the paint color of Buyer's exterior walls and changes Buyer's dishwasher, then Buyer will owe Mattamy not only the price adjustments for the three

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changes but also a $500 change fee for each item for a total change fee of $1,500. Even if Buyer does not complete the purchase of the Home for any reason, including Mattamy's termination of the Contract, Buyer will not receive a refund for the change fee. The change fee is separate from, and in addition to, the Purchase Price.

vii. If it is determined that the selections made by Buyer, either before or after execution of the *HCH*, will cause the Purchase Price of the Home to exceed the appraised value, preventing Buyer from being approved for the Mortgage Loan in the amount specified in Section 4(c) of the *Home Purchase Agreement*, then within **5** days of request from Mattamy, Buyer shall either (i) make new selections that will result in a lower Purchase Price (that will be equal to or less than the appraised value) and if applicable, execute an amended *HCH*; (ii) accept a Mortgage Loan for less than the amount specified in Section 4(c) of the *Home Purchase Agreement* and agree to pay additional cash at Closing; or (iii) provide other financial assurances or additional Earnest Money to Mattamy in accordance with Section 8(i) of these Contract Terms. If Buyer elects the second option, Buyer must confirm that Buyer has the ability to pay such additional amount. If Buyer fails to respond or does not show that Buyer has the additional funds, then Mattamy may unilaterally amend *HCH* as required to reduce the Purchase Price to an amount that does not exceed the appraised value for the Home.

b. Commencement & Completion of Construction. Mattamy agrees to construct the Home described in this Contract on the Lot generally in accordance with the applicable plans (the "House Plans") as described in the Brochure (described in Section 5 of the *Home Purchase Agreement*). Buyer understands that the Brochure is only a guide and that the House Plans will not necessarily be the same as the Brochure in all respects. The House Plans for this Contract will be those for which the approved building permit was issued by the local jurisdiction (including as revised from time to time during construction) or, if applicable, with the private provider designated under §553.791 Fla. Stat.

i. If the Home is not already under construction, Mattamy will submit the House Plans for building permit approval; however, if architectural approval is required from the Community developer, community association or other party, then submission of the House Plans may be delayed pending architectural approval. Mattamy may use a private provider to perform plan review, inspections, and for issuance of the certificate of occupancy as permitted by §553.791 Fla. Stat. Buyer agrees that if Mattamy elects to use a private provider, then the services furnished by such private provider will be considered as if provided by the local building official for the purposes of §553.84 Fla. Stat. and for all other purposes.

ii. Mattamy will commence construction of the Home after plan approval is complete and a building permit has been issued; however, Mattamy may choose to delay construction until (i) Buyer has paid all required Earnest Money, change fees or other sums, (ii) the Mortgage Loan has been approved or Buyer has otherwise furnished sufficient documentation of Buyer's financial ability to close, and (iii) Buyer cures any defaults that may exist under the Contract. Mattamy agrees to complete the Home within **2** years from the date that Buyer fully executes this Contract, although Homes are typically completed much sooner. If Mattamy cannot complete the Home within such **2**-year period, Buyer may terminate the Contract by giving notice to Mattamy after **2** years have expired, provided such notice is given prior to Closing. If Mattamy furnished, or in the future furnishes, an estimate as to commencement or completion dates for the Home, Buyer agrees that such estimates are subject to change and are not binding.

iii. "Complete" or "Completion" means substantially complete and will be deemed achieved if Mattamy obtains (i) a certificate of completion; (ii) a certificate of occupancy or temporary certificate of occupancy; (iii) FHA/VA final compliance inspection report; (iv) final appraisal satisfactory to the Mortgage Lender; or (v) other equivalent evidence of substantial completion. Completion does not mean 100% complete, and Buyer agrees that Buyer may not delay Closing or withhold money on account of incomplete items. If, however, Mattamy desires, Mattamy may choose to schedule the Closing Date and, if necessary, to reschedule the Closing Date on one or more occasions in order to fully complete the Home prior to Closing provided the new Closing Date is within 2 years of the date that Buyer fully executes this Contract.

c. Changes Required in Construction. Buyer understands that Buyer's Home is a handcrafted product and that the final construction may not match the Brochure, the House Plans or any other drawings. Mattamy may alter the House Plans, or construction (i) to accommodate the requests or requirements of plan review with the local building official, private provider, or architectural review board; (ii) by substituting material or methods which, in Mattamy's opinion, will achieve an equal or superior function; (iii) to fit the Home on the selected Lot; (iv) to harmonize the Home with surrounding residences or to break up a line of similar elevations if the architectural review board requires Mattamy to do so; or (v) to make such minor changes that Mattamy deems appropriate to construct the Home quickly and efficiently. Such alterations may be made without notice to Buyer and without Buyer's consent. Mattamy may construct the Home as drawn on the House Plans, or in reverse, as Mattamy deems most appropriate for the Lot. Dimensions on the Brochure are not exact, and Buyer is not guaranteed that the Home or any particular room or feature will be the same size or location as shown on the Brochure. Buyer should refer to the House Plans and not the Brochure for final layout, features, and dimensions. Buyer understands that the Home is a handcrafted product, and therefore the dimensions of the Home and location of features may also vary slightly from those shown on the House Plans.

i. If the Home cannot be located on the selected Lot on account of dimensions, architectural restrictions, zoning, easements, setbacks or other reason, then Buyer and Mattamy will discuss alternative models and sites. If Buyer and Mattamy agree to site the Home on another Lot, then Buyer will pay the difference or receive a discount if the value of the replacement Lot is more or less than the value of the original Lot. Values will be determined by Mattamy's current price sheet at the time of substitution. If Buyer and Mattamy select an alternative model for construction on the original Lot, then Buyer and Mattamy will sign a new Contract to reflect the pricing for the new model and all applicable options, but Mattamy will waive any change fees. If Buyer and Mattamy cannot agree on an alternative within **30** days after Mattamy notifies Buyer that the Home cannot be built on the Lot, then either party may terminate this Contract by delivering notice to the other party, and the Earnest Money will be refunded to Buyer.

ii. Seller unconditionally commits to completing the Home within two (2) years from the date that Buyer fully executes this Contract and shall use commercially reasonable efforts to permit and commence construction of the Home within sixty (60) days of the Effective Date of this Contract. If within sixty (60) days of the Effective Date, Seller has been unable to obtain a building permit from the applicable local government for the Home, then in such event and due to the delays in permitting and increasing construction costs, the price of the Home may be subject to a price increase as more specifically provided for herein. In such event, Seller shall (a) notify Buyer that a price increase shall be applicable, and (b) calculate the amount of the purchase price increase by determining the cost of the materials and labor on the date that the Buyer executed the Contract and compare those costs to the cost of materials and labor for the Home on the date that the drywall materials are completed within the Home. Any price increase shall only be applicable if the Seller's cost of construction of the Home in the community increases by more than seven and one-half percent (7.5%) from the cost to Seller to construct the Home as of the Effective Date of the Contract. Cost of construction shall only include Seller's actual costs for labor, materials, impact fees, supplies, engineers and contractors and shall not include builder profit, overhead or any other items. Seller shall within ten (10) days after drywall completion notify the Buyer of the increased Purchase Price (if at all) and shall deliver in writing to Buyer the known cost increase amount from the Effective Date of Contract to the date of drywall completion set forth in an amendment to this Contract. Buyer shall have the right for seven (7) days, upon receipt of said amendment, to give written notice to Seller that it elects to either (y) execute the amendment and pay the increased purchase price, or (z) terminate this Contract, in which event Seller shall refund the Deposit to Buyer and the right and obligations of Buyer and Seller under this Contract shall thereafter cease to be of any further force or effect.

d. Completion, Orientation & Follow-Up. In order to acquaint the Buyer with features, appliances and other improvements to the Home, Mattamy will schedule an orientation of the Home (the "New Home Orientation") with the Buyer prior to the Closing.

i. The New Home Orientation will be scheduled by delivering written or verbal notice to Buyer when the Home is substantially complete. If the Buyer does not attend the New Home Orientation, then Buyer agrees to proceed to Closing without an orientation and accept the Home in the delivered condition. Mattamy may also schedule additional meetings at the Property with the Buyer to review the Home.

ii. Issues may arise during the New Home Orientation, or during other meetings regarding the condition of the Home. In such event,

Mattamy and Buyer will rely upon the construction standards included in or referenced in the Limited Warranty (as defined below) to address the issues. Mattamy, in its arbitrary discretion, may reschedule the Closing Date to allow time for completion or correction, but Buyer will not have the right to delay Closing, reduce the Purchase Price, or escrow funds; provided, however, that nothing herein shall alter or amend Mattamy's 2-year completion obligation under Section 4(b) of these *Contract Terms*. Any issues requiring correction or completion which are not addressed by the Closing will be covered as warranty matters in accordance with the Limited Warranty.

e. Use of Third Party Builder. Buyer agrees that Mattamy may either construct the Home or hire one or more licensed contractors (an "Affiliated Building Company") to construct the Home. If Mattamy uses an Affiliated Building Company, then Buyer agrees that the provisions in the Contract regarding the Property, design and construction of the Home, dispute resolution, and remedies will also apply to the Affiliated Building Company, even though the Affiliated Building Company is not a party to the Contract. In particular, the provisions regarding Contract interpretation, disclaimer of warranties, alternative dispute resolution, remedies, waiver of jury trial, and waivers will also apply and inure to the benefit of the Affiliated Building Company, Mattamy's qualifying agent, and the qualifying agent for the Affiliated Building Company.

f. Rights Reserved by Seller: Buyer understands that the Home is not being custom built for Buyer, but rather is one house in a planned Community which will contain many similar houses. Mattamy shall have the right to make such changes in the plans for the Home, and in materials and locations as deemed appropriate. Mattamy also reserves the right to make changes to the design of the Community and in the plans for all Community improvements including, but not limited to, plans and specifications or the elevations of homes hereafter to be constructed within the Community. Mattamy reserves the right to sell lots to other builders, to rent or lease homes, and to change the zoning or planned use of other property in the Community or surrounding property. Development plans for the Community may be amended or changed from time-to-time to provide for among other things, changes in land use, improvements, street patterns, setbacks, the type, number, style and prices of homes, lot sizes and configurations, densities, and amenities. Mattamy or its affiliates may annex into the Community additional lands not currently described in the Declaration (defined below) or withdraw from the Community property currently described in the Declaration. This annexation or withdrawal may or may not require the consent of certain owners of lots in the Community. The plans for the Community and any master development which encompasses the Community may be periodically updated and remain subject to change. Buyer understands that no statement of any representative of Mattamy regarding the planned use of property in or adjacent to the Community should be understood by Buyer or anyone as a warranty or promise regarding any future development plans for such property, and no such statement will limit or affect Mattamy's right to change zoning, land use or its development plans in the future. Buyer waives all claims, including claims for damages and costs against Mattamy, its managers, partners and other affiliates, and all of their respective officers, directors, shareholders, employees and agents as a result of any changes to the zoning, land use or development plans for the Community or for adjacent properties or for the annexation into or withdrawal of land from the Community.

5. Construction Management & Safety. Buyer understands that the Property will not be suitable for Buyer to visit during construction due to the dangers inherent in an active construction site. Buyer agrees that Buyer is not allowed on the Lot or in the Home prior to Closing without Mattamy's permission, and then only if Buyer makes a prior appointment. Mattamy may limit Buyer's visits or not permit any visits at all by Buyer. The same restrictions apply to Buyer's family and to anyone else hired by Buyer or associated with Buyer. If Mattamy does allow Buyer to visit the Property, Buyer agrees Buyer will not interfere with the construction in any way. This means that Buyer may not (i) interfere with the activities of any of the workers; (ii) issue any instructions, or directions; or (iii) make any installations, decorations, or other improvements or permit anyone else to do so on Buyer's behalf. If Buyer wants to bring anyone onto the Property (whether before, after, or during the New Home Orientation or other on-site meetings) with Buyer or in Buyer's place to inspect the Home, then prior to any inspections Buyer will obtain Mattamy's prior approval, present Mattamy with proof that the inspector is appropriately licensed, and that the inspector carries worker's compensation insurance (exemptions not being acceptable), and carries liability insurance with single limits coverage of at least **$500,000**, and furnish any additional information requested by Mattamy. Buyer will wait until after Closing to make any improvements, install any appliances, wiring, fixtures or decorations, or move any of Buyer's possessions onto the Property. For example, Buyer may not pre-wire security systems, speakers, or computer wiring, nor may Buyer paint any surfaces or add any flooring, landscaping, or ceiling fans. If Buyer violates this prohibition Buyer understands that Mattamy may remove or destroy anything Buyer installs or leaves at the Property and Mattamy will not owe Buyer any money for the value of what is removed or destroyed. Buyer will also be required to pay Mattamy, on demand, any costs Mattamy incurs for Buyer's violation of this prohibition. If Buyer does not immediately pay Mattamy such costs, Buyer will be in default. In all events, Buyer indemnifies and holds Mattamy harmless from any loss, injury or damage (including death) to Buyer or to anyone coming onto the Property with Buyer or at Buyer's request or direction, or from damage to their possessions and from any injury or damage to the Property or to other persons at the Property. Buyer indemnifies and holds Mattamy harmless from any and all losses Mattamy may suffer by or related in any way to such entry including, notwithstanding the provisions of Section 14 of these *Contract Terms*, attorneys' fees and costs through appeal. This indemnity and release will also apply to the Affiliated Building Company if applicable.

6. The Closing. Prior to or upon Completion of the Home, Mattamy will schedule a date and time for Buyer to complete payment of the Purchase Price, for Buyer and Mattamy to exchange documents to complete the purchase of the Property, and if Buyer is obtaining a Mortgage Loan for Buyer to sign the loan documents. This event is referred to as the "Closing." The time and date Mattamy designates for the Closing is referred to as the "Closing Date." Because Mattamy has agreed to give Buyer a Closing Cost Contribution (if applicable per the terms of the Contract), Mattamy will also select the lawyer or title company (the "Closing Agent") to conduct the Closing and act as the settlement agent. If the Closing Agent is a lawyer, Buyer understands that the Closing Agent may also be Mattamy's attorney on this or other matters. Buyer agrees that the Closing Agent may be owned by or affiliated with Mattamy and that Mattamy may receive a rebate of title charges as permitted by law.

Prior to Closing, Buyer and Mattamy will be responsible for fulfilling the following obligations:

a. Estimated Closing Notice. Mattamy will send Buyer a notice that construction is nearing Completion at least **20** days prior to the estimated Closing Date (the "Estimated Closing Notice"). The Estimated Closing Notice will identify the Closing Agent, place of Closing, and the Closing Date. The Closing Date may change. Buyer may not delay Closing if Mattamy fails to timely send the Estimated Closing Notice.

b. Hazard Insurance. Buyer will apply for a hazard insurance policy. Buyer shall notify Mattamy and the Closing Agent of the name of the insurance agency, the quoted premium, and the binder number no later than **18** days prior to the Closing Date.

c. Flood Insurance. Buyer acknowledges that the Property may be in a flood zone that could require flood insurance to be carried by Buyer. When evaluating the Property, Buyer should consult with one or more flood insurance carriers to learn if there is a flood risk for the Property, investigate the availability of flood insurance, and determine the current and future anticipated cost of flood insurance. For more information, Buyer should contact the Mortgage Lender, if any, Buyer's insurance agent and read the information available at the following website address: https://www.fema.gov/national-flood-insurance-program/. Flood zone designations may change from time to time and Buyer should not rely on oral representations as to the flood zone status of the Property and should visit www.fema.gov and/or the county or city flood map website where the Property is located. Mortgage lenders will typically require the issuance of flood insurance as a requirement for financing, which insurance must be present at Closing. Mattamy recommends that Buyer protect his/her Home by obtaining proper insurance coverage. It is possible, however, for Buyer to submit documentation to the Federal Emergency Management Agency ("FEMA") to have the Home re-classified by FEMA, whereby the Mortgage Lender may have the option to waive the requirement of flood insurance. Buyer is solely responsible for the submission to FEMA for such re-classification and any and all expenses related to such submission. Further, Buyer acknowledges and understands that the waiver of flood insurance is at the sole discretion of the Buyer's Mortgage Lender, if any. Mattamy makes no representation or warranty regarding the Buyer's need for flood insurance. Buyer should consult with their lender to determine the necessity for flood insurance.

d. Final Closing Notice. Mattamy will notify Buyer (the "Final Closing Notice"), and thereafter the Mortgage Lender will provide the Closing Disclosure in writing at least **3** business days prior to the date selected by Mattamy. The Final Closing Notice may be given in writing or verbally.

e. Bank Wire Instructions. Mattamy or the Closing Agent will furnish Buyer with bank wire instructions for payment of the balance of the Purchase Price.

At the Closing, Buyer and Mattamy will be responsible for fulfilling the following obligations:

f. Attendance. Each Buyer will attend the Closing in person. Buyer may use a power of attorney only with Mattamy's prior written consent and the prior consent of the Mortgage Lender if Buyer is obtaining a Mortgage Loan. Buyer will bring photo identification with Buyer which meets the

requirements of Chapter 117 Florida Statutes for notary acknowledgement. Mattamy may either appear in person or make arrangements for delivery of the Deed and other closing documents by escrow with the Closing Agent. The location of Closing will be at the offices of the Closing Agent even if Buyer chooses to use a different party to furnish title insurance or represent Buyer.

g. Payment of the Purchase Price. Buyer will pay the balance of the Purchase Price at Closing. Buyer will make payment by wiring funds into the Closing Agent's designated bank account. Buyer must initiate the bank wire early enough so that the funds are received at least **2** hours before the scheduled time of closing on the Closing Date. This means Buyer may have to initiate the bank wire the day prior to the Closing Date. Buyer is responsible for assuring that the entire balance of the Purchase Price is paid at Closing whether or not Buyer's Mortgage Lender is able to fund the Mortgage Loan, however, if Buyer is using Mattamy Home Funding, Buyer may have the opportunity to reschedule Closing in accordance with the procedures described below.

h. Documents. The Closing Agent will prepare the documents for Buyer and Mattamy to sign. Mattamy will sign the Deed and the affidavits required to meet title insurance underwriting requirements, and to comply with the Foreign Investment in Real Property Tax Act (FIRPTA). Buyer will sign all documents required by the Closing Agent and, unless this is a cash purchase, Buyer will sign all documents required by the Mortgage Lender.

i. Expenses & Closing Cost Contribution. Buyer has the right to select any lawyer or title insurance agency of Buyer's choice to provide title insurance and closing services and represent Buyer at Closing. Buyer shall furnish the name of the lawyer or title insurance agency that Buyer selects within 14 days after the Effective Date. If Buyer does not furnish the name of a lawyer or title insurance agency within 14 days after the Effective Date, Buyer will be deemed to have selected Mattamy Homes Title Agency, LLC ("MHTA"), regardless of who is paying for title insurance. If Buyer utilizes a mortgage lender other than Mattamy Home Funding, and a title company other than MHTA, Buyer will be responsible for paying for all closing costs and title insurance subject to the provisions of Section 4 of the Home Purchase Agreement. **In the event Buyer elects to utilize both Mattamy Home Funding and MHTA, Mattamy agrees to contribute funds up to the amount of the Closing Cost Contribution** (as defined in Section 4 of the Home Purchase Agreement) to be applied as a credit at Closing towards the Buyer's closing costs and title insurance. **Buyer will remain responsible for paying all other closing costs.** The Closing Cost Contribution will be calculated on the Purchase Price as reflected on the Closing Disclosure. The Closing Cost Contribution will not be adjusted on account of any profit Mattamy, MHTA or Mattamy Home Funding may earn on the title insurance or Mortgage Loan. Buyer may not use the Closing Cost Contribution for (i) pre-paid items (i.e.: hazard insurance or interest); (ii) escrow account set-ups; (iii) attorneys' fees (other than for the designated Closing Agent); or (iv) for any cost prohibited by the party making the Mortgage Loan. Mattamy will not owe Buyer any money if Buyer does not use the entire Closing Cost Contribution.

j. Prorations. Buyer and Mattamy agree to split the ad valorem property taxes and any applicable private assessments assessed against the Property for the year of the Closing. This is sometimes called "proration." Taxes are assessed on a calendar year beginning on January 1 of each year and ending on December 31 of the same year. If taxes for the current year are unpaid at time of Closing, then Mattamy will give Buyer a credit equal to the applicable taxes multiplied by the number of days from January 1 through the Closing Date divided by 365. If the tax bill is not final by the Closing Date, then Mattamy will estimate the tax bill and the proration will be based upon the maximum available discount for early payment (or otherwise based on the minimum tax bill if penalties rather than discounts apply in a given jurisdiction. If Mattamy has already paid the tax bill by the Closing Date, then in addition to the Purchase Price, Buyer will pay Mattamy in cash at Closing an amount equal to the applicable taxes paid by Mattamy or on Mattamy's behalf multiplied by the number of days from the Closing Date until December 31 and divided by 365. In either event, if the estimated or paid taxes are assessed against a parcel of land larger than just the Lot, Mattamy will determine an equitable allocation amongst all of the subject lands. Private assessments will be similarly prorated based upon the applicable fiscal period and the Closing Date.

k. Delayed Closing. If Buyer is unable to close on the Closing Date, Mattamy has two choices (i) Mattamy may declare Buyer to be in default; or (ii) Mattamy may, at Mattamy's complete and arbitrary discretion, give Buyer a second chance to close. If Mattamy gives Buyer a second chance to close, (a) Mattamy will set a new Closing Date either by giving verbal notice to Buyer or Buyer's real estate agent, or Mattamy may give formal notice in the manner established for setting the original Closing Date; (b) Mattamy may require that Buyer sign a document acknowledging Buyer's responsibility for failing to close on the original Closing Date, waive any financing contingency, and waive any claim to the Earnest Money or the Property if Buyer fails to close on the new Closing Date; (c) Mattamy may require Buyer to pay all costs and expenses incurred in rescheduling the Closing Date; and (d) Mattamy may also charge a Closing Extension Fee. The "Closing Extension Fee" will be the amount of (x) **$500 per day** for each day of delay from the original Closing Date; and (y) **$5,000** if the new Closing Date is not in the same calendar month as the original Closing Date in addition to the per day delay charge. Mattamy, in its discretion, may increase or decrease the Closing Extension Fee it will charge the Buyer as a condition for rescheduling Closing. Notwithstanding, if Buyer has been approved by Mattamy Home Funding and chooses to use Mattamy Home Funding for Buyer's Mortgage Loan, then unless the delay is caused by Buyer, if Mattamy Home Funding is unable to fund Buyer's Mortgage Loan on the original Closing Date, Mattamy agrees that Mattamy will give Buyer a second chance to close and will reschedule Closing in accordance with the preceding method, except that Mattamy will not charge Buyer the Closing Extension Fee. If on the second Closing Date Buyer is still unable to close, Buyer will be in default. All Closing Extension Fees will be payable at the time the extension is granted.

l. Payment & Delivery of Possession. Closing will not be complete until all of the funds due from Buyer (including loan proceeds from the Mortgage Lender) have been received by the Closing Agent. If there are any conditions imposed by Buyer or the Mortgage Lender limiting the Closing Agent's ability to disburse funds to Mattamy, payment will not be complete until the conditions are waived or satisfied. Buyer may not occupy or move any possessions onto the Property, nor will Buyer receive keys, pass codes or garage door openers until funding is completed.

7. Real Estate Brokers. Mattamy understands that Buyer may use the services of any real estate broker or agent licensed to do business in Florida to assist Buyer in Buyer's purchase. **SELLER SHALL NOT PAY ANY COMPENSATION TO A REAL ESTATE BROKER OR AGENT OR MAKE A CONCESSION TO A BUYER TO PAY A REAL ESTATE BROKER OR AGENT UNLESS (1) BUYER AND REAL ESTATE BROKER OR AGENT HAVE AN ACTIVE, BINDING AND CURRENT AGREEMENT REGARDING PAYMENT OF COMMISSION ("BUYER-BROKER AGREEMENT") IN FULL FORCE AND EFFECT ON OR PRIOR TO THE DATE OF BUYER'S INITIAL TOUR OF THE COMMUNITY (WHETHER VIRTUALLY OR PHYSICALLY) AND ON THE DATE OF CLOSING OF THE HOME AND BUYER AUTHORIZES SELLER TO PAY BROKER'S COMMISSION IN WRITING ON THE DATE OF CLOSING, AND (2) THE REAL ESTATE BROKER OR AGENT AND BUYER EXECUTE MATTAMY'S BROKER COMMISSION ADDENDUM IN CONJUNCTION WITH EXECUTION OF THIS CONTRACT.** If a brokerage fee is due to a real estate broker or agent and Buyer and said broker/agent have not together followed the above procedures, then Buyer shall be responsible for paying the real estate broker or agent's commission fees/compensation at Closing at Buyer's sole cost and expense, and by execution of this Contract Buyer does hereby indemnify and hold Mattamy harmless for any loss, cost, damage, fee, or commission owed or allegedly owed to any agent/broker not in compliance with this Section. Mattamy will only recognize a single real estate broker as the party entitled to a commission. The total commission payable will be as specified in the *Broker Commission Addendum*. A real estate broker or agent assisting Buyer who is properly registered according to these procedures is referred to as the "Cooperating Broker."

8. Financial Assurances by Buyer.

a. Application with Mattamy Home Funding. Buyer agrees that within **5** days of the Effective Date, Buyer will submit a loan application online with Mattamy Home Funding, unless Buyer is purchasing the Home without any mortgage financing and demonstrates to Mattamy that Buyer has sufficient funds available to pay the Purchase Price without a loan. This application does not obligate Buyer to use Mattamy Home Funding, and Buyer has the choice to obtain the Mortgage Loan from Mattamy Home Funding or from any other party. Buyer understands that as part of the application process Mattamy Home Funding will procure a credit report on Buyer which may affect Buyer's credit score. Buyer understands that Mattamy Home Funding may be owned by or affiliated with Mattamy. Buyer acknowledges receipt of an Affiliated Business Disclosure Statement which describes Mattamy's association with Mattamy Home Funding.

b. Financing Contingency - Duty to Apply, Loan Terms. Unless the Contract is checked as being subject to financing then Buyer must close for cash whether or not Buyer chooses to obtain a loan, and if Buyer cannot obtain a loan and fails to close then Buyer will be in default. Buyer agrees that the financing contingency will be satisfied if Buyer is approved for a Mortgage Loan with approval conditions. Buyer understands that the actual terms,

interest rate, and monthly payment will vary depending on Buyer's credit score, down payment, and market conditions which are beyond the control of Mattamy.

c. **Duty to Cooperate with Mortgage Lender and Maintain Credit Rating.** Buyer agrees to diligently complete and finalize the full loan application process by furnishing to the Mortgage Lender all requested documents within **10** business days following the Effective Date. Buyer agrees to promptly respond to all requests of the Mortgage Lender for information, and promptly sign and return all documents requested by the Mortgage Lender. Any response not completed within **5** days after request will not be considered prompt. Buyer further agrees to pay all application, appraisal and processing fees required for the loan application understanding that such fees are not refundable.

d. **No Adverse Action.** Buyer agrees to diligently pursue the satisfaction of all conditions set forth in the Loan Approval and agrees to maintain the validity of the Loan Approval from the date obtained by Buyer until the Closing. Further, Buyer agrees not to take any action (or fail to act), the consequence of which might adversely affect Buyer's loan application or Loan Approval, or delay Closing. Buyer's duty of cooperation extends to handling Buyer's credit and finances in a responsible manner from the Effective Date through Closing. This means that Buyer will not make any major purchases, borrow any money, quit Buyer's job, pay any bills beyond their due date or otherwise impair Buyer's credit rating or financial status. At any time after the Loan Approval, Mattamy may request that Buyer provide Mattamy with reasonable proof that Buyer's Loan Approval remains valid so that Buyer will be able to obtain the loan(s) on the date Mattamy reasonably anticipates that the Closing will occur (e.g. a letter from Buyer's Mortgage Lender). Buyer shall provide Mattamy with such proof within 5 business days of Mattamy's request. Notwithstanding any other provision to the contrary, if due to (a) Buyer's failure to timely cooperate, (b) the failure of Buyer's spouse to cooperate, or (c) impairments in Buyer's credit rating occurring after the Effective Date, (i) Buyer is not approved for a Mortgage Loan, (ii) approval for the Mortgage Loan is withdrawn by the Mortgage Lender, or (iii) the Mortgage Lender fails to close the Mortgage Loan, then Buyer will not have the right to terminate the Contract due to lack of financing, and in such event Buyer will either (x) close for cash without a Mortgage Loan, or (y) be in default.

e. **Marital Status.** If Buyer is married (now or prior to Closing) and Buyer's spouse fails to cooperate as required by the Mortgage Lender, Mattamy may consider the spouse's failure to cooperate as a default by Buyer whether or not Buyer's spouse is a party to the Contract. If married and Buyer's spouse is not a party to the Contract, then Buyer agrees to procure and deliver a written statement (on Mattamy's designated form) signed by Buyer's spouse that he or she will sign the mortgage and otherwise fully cooperate in the purchase of the Property and procurement of the Mortgage Loan, and if Buyer fails to do so within **10** days after request, then Buyer will be in default.

f. **Financing Contingency - Mattamy Home Funding.** If Buyer elected to obtain the Mortgage Loan from Mattamy Home Funding, then (subject to Section 8(c)) Mattamy Home Funding must provide Buyer with an approval for the Mortgage Loan ("Loan Approval") within **45** days of the Effective Date, which date may be extended by Mattamy, in its discretion. Mattamy or Buyer (subject to Section 8(c)) may also terminate the Contract if Mattamy Home Funding revokes the Loan Approval. Buyer's right to terminate will expire **10** days after receipt of notice from Mattamy Home Funding that the previously Loan Approval has been revoked or withdrawn. If Buyer fails to timely terminate, then Buyer will proceed to Closing in cash without a financing contingency.

g. **Financing Contingency - Other Mortgage Lenders.** If Buyer elected to obtain the Mortgage Loan from a Mortgage Lender other than Mattamy Home Funding, then Buyer, within **30** days of the Effective Date, must notify Mattamy that (i) Buyer has been approved for the Mortgage Loan and furnish Mattamy with written loan approval; or (ii) Buyer has not been approved for the Mortgage Loan and furnish Mattamy with proof of timely application and all communications from the Mortgage Lender in response to the application to evidence the denial of credit. The notice due from Buyer (including the required enclosures) regarding loan approval or denial is called the "Loan Notice." If the Loan Notice confirms Buyer's approval then the parties will proceed to Closing according to the terms of this Contract; however, if the Loan Notice shows that Buyer was denied, Buyer shall apply with another Mortgage Lender selected by Mattamy in the manner described below. If Buyer fails to timely deliver the Loan Notice to Mattamy, then Mattamy may treat the failure as (i) a default by Buyer, or (ii) as a waiver of the financing contingency.

- **i.** **Loan Approval.** For the purposes of the Loan Notice, written approval from a Mortgage Lender must be delivered from a federally insured bank, credit union, licensed mortgage lender, or licensed mortgage broker for the full amount of the Mortgage Loan specified on the *Home Purchase Agreement* without conditions (i) which Buyer (in Mattamy's reasonable judgment) cannot fulfill by the time of Closing, (ii) for the sale or closing of existing property, (iii) requiring the guaranty of any person other than Buyer, (iv) for additional underwriting or credit approval, or (v) not typically included on similar approvals. However, Mattamy may, in its arbitrary discretion, accept evidence of loan approval with such conditions.
- **ii.** **Loan Denial.** If the Loan Notice evidences denial of the Mortgage Loan, Buyer must follow these procedures:
  - (1) If Buyer has already applied for and been approved for a Mortgage Loan by Mattamy Home Funding, Buyer must accept the Mortgage Loan from Mattamy Home Funding or furnish evidence to Mattamy that Buyer has sufficient cash to close without financing. If Buyer fails to do so within **5** days after delivery of the Loan Notice, Buyer will be in default.
  - (2) If Buyer has not already applied for and been denied for a Mortgage Loan by Mattamy Home Funding, , but without limiting its obligations hereunder to do so, then Buyer must (i) make application to a Mortgage Lender selected by Mattamy within **5** days after delivery of the Loan Notice and if approved accept the Mortgage Loan, or (ii) furnish evidence to Mattamy that Buyer has sufficient cash to close without financing. If Buyer fails to (i) timely make application, and timely (within **5 days**) accept the Mortgage Loan from Mattamy's designated Mortgage Lender; or (ii) elect to close for cash, then Buyer will be in default. However, if Buyer fails to be approved for a Mortgage Loan from the new Mortgage Lender within **30** days of application, then either Mattamy or Buyer (subject to Section 8(c)) may terminate the Contract.

h. **Failure of Loan to Fund**. If Buyer has obtained a Loan Approval but thereafter (A) Buyer's Loan Approval is terminated or rescinded and Buyer is unable to obtain and deliver a replacement Loan Approval within such time as Mattamy may allow for such purpose, (B) Mortgage Lender for any reason declines to fund the Loan to Buyer, or (C) Buyer is unable or unwilling to obtain the Loan that is the subject of the Loan Approval or any substitute Loan Approval (including, without limitation, as a result of an increase in interest rates or Mortgage Lender costs or as a result of an allowable delay in construction of the Home and/or Closing), THEN BUYER SHALL BE DEEMED TO BE IN DEFAULT UNDER THIS CONTRACT, AND, AFTER NOTICE, MATTAMY MAY EXERCISE ALL OF ITS RIGHTS AND REMEDIES UNDER THIS CONTRACT, INCLUDING THE RIGHT TO RETAIN ANY DEPOSIT, AND ANY OTHER AMOUNTS PAID BY BUYER TO MATTAMY. With respect to VA guaranteed loans only, Buyer will receive a refund of the Deposit if Buyer's Loan Approval is terminated by the Lender for any reason. If Buyer fails to close on the Closing Date scheduled by Mattamy due to changes in financing, Mattamy may, in its sole discretion, charge Buyer a Closing Extension Fee as otherwise provided in this Contract.

i. **Authorization.** Buyer authorizes the Mortgage Lender, its employees and representatives to communicate with Mattamy and Mattamy's employees regarding Buyer's Mortgage Loan in all respects. Buyer directs the Mortgage Lender to furnish Mattamy with copies of all documents Buyer sends them (including, for example, Buyer's loan application and financial information) and to furnish Mattamy with copies of all documents they send to Buyer (including, for example, notice of loan approval and denial). By signing the Contract, Buyer directs the Mortgage Lender to share all such information with Mattamy for a period of time beginning with the Effective Date and ending **2** years after the Effective Date. Buyer understands that Buyer may revoke this permission only in writing sent to the Mortgage Lender handling Buyer's Mortgage Loan, and that such revocation will (i) not apply to any information disclosed prior to receipt to of such revocation; and (ii) will constitute a default by Buyer under the Contract. Buyer indemnifies and holds the Mortgage Lender harmless from any liability or loss they may suffer in reliance on this authorization including attorneys' fees and costs.

j. **Financial Assurances.** Buyer agrees to provide Mattamy any assurances Mattamy may request that Buyer will be able to close the purchase of the Property with the Mortgage Loan if contingent on financing, or by cash if not contingent, or if the contingency is waived. This means Buyer must be able to prove that Buyer has the funds necessary to pay the Purchase Price and Closing Costs. Buyer will furnish any information requested by Mattamy within **5** days of request, but in any event at least **20** days prior to Closing. If Buyer fails to timely furnish the requested information to

Mattamy, or if Buyer does furnish the information Mattamy requested but Buyer is unable to demonstrate Buyer's ability to perform, Buyer will be in default. For cash purchases, or where Mattamy has reasonable concerns that approval of the Mortgage Loan may be revoked, Mattamy may require the Buyer to make progress payments to be applied to the Purchase Price at Closing or forfeited by Buyer upon Buyer's default. Such progress payments, if requested, will be according to a schedule furnished to the Buyer and may require Buyer to pay up to 50% of the Purchase Price prior to the Closing Date. If Mattamy (i) believes that the Purchase Price (as adjusted after the Selection Meeting) may exceed the appraised value of the Property, (ii) has reasonable concerns that the amount of the Mortgage Loan may be reduced by the Mortgage Lender, or (iii) believes the options desired by the Buyer will limit the marketability of the Property to other purchasers if Buyer does not close, then Mattamy may require the Buyer to increase the Earnest Money, within **10** days of demand, to an amount not less than the cash which Mattamy believes the Buyer will be required to pay at Closing including any anticipated escrows, pre-paids or closing costs not payable by Mattamy. Mattamy may alternatively permit the Buyer to amend the Contract to build the desired Home on an alternative Lot in the same Community, or in another Community, with adjustments to the Purchase Price, to reflect the pricing applicable to the new location. If the Buyer fails to post the additional Earnest Money, Buyer will be in default.

k. Sale of Other Property. Notwithstanding any condition in the loan commitment to the contrary, and unless Seller agrees otherwise in writing, Buyer represents and warrants that this Contract is not and will not be subject to or contingent upon Buyer's selling and/or closing on the sale of Buyer's present residence or other property. Failure to close on the purchase of the Property will constitute a default by Buyer and the remedies available to Seller for Buyer's default under this Contract shall apply.

9. Ownership Interest & Risk of Loss.

a. Ownership & Subordination by Buyer. Buyer understands that Buyer has no ownership interest in the Property until Closing. To the extent that the law affords Buyer any vendee's or purchaser's lien or other interest in the Property, Buyer waives same. If such lien or other interest cannot be waived, then Buyer subordinates such lien or other interest to the lien or other rights of any lender making a loan to Mattamy (alone or with others) secured in whole or in part by the Property. This subordination includes any loan in place as of the Effective Date and any new loan or loans made after the Effective Date. Although it is Buyer's intent that this subordination and waiver be self-executing, Buyer will confirm these provisions in writing upon Mattamy's request or upon the request of Mattamy's lender.

b. Casualty. If the Property is damaged by fire or other casualty before Closing, Mattamy may either terminate the Contract or make the necessary repairs or replacements at Mattamy's expense. At Closing, the risk of loss transfers to Buyer and Buyer is responsible for any loss or casualty.

10. Title.

a. Conveyance. Seller shall convey title to Buyer at Closing by delivery to Buyer of a Special Warranty Deed (the "Deed") describing the Property, which Deed shall convey title to Buyer subject to all matters described in Section 14 of this Agreement. Any such matters omitted from the Deed shall nevertheless be deemed to be included in the Deed. Upon Closing, within the meaning of Florida Statutes § 95.11(3)(c): (1) Buyer shall have actual possession of the Property, (2) all services to be performed under this Contract by Seller shall be deemed completed and fully performed, and (3) this Contract shall be deemed completed.

b. Marketable Title. "Marketable" will have the meaning determined by the applicable Uniform Title Standards adopted by The Florida Bar and in accordance with law, except where this Contract specifies a contrary definition. Further, title will be considered marketable notwithstanding any of the following so long as they do not prevent Buyer from maintaining a single-family residence on the Lot or prevent reasonable ingress or egress to the Property: (i) covenants, restrictions, encumbrances, easements; (ii) plat restrictions; (iii) mandatory assessments; (iv) a community development district; (v) minor encroachments over boundary lines; (vi) Buyer's Mortgage Loan; (vii) notice of commencement for the construction of Buyer's Home; or (viii) any other matters. If there are any defects to title caused by Buyer such as broker liens, judgment liens, tax liens or other matters, the title will still be considered marketable despite such defects. If Mattamy is able to cause (subject to payment of the premium by Buyer unless paid from Mattamy's Closing Cost Contribution) a title insurance underwriter in the State of Florida to issue either (i) an owner's policy with a form 9.1 or 9.2 endorsement; or (ii) a mortgage policy with a form 9.0 endorsement, title will be considered marketable regardless of any matters which might otherwise render title unmarketable.

c. Title Insurance, Title Defects. Unless Buyer has given notice that Buyer will use the services of an independent title company selected by Buyer, Mattamy agrees to procure a title insurance commitment for an owner's policy (and for a mortgage policy if Buyer is obtaining a Mortgage Loan) from the Closing Agent and deliver it to Buyer at or before Closing. Buyer is responsible to pay for title insurance subject to possible payment from Mattamy's Closing Cost Contribution. If the title commitment shows that marketable title will be vested in Buyer, upon recording of the Deed to Buyer, execution and delivery of the usual affidavits, payment of the premium due the title insurance company, and payment sufficient to release any mortgage liens, that Mattamy intends to pay at Closing, then Buyer and Mattamy will close. If, however, the title commitment shows title not to be marketable, then Buyer must notify Mattamy of any objections Buyer has within **5** days after Buyer receives the title commitment or by time of Closing if Buyer receives the title commitment at Closing or less than **5** days before the Closing Date. If Buyer timely gives Mattamy such a notice of objections and if there are in fact defects which render title unmarketable, then Mattamy agrees to use reasonable efforts to remove the defects and the Closing Date will be extended up to **90** days, provided that the extended date is no later than 2 years after the date that Buyer fully executes this Contract. If Mattamy is unable to correct the defects, Buyer may either terminate the Contract or waive any objections and close. If Buyer timely makes objections but Mattamy determines that such objections are not valid, then Buyer must withdraw Buyer's objections and close or Buyer will be in default. If Buyer desires, Buyer may obtain, at Buyer's expense, a separate title insurance commitment and policy from anyone Buyer selects, but Buyer may not apply Mattamy's Closing Cost Contribution to pay for such cost.

11. Warranties.

a. Limited Warranty. Mattamy hereby disclaims any implied warranties on the workmanship and materials incorporated into the Home, and instead at Closing will provide Buyer with a written, limited new home warranty issued by Mattamy or an affiliated company (the "Limited Warranty"). The Limited Warranty will cover certain defects for a specified time as set forth in the Limited Warranty. The Limited Warranty will not cover every matter that Buyer may consider defective, because the matter may be within allowable tolerances accepted by the industry or specified in the Limited Warranty. In such event, the matter may be outside the scope of coverage or otherwise excluded. Buyer's rights will be limited to the express warranties in the Limited Warranty that will be given to Buyer at Closing. A copy of the Limited Warranty is available on the Mattamyhomes.com website; however, Mattamy may choose to issue a different form which may have greater or less coverage than the specimen form. Buyer agrees to accept and abide by the terms of the Limited Warranty delivered at Closing.

b. One Year Limited Warranty. Commencing on the Closing Date, Mattamy warrants the Home for the term described in the Limited Warranty. The Limited Warranty is a limited warranty, and coverage is limited to items described in the Limited Warranty. Buyer shall follow Mattamy's warranty claim procedures in addition to the procedures in the Limited Warranty. The Limited Warranty will not cover every matter that Buyer may consider defective, because the matter may be within allowable tolerances accepted by the industry or as may be specified in the Limited Warranty. In such event, the matter may be outside the scope of coverage or the matter may be otherwise excluded. Buyer's rights will be limited to the express warranties set forth in the written Limited Warranty. Before signing this Contract, Buyer is encouraged to review the Limited Warranty thoroughly in order to understand the scope of warranty provided. IT IS UNDERSTOOD AND AGREED THAT MATTAMY'S LIABILITY FOR THE CONSTRUCTION OF THE HOME ON THE PROPERTY, POST-CLOSING, IS LIMITED TO THE REMEDIES PROVIDED IN THE LIMITED WARRANTY. THE LIMITED WARRANTY IS THE ONLY WARRANTY APPLICABLE TO MATTAMY'S SALE, AND BUYER'S PURCHASE OF THE HOME AND THE PROPERTY. ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, WHETHER ARISING UNDER STATE OR FEDERAL LAW, INCLUDING BUT NOT LIMITED TO ALL IMPLIED WARRANTIES OF FITNESS, MERCHANTABILITY, GOOD AND WORKMANLIKE REPAIR OR GOOD AND WORKMANLIKE CONSTRUCTION, OR HABITABILITY, ARE EXPRESSLY AND IRREVOCABLY DISCLAIMED AND EXCLUDED. As to items not of Mattamy's manufacture, including but not limited to the air conditioner, water heater, refrigerator, range, dishwasher and other appliances, equipment or "consumer products," as defined by the Federal Trade Commission or under federal, state or local law, Mattamy agrees to pass along to Buyer the manufacturer's warranty, without recourse. Buyer acknowledges that prior to Closing Buyer will be provided an opportunity to review the warranties for all consumer products to be included within the Home and realizes that

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MATTAMY MAKES NO WARRANTY ON SUCH ITEMS.

c. No Waiver. Buyer understands that no one other than an officer of Mattamy may waive or modify any of the provisions of this section and any attempted waiver, whether verbal or written, will be voidable unless signed by an officer of Mattamy. Buyer has not relied upon any promises that the provisions of this section would not be fully enforced or that there would be any additional warranties in accepting the provisions of this section.

d. Exclusion of Consumer Products. The Home may include consumer products; however, the Limited Warranty will not apply to any appliance, equipment, or other item that is considered a consumer product under the Magnuson-Moss Warranty Act, 15 U.S.C. §1230 et seq. or under any similar law or regulation. Buyer will receive any applicable manufacturer limited warranties on some consumer products. Buyer agrees that Mattamy will not be responsible for repair, replacement or warranty coverage with respect to any consumer products other than as may be explicitly provided in the Limited Warranty. Buyer will look directly to the manufacturers for any warranty claims on the consumer products.

e. Disclaimer of Implied Warranties. Except for the specific limited warranties described above, and to the maximum extent allowed by law:

i. BUYER IS PURCHASING THE PROPERTY "AS-IS";

ii. BUYER WAIVES AND DISCLAIMS ANY IMPLIED WARRANTIES INCLUDING, BUT NOT LIMITED TO, WARRANTIES OF FITNESS, MERCHANTABILITY, HABITABILITY, OR WORKMANSHIP;

iii. BUYER WAIVES ANY EXPRESS WARRANTIES; AND

iv. BUYER WAIVES MATTAMY'S DUTY TO DISCLOSE TO BUYER ANY LATENT DEFECTS UNKNOWN TO SELLER.

f. Access to Property. Buyer grants Mattamy (and to Mattamy's subcontractors, and material suppliers) an irrevocable right and license to enter into, upon, over, under, or through the Property after the Closing Date for the purposes of completion of construction, repairs, emergency matters, or pursuant to governmental order or other requirements related to the Home, Lot or improvements to the Community. Buyer agrees that the Home, including access to the interior, shall be made available during Mattamy's normal business hours.

12. Publication.

a. Advertising. Buyer agrees that Mattamy may use pictures or depictions of Buyer's Home, in advertising, promotion, and marketing of the Home, the Community, or the company.

b. Recording. This Contract may not be recorded by anyone in the public records. If this Contract is recorded by Buyer or on Buyer's behalf, Buyer will be in default. In any event, Buyer agrees to sign a cancellation and release in recordable form upon demand if this Contract is recorded by anyone, and Buyer irrevocably appoints Mattamy as Buyer's attorney-in-fact to execute such cancellation and release on Buyer's behalf.

c. Confidentiality. Buyer agrees not to share the Contract or discuss the particular terms with anyone except to Buyer's family, the Mortgage Lender, Buyer's attorney, Buyer's financial advisor, or as necessary to comply with Buyer's obligations under this Contract.

d. Intellectual Property Rights. Buyer recognizes that by signing this Contract or closing, Buyer is not acquiring ownership of the plans to Buyer's Home or to any of the marketing materials, designs, or to this Contract itself. The intellectual property rights to such items belong to Mattamy or to the architect or designer of the respective materials. Buyer may not use any of the preceding except in the purchase and ownership of Buyer's Home. For example, Buyer may not use the plans or other materials to build another home or use this Contract as a model for another transaction.

13. Default and Termination.

a. Termination Absent Default.

i. Termination Notice. Various provisions contained elsewhere in the Contract allow either Buyer or Mattamy to terminate the Contract under specified circumstances even if the other party is not in default. Buyer may also be entitled to terminate the Contract by laws applicable to this transaction. In order to exercise this privilege, notice must be given to the other party prior to Closing. This notice is called the "Termination Notice." The Termination Notice must clearly state the sender is terminating the Contract and specify the reason for termination (for example, inability to obtain financing, incurable title defects). Any Termination Notice sent to Mattamy must include the phrase *Termination Notice* in bold type no smaller than the 12-point typeface at the top of the document. Any right to terminate the Contract expires after Closing notwithstanding anything else in the Contract. Buyer understands that unless the Contract actually gives Buyer the right to terminate the Contract, simply sending a Termination Notice does not excuse Buyer from performing any of Buyer's other obligations under the Contract, and if Buyer improperly attempts to exercise a termination right, Buyer will be in default.

ii. Response to Termination Notice. If either Buyer or Mattamy attempts to terminate the Contract by exercising their rights under the Contract, then the other party must object to the attempted termination within **10** days after receipt of the Termination Notice (which meets the requirements of Section 13(a)(i)) of these *Contract Terms* or Buyer and Mattamy may assume that everyone accepts the Contract as terminated. If the parties cannot agree, they must follow the dispute resolution procedures set forth below.

iii. Obligations Upon Termination. If the Contract is properly terminated, absent a default, then Buyer and Mattamy agree that (i) Buyer will sign and deliver a release confirming that the Contract was terminated, waiving any claim or interest in the Property, and releasing Mattamy and the Closing Agent from any claim or obligation to Buyer, and (ii) upon receipt of the signed release, Mattamy will refund the Earnest Money to Buyer. Thereafter, Buyer and Mattamy will be released from all other obligations under the Contract, except those that survive termination.

b. Default.

i. Default by Buyer. Unless either Buyer or Mattamy properly terminates the Contract by exercise of any applicable right to do so, if Buyer does not close the purchase of the Property when Buyer is supposed to or if Buyer fails to comply with any other obligation under the Contract, Buyer will be in default. Mattamy agrees that the first time Buyer is in default, Mattamy will notify Buyer and give Buyer **5** days to cure Buyer's default, but on any subsequent default - whether for the same violation or due to a new violation - Mattamy does not need to give Buyer any warning or chance to cure. After the expiration of any applicable cure periods, Mattamy may exercise Mattamy's any and all remedies for default.

ii. Default by Seller. Unless either Buyer or Mattamy properly terminates the Contract by exercise of any applicable right to do so, if Mattamy does not close the sale of the Property when Mattamy is supposed to, or if Mattamy fails to comply with any other obligation under the Contract, Mattamy will be in default unless Mattamy cures the violation within **30** days after Mattamy receives notice from Buyer specifying every act or omission Buyer claims to violate the Contract. Buyer agrees that Buyer must also send a copy of such notice to Mattamy, Attn: Legal Counsel, 4901 Vineland Road, Suite 450, Orlando, FL 32811, by certified mail return receipt requested or by personal delivery. The **30**-day opportunity to cure will not begin until Mattamy receives both the notice and the required extra copy. After the expiration of any applicable cure periods, Buyer may exercise Buyer's remedies for default described below. The obligation to give Mattamy notice and an opportunity to cure a default will not apply to the obligation to complete the Home within 2 years from the date that Buyer fully executes this Contract.

c. Remedies.

i. Remedies for Buyer's Default.

Before Closing. If Buyer defaults (beyond any applicable cure periods) prior to Closing, then Mattamy shall have the right to terminate this Contract and Buyer will owe Mattamy as liquidated damages an amount equal to twice the required Earnest Money. Such liquidated damages are Mattamy's only remedy as actual damages would be difficult to determine with certainty; such liquidated damages have been

negotiated and agreed upon between Buyer and Mattamy as the best estimate of damages to Mattamy and such damages are not a penalty. After Closing. If Buyer defaults (beyond any applicable cure periods) after Closing, then, subject to the limitations and waivers specified elsewhere in this Contract, Mattamy may recover any actual damages Mattamy suffers. However, Mattamy agrees that the total judgment which may be awarded to Mattamy against Buyer on account of damages, costs and fees may not exceed five percent of the Purchase Price. Mattamy will not seek and cannot recover any punitive damages, any personal injury damages or any consequential damages from Buyer. Mattamy accepts this limitation on Mattamy's rights and understands that if Mattamy's actual damages exceed these limitations, Mattamy will suffer a loss. This limitation is a bargained for limit on the amount that may be awarded to Mattamy in exchange for the limitation on damages that may be obtained against Mattamy.

ii. **Remedies for Seller Default.**

Before Closing. If Mattamy defaults (beyond any applicable cure periods) prior to Closing, then Buyer, using the dispute resolution procedures specified below, may bring an action against Mattamy for specific performance as Buyer's sole remedy. If Buyer wrongfully (as determined by the dispute resolution procedures) brings an action against Mattamy for specific performance, Buyer will be liable to Mattamy for additional liquidated damages in an amount equal to 0.0493% of Purchase Price for each day from the time Buyer commences such action until Buyer dismisses the action, or until the final ruling has been issued and any applicable appeals exhausted, to compensate Mattamy for Mattamy's lost opportunity to market the Property. Notwithstanding the foregoing, Buyer shall be entitled to all remedies under Florida law if Mattamy fails to complete the Home within two (2) years of the date that Buyer fully executes this Contract. After Closing. If Mattamy defaults (beyond any applicable cure periods) after Closing, then, subject to the limitations and waivers specified elsewhere in this Contract, Buyer may recover any actual damages Buyer suffers. In determining Buyer's damages, Buyer must reduce Buyer's claim by any compensation Buyer receives or is entitled to receive from any third-party such as, for example, Buyer's homeowner's insurance underwriter or from the party issuing the Limited Warranty described below. Accordingly, Buyer may not bring any claim until Buyer has exhausted all insurance claims and warranty claims. Buyer agrees that the total judgment which may be awarded to Buyer against Mattamy (and/or the third-party Builder) on account of damages, costs and fees may not exceed five percent of the Purchase Price. Buyer will not seek and cannot recover any punitive damages, any personal injury damages (for example, without limitation, emotional distress or toxic mold claims), or any consequential damages (for example, without limitation, lost use, rental cost of other accommodations, moving costs, stigma, or diminution) from Mattamy. Buyer accepts this limitation on Buyer's rights and understands that if Buyer's actual damages exceed these limitations, Buyer will suffer a loss. This limitation is a bargained for limit on the amount that may be awarded to Buyer as a material inducement for Mattamy agreeing to sell the Property to Buyer.

d. Disbursement of Funds. Mattamy may disburse any money due Buyer by payment to any Buyer, Cooperating Broker, the person or party from whom Mattamy received the Earnest Money, or to Buyer's attorney. Any such payment will be deemed paid to Buyer. If there is any Dispute as to who is entitled to receive the money, Mattamy may either make payment to one or more of the parties as provided in the preceding sentence, delay making payment until any conflicting claims are resolved, or interplead any money due Buyer, deducting the fees and costs Mattamy incurs in such action.

14. Dispute Resolution. The parties to this Contract specifically agree that this transaction involves interstate commerce and that any Dispute shall be submitted in the manner as provided in this Section 14. "**Disputes**" (whether contract, warranty, tort, statutory or otherwise), shall include, but are not limited to, any and all controversies, disputes or claims (1) arising under, or related to, this Contract, the Property, the Community, the design or construction of the Home, the improvement, development or maintenance of the Lot or Community or any dealings between Buyer and Mattamy; (2) arising by virtue of any representations, promises or warranties alleged to have been made by Mattamy or Mattamy's representative; (3) relating to personal injury or property damage alleged to have been sustained by Buyer, Buyer's children or other occupants of the Property, or in the Community; or (4) issues of formation, validity or enforceability of this Section. Buyer has executed this Contract on behalf of his or her children and other occupants of the Property with the intent that all such parties be bound hereby. Nothing herein shall extend the time period by which a claim or cause of action may be asserted under the applicable statute of limitations or statute of repose, and in no event shall the Dispute be submitted for arbitration after the date when institution of a legal or equitable proceeding based on the underlying claims in such Dispute would be barred by the applicable statute of limitations or statute of repose. If a court determines that the procedures or limitations in Section 14 are not applicable to all parties in a dispute or to all disputed matters, then the procedures and limitations which are not invalidated shall still apply to all parties except any party explicitly found not to be subject to the provisions of this Section. Buyer agrees that any individual claims Buyer may wish to assert against Mattamy or qualifying agent must also be brought under these dispute resolution procedures. Any persons or parties related or associated in any way to Mattamy may also require Buyer to follow these dispute resolution procedures whether or not they have signed the Contract and regardless of whether Buyer brings action against Mattamy.

a. Dispute Resolution For Disputes Arising Before Closing. Section 14.a. shall be the exclusive and mandatory means for resolving any pre-Closing Dispute, or other disputes by and between the Buyer and Mattamy or any entity affiliated with Mattamy. Notwithstanding the preceding, in the event the Dispute is subject to the notice requirements of Chapter 558 Florida Statutes then the procedures in **Section 14.b.** and not **Section 14.a.** shall apply.

i. **Notice & Opportunity to Cure.** Before taking any action on any Dispute under this **Section 14.a.**, the party seeking to engage in a dispute resolution proceeding must first give the other party notice and an opportunity to cure pursuant to **Section 13(b)** of these *Contract Terms*.

ii. **Resolution by Judge. Any Disputes not resolved pursuant to Section 13(b) will be resolved by the court with jurisdiction where the** Property is located.

b. Dispute Resolution For Disputes Arising After Closing: Chapter 558 and Mandatory Mediation and Arbitration. Section 14.b. shall be the exclusive and mandatory means for resolving any Dispute brought after Closing, or any other disputes by and between the Buyer and Mattamy or any entity affiliated with Mattamy. Such Disputes shall first be submitted to mediation and, if not settled during mediation, shall thereafter be submitted to binding arbitration as provided by the Federal Arbitration Act (9 U.S.C. §1 et seq.) and not by or in a court of law or equity. Any Dispute shall be submitted for binding arbitration within a reasonable time after such Dispute has arisen.

i. **§558.005, Florida Statutes - Notice of Alternative Method to Resolve Construction Disputes**.

CHAPTER 558 - NOTICE OF CLAIM

ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES

To the extent all or any portion of a Dispute between Buyer and Mattamy is covered by Chapter 558, Florida Statutes, Buyer and Mattamy agree that as a condition precedent to commencement of any mediation or arbitration in accordance with this Section, Buyer and Mattamy will try to resolve any Dispute(s) or any portion thereof using the procedures specified in Chapter 558 Florida Statutes.

ii. **Mediation.** Any and all mediations commenced by any of the parties to this Contract shall be filed with and administered by the American Arbitration Association or any successor thereto ("**AAA**") in accordance with the AAA's Home Construction Mediation Procedures in effect on the date of the request. If there are no Home Construction Mediation Procedures currently in effect, then the AAA's Construction Industry Mediation Rules in effect on the date of such request shall be utilized. Any party who will be relying upon an expert report or repair estimate at the mediation shall provide the mediator and the other parties with a copy of the reports. If one or

more issues directly or indirectly relate to alleged deficiencies in design, materials or construction, all parties and their experts shall be allowed to inspect, document (by photograph, videotape or otherwise) and test the alleged deficiencies prior to mediation. Unless mutually waived in writing by the parties, submission to mediation is a condition precedent to either party taking further action with regard to any matter covered hereunder.

iii. **Binding Arbitration.** If the Dispute is not fully resolved by mediation, the Dispute shall be submitted to binding arbitration and administered by the AAA in accordance with the AAA's Home Construction Arbitration Rules in effect on the date of the request. If there are no Home Construction Arbitration Rules currently in effect, then the AAA's Construction Industry Arbitration Rules in effect on the date of such request shall be utilized. Any judgment upon the award rendered by the arbitrator may be entered in and enforced by any court having jurisdiction over such Dispute. If the claimed amount exceeds $250,000.00 or includes a demand for punitive damages, the Dispute shall be heard and determined by three arbitrators; however, if mutually agreed to by the parties, then the Dispute shall be heard and determined by one arbitrator. Arbitrators shall have expertise in the area(s) of Dispute, which may include legal expertise if legal issues are involved. All decisions respecting the arbitrability of any Dispute shall be decided by the arbitrator(s). At the request of any party, the award of the arbitrator(s) shall be accompanied by detailed written findings of fact and conclusions of law. Except as may be required by law or for confirmation of an award, neither a party nor an arbitrator may disclose the existence, content, or results of any arbitration hereunder without the prior written consent of both parties. Notwithstanding anything in the AAA Home Construction Arbitration Rules or the AAA Construction Industry Arbitration Rules, unless otherwise available at law, each party shall be responsible for their own attorneys' fees and costs during any arbitration proceeding regardless of which party prevails.

iv. **Validity.** The waiver or invalidity of any portion of this Section shall not affect the validity or enforceability of the remaining portions of this Section. Buyer and Mattamy further agree (1) that any Dispute involving Mattamy's affiliates, directors, officers, employees and agents shall also be subject to mediation and arbitration as set forth herein, and shall not be pursued in a court of law or equity; (2) that Mattamy may, at its sole election, include Mattamy's contractors, subcontractors and suppliers, as well as any warranty company and insurer as parties in the mediation and arbitration; and (3) that the mediation and arbitration will be limited to the parties specified herein.

c. **Estoppel.** To the fullest extent permitted by applicable law, Buyer and Mattamy agree that no finding or stipulation of fact, no conclusion of law, and no arbitration award in any other arbitration, judicial, or similar proceeding shall be given preclusive or collateral estoppel effect in any arbitration hereunder unless there is mutuality of parties. In addition, Buyer and Mattamy further agree that no finding or stipulation of fact, no conclusion of law, and no arbitration award in any arbitration hereunder shall be given preclusive or collateral estoppel effect in any other arbitration, judicial, or similar proceeding unless there is mutuality of parties.

d. **Scope.** Mattamy and Buyer intend that the scope of this dispute resolution Section 14 be broadly interpreted. The provisions of this Section apply not only to Buyer and Mattamy, but also to anyone connected in any way to Buyer and Mattamy. For example, these provisions apply to Mattamy's affiliated companies or entities, contractors, sub-contractors, sub-sub-contractors, material suppliers, employees, officers, agents, and representatives; to all real estate brokers and agents, to Buyer's family, Buyer's heirs, successors and assigns; and to anyone who has any claim arising by or through Buyer.

e. **Fees and Costs**. Unless otherwise recoverable by law or statute, each party shall bear its own costs and expenses, including attorneys' fees and paraprofessional fees, for any action, proceeding, mediation and arbitration. Notwithstanding the foregoing, if a party unsuccessfully contests the validity or scope of arbitration in a court of law or equity, the noncontesting party shall be awarded reasonable attorneys' fees, paraprofessional fees and expenses incurred in defending such contest, including such fees and costs associated with any appellate proceedings. In addition, if a party fails to abide by the terms of a mediation settlement or arbitration award, the other party shall be awarded reasonable attorneys' fees, paraprofessional fees and expenses incurred in enforcing such settlement or award.

f. Buyer may obtain additional information concerning the rules of the AAA by visiting its website at www.adr.org or by writing the AAA at 335 Madison Avenue, New York, New York 10017.

g. Mattamy supports the principles set forth in the Consumer Due Process Protocol developed by the National Consumer Dispute Advisory Committee and agrees to the following:

i. Notwithstanding the requirements of arbitration stated in Section 14.b of this Contract, Buyer shall have the option, after pursuing mediation as provided herein, to seek relief in a small claims court for disputes or claims within the scope of the court's jurisdiction in lieu of proceeding to arbitration. This option does not apply to any appeal from a decision by a small claims court.

ii. Any mediator and associated administrative fees incurred shall be shared equally by Mattamy and Buyer; however, Mattamy and Buyer each agree to pay for their own attorneys' fees and costs.

h. Notwithstanding the foregoing, if either Mattamy or Buyer seeks injunctive relief, and not monetary damages, from a court because irreparable damage or harm would otherwise be suffered by either party before mediation or arbitration could be conducted, such actions shall not be interpreted to indicate that either party has waived the right to mediate or arbitrate. The right to mediate and arbitrate should also not be considered waived by the filing of a counterclaim by either party once a claim for injunctive relief had been filed with a court.

i. BUYER AND MATTAMY AGREE THAT THE PARTIES MAY BRING CLAIMS AGAINST THE OTHER ONLY ON AN INDIVIDUAL BASIS AND NOT AS A MEMBER IN ANY PURPORTED CLASS OR REPRESENTATIVE ACTION OR COLLECTIVE PROCEEDING. THE ARBITRATOR(S) MAY NOT CONSOLIDATE OR JOIN CLAIMS REGARDING MORE THAN ONE PROPERTY AND MAY NOT OTHERWISE PRESIDE OVER ANY FORM OF A CONSOLIDATED, REPRESENTATIVE, OR CLASS PROCEEDING. ALSO, THE ARBITRATOR(S) MAY AWARD RELIEF (INCLUDING MONETARY, INJUNCTIVE, AND DECLARATORY RELIEF) ONLY IN FAVOR OF THE INDIVIDUAL PARTY SEEKING RELIEF AND ONLY TO THE EXTENT NECESSARY TO PROVIDE RELIEF NECESSITATED BY THAT PARTY'S INDIVIDUAL CLAIM(S). ANY RELIEF AWARDED CANNOT BE AWARDED ON A CLASS-WIDE OR MASS-PARTY BASIS OR OTHERWISE AFFECT PARTIES WHO ARE NOT A PARTY TO THE ARBITRATION. NOTHING IN THE FOREGOING PREVENTS MATTAMY FROM EXERCISING ITS RIGHT TO INCLUDE IN THE MEDIATION AND ARBITRATION THOSE PERSONS OR ENTITIES REFERRED TO IN THIS SECTION 14.

15. **Other Dispute Resolutions. Notwithstanding the parties' obligation to submit any Dispute to mediation and arbitration in Section 14.b., in the event that a particular dispute is not subject to the mediation or the arbitration provisions, then the parties agree to the following provisions: BUYER ACKNOWLEDGES THAT JUSTICE WILL BEST BE SERVED IF ISSUES REGARDING THIS CONTRACT ARE HEARD BY A JUDGE IN A COURT PROCEEDING, AND NOT A JURY. BUYER AND MATTAMY AGREE THAT ANY DISPUTE, CLAIM, DEMAND, ACTION, OR CAUSE OF ACTION SHALL BE HEARD BY A JUDGE IN A COURT PROCEEDING AND NOT A JURY. BUYER AND MATTAMY HEREBY WAIVE THEIR RESPECTIVE RIGHT TO A JURY TRIAL. MATTAMY HEREBY SUGGESTS THAT BUYER CONTACT AN ATTORNEY OF BUYER'S CHOICE IF BUYER DOES NOT UNDERSTAND THE LEGAL CONSEQUENCES OF EXECUTING THIS CONTRACT.**

16. **Disclosures and Statutory Requirements.**

a. **16 CFR §460.16 - What new home sellers must tell new home buyers regarding Insulation.** Pursuant to Title 16, Chapter I, Section 460.16 of the Code of Federal Regulations, the insulation that is or will be installed in the Home where conditioned space meets unconditioned space is as follows and will, according to the manufacturer, yield the R-values stated:

Location	Type	Thickness	R-Value
Exterior Walls	Insulative Foil	NA	R4.1
Other Walls	Fiberglass Batts	3.5"	R11/R13
Ceilings	Fiberglass Blown	10" / 12"	R30/R38
Non-slab floors (if applicable)	Fiberglass Batts	3.5"	R11/R13
Roof	Fiberglass Batts	10" / 12"	R30/R38

If so indicated above, fiberglass (also known as glass wool) is/will be used for insulation in the Home. The U.S. Department of Health and Human Services ("HHS") has listed fiberglass as a substance "which may reasonably be anticipated to be a carcinogen." This listing identifies substances selected for further study because of their potential carcinogenic risk but is not an assessment by HHS that there is a casual connection between fiberglass and human cancer. The listing does not establish that fiberglass presents a risk to persons in their daily lives.

b. **§489.1425, Florida Statutes - Florida Homeowners' Construction Recovery Fund. PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE** FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: Division of Professions, Construction Industry Licensing Board (850)487-1395; 2601 Blair Stone Road, Tallahassee, FL 32399-0783.

c. **§404.056(5), Florida Statutes - Radon Gas.** Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county health department.

d. **§161.57, Florida Statutes - Coastal Construction.** Buyer understands that Buyer has the right to receive an affidavit or a survey meeting the requirements of Chapter 472, Florida Statutes, as amended, delineating the location of the coastal construction control line if the Property is located either partially or totally seaward of the coastal construction control line. Buyer waives the right to receive such affidavit or survey. The property being purchased may be subject to coastal erosion and to federal, state, or local regulations that govern coastal property, including the delineation of the coastal construction control line, rigid coastal protection structures, beach nourishment, and the protection of marine turtles. Additional information can be obtained from the Florida Department of Environmental Protection, including whether there are significant erosion conditions associated with the shoreline of the property being purchased.

e. **§553.990, Florida Statutes - Florida Building Energy-Efficiency Rating Act.** Buyer understands that Buyer may have the Home's energy-efficiency rating determined in accordance with the Florida Building Energy-Efficiency Rating Act. Before signing the Contract Buyer received (i) the energy-efficiency information brochure developed by the Florida Department of Business and Professional Regulation pursuant to §553.996; and (ii) (y) if the home has been completed at the time of Contract execution, a completed energy performance level display card prepared in accordance with §553.9085; or (z) for a Home to be built, the completed energy performance level display card will be delivered to the Buyer at Closing. This paragraph and any information provided pursuant hereto is only for purposes of complying with the requirements of Chapter 553, Florida Statutes, and this Contract is not contingent upon Buyer approving the results set forth in the energy performance level display card.

f. **§689.261, Florida Statutes - Disclosure of Ad Valorem Taxes to Prospective Purchaser.**

PROPERTY TAX DISCLOSURE SUMMARY

BUYER SHOULD NOT RELY ON THE MATTAMY'S CURRENT PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT THE BUYER MAY BE OBLIGATED TO PAY IN THE YEAR SUBSEQUENT TO THE PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE COUNTY PROPERTY APPRAISER'S OFFICE FOR INFORMATION.

g. **§720.401(1)(a), Florida Statutes - Receipt of Association Disclosure Acknowledged.** Buyer acknowledges that prior to the execution of the Contract he or she has received a Disclosure Summary as required by Florida Statutes Section 720.401. A copy of Disclosure Summary is incorporated by reference herein and is attached hereto as Addendum "A". BUYER SHOULD NOT EXECUTE THIS CONTRACT UNTIL BUYER HAS RECEIVED AND READ THE DISCLOSURE SUMMARY. Mattamy also provided Buyer the opportunity to review the applicable covenants, restrictions, and easements and the governing documents of the homeowner's association prior to signing the Contract.

h. **§720.401(1)(b), Florida Statutes -Membership in Homeowners Association.** Buyer acknowledges that the Property is subject to the declaration of covenants, conditions, restrictions and easements for the Community recorded in the public records of the county where the Property is located (as such document is amended and/or supplemented from time to time the "Declaration"). The nature and extent of certain rights and obligations of the Buyer in acquiring and owning the Property will be controlled by and subject to the Declaration and to the Articles of Incorporation, By-Laws, and the rules and regulations of the homeowner's association identified in the Declaration (the "Association"). The Declaration and Articles of Incorporation, Bylaws and rules and regulations of the Association are referred to in this Contract as the "Community Documents." By execution of the Contract, Buyer agrees to comply with all of the terms, conditions and obligations set forth in the Community Documents and agrees to be responsible for maintaining all drainage structures and easements as shown on the recorded plat and the survey of the Property. Upon conveyance of title to the Property to Buyer, Buyer shall automatically become a member of the Association and shall be subject to the assessment obligations and other provisions set forth in the Community Documents. Buyer acknowledges that the Community Documents can be amended under certain circumstances without the approval of the Association membership. Buyer agrees to pay all amounts assessed against the Lot by the Association in accordance with the terms and provisions of the Community Documents. The Community Documents provide for the Association's levying of annual and other types of assessments against the Property in amounts determined by the Association from time to time. Buyer acknowledges that the Community Documents may create an obligation to pay fees for any recreational or other commonly used facilities as an obligation of membership in the Association but that all such facilities may not now exist, and all fees therefore are not known at this time. Buyer further acknowledges that the assessments are subject to periodic change and that a failure to pay the assessments could result in a lien on the Property. The statements contained in this paragraph are only summary in nature and Buyer should refer to the Community Documents. A disclosure statement summarizing Buyer's rights and obligations as a purchaser acquiring a parcel in a community with restrictive covenants and mandatory homeowner's association membership, as required by §720.401, Fla. Stat., has been provided to Buyer. AS A POTENTIAL BUYER OF PROPERTY IN THE COMMUNITY, BUYER SHOULD NOT EXECUTE THIS CONTRACT UNTIL BUYER HAS RECEIVED AND READ THE AFOREDESCRIBED DISCLOSURE SUMMARY.

IF THE DISCLOSURE SUMMARY REQUIRED BY SECTION 720.401, FLORIDA STATUTES, HAS NOT BEEN PROVIDED TO THE PROSPECTIVE PURCHASER BEFORE EXECUTING THIS CONTRACT FOR SALE, THIS CONTRACT IS VOIDABLE BY BUYER BY DELIVERING TO MATTAMY OR MATTAMY'S AGENT OR REPRESENTATIVE WRITTEN NOTICE OF BUYER OF THE BUYER'S INTENTION TO CANCEL WITHIN 3 DAYS AFTER RECEIPT OF THE DISCLOSURE SUMMARY OR PRIOR TO CLOSING, WHICHEVER OCCURS FIRST. ANY PURPORTED WAIVER OF THIS VOIDABILITY RIGHT HAS NO EFFECT.

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Equal Housing Lender
Equal Housing Opportunity
CBC12528976 & CBC1261993

BUYER'S RIGHT TO VOID THIS CONTRACT SHALL TERMINATE AT CLOSING.

i. **§689.328, Florida Statutes - Transfer Fee**. As additional consideration for the Home being conveyed, at Closing the Buyer shall pay to the Seller a contribution in the amount of one (1) quarter's "General Assessments" (as such term is defined in the Declaration).

j. **Intentionally Omitted.**

k. **Inspections.** Mattamy or local governmental agencies may use the services of the local building official or hire a private provider to perform plan review, inspections, or for issuance of the certificate of occupancy as permitted by §553.791 Florida Statutes. For all purposes, such services will be treated the same as if plan review and inspections were conducted by the applicable government building department.

l. **Mold, Water Intrusion & Air Quality.** Buyer understands that Buyer's Home will require ongoing maintenance, repair and replacement. If Buyer fails to do so, Buyer may experience problems with water intrusion, mold growth and indoor air quality. Buyer agrees that Mattamy's responsibility is limited to making repairs and replacing defects as required under the limited warranty Mattamy is issuing Buyer, and then only during the warranty period. In no event will Mattamy be responsible for any personal injury, damage to Buyer's personal property, adverse health effects to Buyer or Buyer's family, emotional distress, or any other injury suffered by Buyer or Buyer's family on account of mold, water intrusion, or air quality, whether caused by improper construction or by Buyer's failure to maintain the Home after purchase.

m. **Trees & Landscaping.** Landscaping is not included as part of Buyer's Property except as may be specified in the Contract. Buyer understands that Mattamy does not warrant the trees and landscaping. Often trees on a lot must be removed during the construction process. If there are any trees remaining on the Lot after Closing, then the trees may become diseased or die due to construction activities or natural causes. After Closing, Buyer is responsible for all trees, and Buyer must pay to remove any dead or undesirable trees. Under the Community Documents, Buyer may be obligated to obtain the approval of the homeowner's association before removing any trees or to otherwise change the landscaping existing on Buyer's Lot. This may require Buyer to plant additional trees either on Buyer's Lot or elsewhere, to pay for architectural review, to submit a tree survey or to pay their applicable costs and fees. The Community and the Lot may be irrigated with reclaimed water. Buyer will be responsible to comply with all applicable regulations pertaining to the use of reclaimed water, including the installation, maintenance, testing, repair and replacement of a water back flow preventer and water heater expansion tank, if applicable. WITHOUT LIMITING THE FOREGOING, AT CLOSING, MATTAMY'S RESPONSIBILITY WITH RESPECT TO SOIL EROSION, THE GROWTH OF GRASS, SOIL CONDITIONS AND SHRUBBERY TERMINATES AND THE BUYER'S RESPONSIBILITY BEGINS. MATTAMY IS NOT LIABLE FOR TREES OR DAMAGE OR DESTRUCTION OF TREES ON THE PROPERTY AND MAKES NO WARRANTY WHATSOEVER AS TO THE TYPE, LOCATION, OR AMOUNT OF TREES WHICH WILL BE ON THE PROPERTY AND/OR THE CONDITION OF THESE TREES BEFORE, AFTER, OR DURING CONSTRUCTION.

n. **Model Home.** The model home(s) may include amenities, upgrades and special features that will not be included in Buyer's Home. Buyer has not relied upon the model(s) in making Buyer's decision to purchase the Property. If the Home the Buyer is purchasing is a model home then: (i) the term of appliance and equipment warranties typically begins prior to Closing and may expire sooner than warranties for the same items in a newly constructed Home; (ii) Buyer's purchase includes only the personal property described in an attachment to the Contract, and will not necessarily include all of the furniture, equipment, window treatment or other items displayed at the Home; (iii) the areas of the Home (i.e. garage) used for sales or office purposes will be converted back to the original design, or as indicated in an attachment to the Contract; and (iv) the interior condition of the Home may reflect ordinary usage (i.e. nail holes, wear on flooring, minor scratches) typical to the condition of an occupied residence and Mattamy is not responsible to repaint, re-carpet, or make any other changes not specified in this subsection or in a written attachment to the Contract.

o. **Views & Off-Site Uses.** Buyer assumes sole and exclusive responsibility for determining, through sources other than Mattamy, off-site conditions, activities, land uses, and/or future land planning, and hereby releases Mattamy from any obligations relating to any off-site matters. Without limiting the foregoing, Buyer acknowledges that Mattamy is not responsible for constructing or providing common facilities, amenities, and other components of the Community and/or Master Community, if applicable. For the purposes of this Contract, the phrase "off-site" means all areas outside of the boundaries of the Property. The phrase "future land planning" refers to any revisions or changes to existing land uses or activities, whether such revisions or changes are actually pending for review within some governmental agency, whether they are in the planning stages, and/or whether they are hereafter filed for review or implemented by any company, person or party. Buyer hereby specifically understands, agrees to, and waives any and all claims related to the following:

  i. The location of utility improvements (including, but not limited to, junction boxes, transformers, pedestals, or sewer taps), which may vary, and such utility lines and utility improvements may be located on the Lot whether or not such utility lines or utility improvements are shown on any map, survey or appear on the Lot on the date of this Contract;

  ii. Any fence or block wall constructed on the Lot that is intended to designate the property line of the Lot but that may encroach on either side of actual lot lines;

  iii. Future construction, grading or excavation of the Lot by Buyer that, if not correctly engineered, could disrupt drainage and cause flooding;

  iv. Any expenses of restoration to grade of previous conditions shall be borne by Buyer;

  v. Mattamy's or an unrelated developer's reservation of the right to make changes to the design of the Community and to the plans for all Community improvements, including but not limited to, plans of homes to be constructed within the Community after construction of the Home;

  vi. The character and use of property surrounding and in the vicinity of the Community (including, but not limited to, cellular phone towers);

  vii. Any berm, or slope to or from the property line of the Lot; or

  viii. The location of any future transportation improvements, corridors, roadways or railway improvements (including, but not limited to, roadways, railway tracks, spurs or junctions, traffic signals, etc.), which may vary, whether or not such improvements are shown on any map or survey on the date of this Contract.

p. **Restrictions on Use.** Buyer's Lot may be subject to covenants, easements, set-backs and other restrictions on Buyer's use of the Property as specified in the documents recorded in the public records (including the Declaration), or on the plat. These restrictions may be modified or amended by the developer of the land even after Buyer signs this Contract or closes. In particular, if Buyer's Lot is subject to a conservation easement or buffer area, then Buyer will not be able to use the affected portion of Buyer's Lot except as may be permitted by the applicable water management district or other governmental or legal authority. This may limit Buyer's ability to fully sod, fence, or landscape Buyer's yard.

q. **FDLE Database.** Florida law, effective July 1, 1996, requires the Florida Department of Law Enforcement ("FDLE") to maintain an updated list of Sexual Predators in this state after a court has made a written finding designating them as a Sexual Predator, as the term is defined by Florida statute. Further, Chapter 97-299, Laws of Florida, requires certain sexual offenders to directly register with or to have information compiled by the Department of Corrections or the Department of Juvenile Justice, with the information to be provided to FDLE. The FDLE database contains public record information on offenders classified as sexual predators and sexual offenders under Florida law because of a conviction for a sex-related crime. Florida law makes this information available to the public. Information including photos, identities, and addresses is available from the Florida Department of Law Enforcement (FDLE) at (850) 410-7000, toll free at toll-free line at 1-888-357-7332, or on the Internet Web site at http://offender.fdle.state.fl.us/offender/homepage.do. The FDLE advises information is made available to interested citizens to help them educate themselves about the possible presence of such persons in local communities. The placement of information about a person in the FDLE database is not intended to indicate that FDLE has made any judgment about the level of risk a particular person may present to others. This information is made available to assist interested persons in forming THEIR OWN RISK ASSESSMENTS. Mattamy makes no representations with respect to information available on the FDLE web site and Buyers are advised to exercise whatever due diligence they deem necessary with respect to such information. Mattamy is providing this information as notification and to provide a source for additional information. The FDLE web site also provides you with the ability to register and receive e-mail alerts for your neighborhood or a specific offender or predators that you choose to monitor. Buyer is encouraged to contact FDLE for further information, and by signing this Contract, Buyer acknowledges that Mattamy has provided this notification. Buyer acknowledges

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that by law, Mattamy is not obligated to disclose that the Property is or has been located in the vicinity of a sex offender or predator. Buyer hereby acknowledges that this disclosure was supplied to them prior to the execution of this Contract.

r. **Construction Activities.** BUYER ACKNOWLEDGES THAT SOME AREAS OF THE COMMUNITY MAY BE UNDER DEVELOPMENT FOR AN EXTENDED TIME INCIDENT TO THE DEVELOPMENT PROCESS, THE QUIET ENJOYMENT OF THE COMMUNITY MAY BE UNAVOIDABLY INTERFERED WITH TO SOME EXTENT BY THE CONSTRUCTION OPERATIONS. Construction, development, and sales activities will occur after Buyer occupies the Home Depending upon Buyer's sensitivities, this may result in some inconvenience to Buyer and Buyer's family and guests due to increased noise, dust, road closures, operation of the model homes and sale offices, and other activities. Construction activities can occur at various hours throughout the day, and sales activities can result in additional traffic and visitors throughout the Community, particularly before the Community is completely built out. Neither Mattamy nor any other builder that may be active in the Community can guarantee that Buyer will not be affected or impacted as a result of the overall construction and development of the Community. Mattamy gives no guarantees or assurances on the length of time model homes in the Community will be actively used by Mattamy. Until all houses and improvements are finished, Buyer will be subject to noise, dust, traffic and other activities relating to the construction. Mattamy may engage in marketing and sales within the Community as permitted by the local governing authorities. Buyer understands that Buyer is not permitted onto the lots of Buyer's neighbors during construction.

s. **Variances from Depictions, Plat or House Plans.** The marketing depictions, site plans, and other papers often vary from the final dimensions of the Lot as determined by the final recorded plat. Buyer agrees that Buyer is purchasing only the lands shown on the recorded Plat for Buyer's designated lot. The marketing materials may depict certain amenities for the Community. Buyer understands that the amenities actually constructed may vary from the proposals for many reasons. The Purchase Price will not be adjusted, nor will Buyer have any claim against Mattamy on account of the Community amenities which are constructed or not constructed. As to any amenities which may be built, Mattamy is not warranting either the construction of them, or guaranteeing Buyer's right to use them. Buyer also understands that the Home may vary in size, dimensions, features, utility placements and materials from both the marketing materials and in some instances from the House Plans. The Home may be located in a different location on the Lot than originally planned. Field adjustments to House Plans are an accepted industry practice, and as long as any such adjustments do not prevent a certificate of occupancy for the Home from being issued, Mattamy may make such changes without Buyer's consent or notice to Buyer. If Buyer has paid for any upgrades that Mattamy eliminated by field adjustment, then the Purchase Price will be adjusted by the amount Buyer has paid for the affected upgrades unless Mattamy substitutes an alternative of substantially the same value. Unless Buyer demands an adjustment prior to Closing, then Buyer waives Buyer's right to do so and Mattamy will not be required to either make the upgrade or refund any money to Buyer after Closing. If, due to error, the Home encroaches onto another lot, or if an adjacent structure or residence encroaches onto Buyer's Lot, Buyer agrees that Mattamy may correct the error by altering the legal descriptions of the affected lots, establishing easements which permit the encroachments, waiving building restrictions and set back, or by other means without reduction in the Purchase Price, provided that after such correction Buyer will receive marketable title to the Lot.

t. **Typical Home Conditions.** Homes are hand constructed and subject to typical faults, and conditions. Buyer agrees that cracking, settling, and other conditions in the Home are acceptable, except where corrective action is required by the Limited Warranty. The standard for acceptable conditions will be as set forth in the Limited Warranty, or as adopted by the party issuing the Limited Warranty. If the Home is detached, attached or in a condominium Buyer understands that Buyer may hear noises inside the Home coming from plumbing, air conditioning, or occupancy of adjacent homes. Buyer acknowledges that Mattamy has made no representations or warranties of any sort that sounds from outside the Home will not be heard inside the Home. At the time of construction and development, the Home exceeded or met all building code regulations required to permit and construct the Home. Building codes, land development codes, and other government rules and regulations are subject to change. These changes may occur before, during or after the sale/closing of the Home. These rules may include flood plain map amendments and could affect Buyer's insurance requirements.

u. **Water Issues and Waterfront Lots.** Buyer's Lot may be located near or on a water body. Buyer understands that Buyer may not have riparian rights (the right to use the water for boating and similar purposes) and that use of the water body will be restricted by covenants and law. Buyer may have the obligation to maintain the lake banks (including the far side of the lake if included within Buyer's Lot) or the obligation to pay special assessments imposed on waterfront property owners. Mattamy is not responsible for the water level of the water body which may be significantly higher or lower than the level Buyer observes at the time Buyer is signing this Contract. Whether Buyer's Lot is waterfront or not, Buyer understands that after a rain event Buyer's yard may be soggy, and if Buyer's Lot includes wetlands or conservation areas such areas may stay wet or soggy for extended periods of time. Mattamy is not responsible to Buyer for flooding or drainage as long as Buyer's Lot substantially complies with the drainage plan for the Community. If for any reason the Lot does not comply, then Mattamy's responsibility is limited to correcting the problem either by bringing the Lot into compliance or by constructing an alternative drainage system which may include drains, inlets, pumps, or berms. Buyer grants Mattamy the right to come onto the Lot if necessary to correct any drainage problems on either Buyer's Lot or on neighboring lots, and Buyer agrees to cooperate with Mattamy in any such effort. In no instance will the purchase price be adjusted or will Buyer be entitled to any compensation for lost use of the yard, for diminution in value because of the change in the drainage system, or any other consequential damages except that if Mattamy asks Buyer to temporarily vacate Buyer's Home in order for Mattamy to fix the drainage, Mattamy will pay the rental cost of an apartment or other housing which Buyer understands may be substantially smaller than Buyer's Home. If Buyer rents an apartment or makes other accommodations without Mattamy's prior written approval, then Buyer waives Buyer's right to reimbursement for any temporary housing.

v. **Security.** If the Community is "gated," with private streets Buyer understands that the walls, gates and attendants, if any, provide only limited access control and not a fully secure environment. Further, gates may be left open for extended periods of time which may permit unrestricted access by the general public. Buyer agrees that Mattamy is not responsible for any loss or injury suffered by Buyer or Buyer's guests on account of any criminal activity on or about the Community and that Mattamy has no duty to advise Buyer of any prior or future incidents. The entrance may be gated with mechanical swing gates whereby access will be granted by either call box system and owner PIN or barcode sticker. Gates may be open until the last home in the Community is closed. Gates are designed as traffic control devices to limit access only during certain hours of operation and are not intended to represent that the Community is a secure environment. Gates will be owned, maintained, and controlled by the Association.

w. **Environmental Conditions.** Buyer understands and acknowledges that certain substances or materials may release gaseous, chemical or organic wastes that may contaminate air, soil or water within the Property. The sources of said pollutants, which may include, but are not limited to, fireplaces, cigarettes, aerosol sprays, cooking and many building components may emit formaldehyde, radon or other such byproducts into the environment. Buyer agrees to hereby release, acquit and forever discharge Mattamy from any and all actions, complaints, claims, damages, liabilities or obligations in any manner on account of or in any way growing out of harmful environmental pollution or contamination, if any, of said Property, unless willfully or recklessly caused by Mattamy or its agents or employees. Buyer further agrees to release, acquit and forever discharge Mattamy from any and all claims or liability arising out of the presence of power lines or other electrical equipment located on or near the Property or the development. Mattamy makes no warranty, express or implied, as to soil conditions.

x. **Surrounding Property.** Buyer agrees, understands and acknowledges that no agent, representative, salesman or officer of Mattamy has any authority to make any statement, promise or representation, either oral or in writing, which was relied upon by the Buyer or may be relied upon by the Buyer with respect to the existing zoning of any surrounding property or potential uses of any tract of land or any parcel of land adjacent to or surrounding the Property and/or the Subdivision in which the Property is located. Buyer further acknowledges and understands that the boundary lines of the Property will be represented on the survey of the hereinabove described lot, delivered to Buyer at Closing. No representations, statements or demonstrations concerning property lines have been relied upon by Buyer in executing this Contract or will be relied upon by Buyer in closing the purchase of the Property except as set forth and described in the survey delivered at Closing. Buyer hereby specifically understands, agrees to, and waives any and all claims related to the following: the location of utility improvements (including, but not limited to, junction boxes, transformers, pedestals, or sewer taps), which may vary, and such utility lines and utility improvements may be located on the Property whether or not such utility lines or utility improvements are shown on any map, survey or appear on the Property on the date of this Contract; any fence or block wall

constructed on the Property that is intended to designate the property line of the Property but that may encroach on either side of actual lot lines; future construction, grading or excavation of the Property by Buyer that, if not correctly engineered, could disrupt drainage and cause flooding; any expenses of restoration to grade of previous conditions shall be borne by Buyer; Mattamy's or an unrelated developer's reservation of the right to make changes to the design of the Subdivision and to the plans for all Subdivision improvements, including but not limited to, plans of homes to be constructed within the Subdivision after construction of the Buyer's Home; the character and use of property surrounding and in the vicinity of the Subdivision (including, but not limited to, cellular phone towers); any berm, or slope to or from the property line of the Property; or the location of any future transportation improvements, corridors, roadways or railway improvements (including, but not limited to, roadways, railway tracks, spurs or junctions, traffic signals, etc.), which may vary, whether or not such improvements are shown on any map or survey on the date of this Contract.

y. **Square Footage.** Buyer fully accepts and understands that any and all square footage estimates provided by Mattamy are approximations only and subject to field changes and errors.

z. **Interstate Land Sales Full Disclosure Act.** The sale contemplated by this Contract is intended to comply with the provisions of 15 USC §1702(a)(2). Mattamy agrees that Mattamy is contractually obligated to complete erection of the Home within a period of two years. Any notice provision, opportunity to cure, or other provision which would have the effect of extending this obligation, excusing a breach of this obligation, or unreasonably limiting Buyer's remedies on account of a breach of Mattamy's obligation to complete erection of the Home within 2 years after Buyer fully executes the Contract will not apply if the effect of such notice provision, opportunity to cure, or other provision would cause this Contract not to comply with 15 USC §1702(a)(2). The obligation to complete erection of the Home within such two-year period may be extended only for reasons qualifying under Florida common law under the principle of impossibility of performance. The terms of this subsection shall supersede any conflicting provisions in the Contract.

aa. **Sinkhole Exclusion.** Certain areas of Florida have experienced "sinkhole" soil settlement activity. Mattamy has consulted with soil engineers about the potential for sinkhole development in the area and it has been advised that no soil study or investigation can offer any guarantee that sinkholes will not develop on a specific parcel of land. Mattamy has also been informed that soil engineers can conduct testing and of potential sinkhole sites in an attempt to assess the possibility of future sinkhole development. Mattamy assumes no responsibility to make any tests; however, Mattamy will permit the buyer to do so, at the Buyer's sole cost and expense upon Buyer delivering written request to Mattamy. Mattamy makes no warranties or representations, express or implied, about the existing or future soil conditions on the Lot. Mattamy expressly disclaims any liability of any type for any damages whether direct or indirect, or consequential which the Property may suffer because of settlement, sinking or collapse of the earth on the Lot.

bb. **No Interference**. Buyer understands, acknowledges and agrees that picketing, posting of negative signs on the Lot or in the Community (including signs in or on vehicles), and distribution of negative literature may affect the value of the Home and/or the value of homes constructed in the Community in which the Home is constructed and the residential atmosphere of the Community. Without limiting the generality of anything contained in this Contract, Buyer agrees not to interfere in any manner whatsoever with the completion, marketing and sale of the Home or any homes in the Community or other properties in which Mattamy or its affiliates construct homes. As such, unless the prohibition contained herein is prohibited by law, Buyer agrees not to engage in any such activities. In the event Buyer breaches this Section, in addition to any remedies set forth in this Contract or at law (including, but not limited to, injunctive relief, damages and attorneys' fees and costs), Buyer shall be in default and Mattamy shall have the right to immediately terminate this Contract. The provisions of this Section shall survive the Closing or the termination of this Contract.

cc. FLOOD DISCLOSURE

Flood Insurance: Homeowners' insurance policies do not include coverage for damage resulting from floods. Buyer is encouraged to discuss the need to purchase separate flood insurance coverage with Buyer's insurance agent.
(1) Seller has not filed a claim with an insurance provider relating to flood damage on the property, including, but not limited to, a claim with the National Flood Insurance Program.
(2) Seller has not received federal assistance for flood damage to the property, including, but not limited to, assistance from the Federal Emergency Management Agency.
(3) For the purposes of this disclosure, the term "flooding" means a general or temporary condition of partial or complete inundation of the property caused by any of the following:
(a) The overflow of inland or tidal waters;
(b) The unusual and rapid accumulation of runoff or surface waters from any established water source, such as a river, stream, or drainage ditch;
(c) Sustained periods of standing water resulting from rainfall.

17. Notices & Communications.

a. Generally. Any notice, claim, demand or other communication (all of which are collectively referred to as "Notices") required or permitted to be given under the Contract must be given in accordance with this **Section 17**. Notices not given in accordance with these provisions will not be effective. Notices sent by fax (when fax notices are permitted) must also be sent by first class mail but will be effective upon actual fax delivery. Notices sent during the course of any ongoing legal action may be sent in accordance with applicable rules of procedure. Either Buyer or Mattamy may change their official address (including e-mail, phone and fax numbers) by delivering a Notice to the other.

b. To Mattamy. Notices to Mattamy: (i) which attempt to terminate the Contract; (ii) which respond to a Termination Notice from Mattamy; (iii) which allege a default by Mattamy; (iv) of any nature after Buyer has declared Mattamy to be in default or begin any action against Mattamy; or (v) changing Buyer's official address, phone, fax, or e-mail address must be sent to Mattamy by: (x) personal delivery, (y) pre-paid certified mail return receipt requested, or (iii) UPS or FedEx overnight pre-paid delivery. Other Notices from Buyer to Mattamy may be sent in the same manner or may be sent to Mattamy by fax or first-class mail to Mattamy's address. Mattamy's address for all Notices is specified on the first page of the *Home Purchase Agreement.*

c. To Buyer. Mattamy may give Notices to Buyer by (i) personal delivery, (ii) first class or certified mail, (iii) FedEx or UPS overnight pre-paid delivery, (iv) e-mail, (v) fax or (vi) verbally. If Buyer is working with an attorney, Cooperating Broker, then Mattamy also has the option of sending any Notices to Buyer in care of the attorney, Cooperating Broker. Verbal messages will be deemed delivered if left at the phone number for Buyer, their attorney or the Cooperating Broker. Buyer's address for all Notices is specified on the first page of the *Home Purchase Agreement.* After Closing Mattamy may assume that Buyer's official address will thereafter be the address for the Property. Personal delivery may be made by Mattamy after Closing by posting on the door of the Home.

d. Time Notices Effective. Notices will be considered delivered and received and will be effectively given, when received by a party in a manner designated for Notices to such party in the preceding paragraphs:

i. upon personal delivery;

ii. **5** days after mailing;

iii. **1** day after sending by UPS or FedEx overnight delivery.

18. Interpretation of Contract & Additional Provisions.

a. Governing Law. The laws of the State of Florida shall govern the validity, enforcement, and interpretation of the Contract. Since Buyer and Mattamy have selected Florida as the governing jurisdiction, Buyer and Mattamy will ignore any provisions of Florida law which, if applied, would cause the law of another State to apply. Buyer waives the right to assert any jurisdiction of Federal courts by diversity or otherwise.

b. Integration, Modification, Waiver. This Contract constitutes the complete and final expression of Buyer and Mattamy's agreement, and supersedes all previous contracts, agreements, and understandings between Buyer and Mattamy. This Contract cannot be modified, or any of the terms hereof waived, except by instrument in writing executed by both parties.

c. Counterparts and Execution. This Contract may be executed in several counterparts, each of which will be fully effective as originals and all of which together shall constitute one and the same instrument. Either Buyer or Mattamy may execute by electronic or facsimile signature.

d. Headings, Lists, & Special Terms. The headings which have been used throughout this Contract have been inserted for convenience of reference only and do not constitute matters to be construed in interpreting this Contract. Words of any gender used in this Contract shall be held and construed to include any other gender and words in the singular number shall be held to include the plural, and vice versa, unless the context require otherwise. To clarify the meaning of certain provisions examples are listed. Whenever a list is prefaced by "for example," "i.e." or "including" then the sentence should be construed as also including the words "but not limited to" and the legal theory of ejusdem generis will not apply. Certain words are defined in this Contract by capitalization, parenthesis, or quotes. When such terms are used they should be given their defined special meaning. The phrases "Buyer understands" and "Buyer acknowledges" are used throughout the Contract. When used the phrase should be construed as also including the words "..and Buyer agrees that..," it being Buyer and Mattamy's intent that wherever Buyer acknowledges or states Buyer understands a provision that Buyer's explicit consent to such provision is also intended and given. "Community" means the subdivision or development where the Lot is located, and where applicable both the master development and neighborhood subdivision.

e. Rule of Construction. Buyer has been given as much time as Buyer desired to carefully review the entire Contract. Buyer was afforded the opportunity to have an attorney review the Contract for Buyer, and Buyer either received the benefit of a legal review or waived the opportunity. Buyer fully understands the meaning of every provision in this Contract. Accordingly, Buyer agrees that the normal rule of construction to the effect that any ambiguities are to be resolved against Mattamy as the party preparing this Contract will not apply. Anyone interpreting this Contract shall construe all provisions as if mutually drafted by both Buyer and Mattamy.

f. Calculating Dates. In computing any period of time under this Contract, the day of the act, event or default from which the designated period of time begins to run shall not be included. The last day of the period so computed shall be included unless it is a Saturday or Legal Holiday, in which event the period shall run until the end of the next day which is neither a Saturday or legal holiday. Notwithstanding the definition of Legal Holiday set forth in Fla. Stat. §683.01, the term "Legal Holiday" as used in this Contract is limited to: (a) Sunday, the first day of each week; (b) New Year's Day, January 1; (c) Birthday of Martin Luther King, Jr., January 15; (d) Washington's Birthday, the third Monday in February; (e) Memorial Day, the last Monday in May; (f) Independence Day, July 4; (g) Labor Day, the first Monday in September; (h) Columbus Day and Farmers' Day, the second Monday in October; (i) Veterans' Day, November 11; (j) Thanksgiving Day, the fourth Thursday in November; and (k) Christmas Day, December 25. Legal Holiday will also include (i) the Friday following Thanksgiving Day, and (ii) any day which, due to natural disaster or emergency, banks and financial institutions in the County where the Property is located are not open for business. Time is of the essence for each and every obligation under this Contract, and this sentence shall be interpreted as if written into every paragraph of this Contract.

g. Invalid Provisions. If any one or more of the provisions of this Contract, or the applicability of any such provision to a specific situation, shall be held invalid or unenforceable, such provision shall be modified to the minimum extent necessary to make it or its application valid and enforceable, and the validity and enforceability of all other provisions of this Contract and all other applications of any such provision shall not be affected thereby.

h. Binding Effects. This Contract binds Buyer and Mattamy and their respective heirs, personal representatives, successors and assigns.

i. Further Acts. In addition to the acts recited in this Contract to be performed by either Buyer or Mattamy, Buyer and Mattamy agree to perform or cause to be performed at or prior to Closing any and all such further acts as may be reasonably necessary to consummate the transaction contemplated hereby.

j. Assignability. This Contract is personal to Buyer and may not be assigned without Mattamy's prior written consent which may be given or withheld in Mattamy's absolute and arbitrary discretion. If Mattamy permits Buyer to assign this Contract, Buyer will still be responsible for the obligations. Mattamy may charge Buyer a fee to assign the Contract. Mattamy may assign the Contract to any successor, affiliate, or other entity by giving notice to Buyer. If Mattamy does assign the Contract, the assignee and not Mattamy will be responsible for all of Mattamy's obligations under the Contract.

k. Survival. The termination of the Contract for any reason prior to Closing or the Closing of the purchase does not terminate the provisions of the Contract unrelated to the obligation to close. Provisions regarding interpretation, defaults, waivers, warranties, limitations, dispute resolution, disclosures and provisions regarding obligations not fulfilled at Closing or incorporated into the Deed of conveyance will survive Closing.

l. Earnest Money. "Earnest Money" refers to the deposit payable to Mattamy pursuant to **Sections 4(a)** and **4(b)** in the *Home Purchase Agreement*. Any additional deposits paid to Mattamy, but not fees or charges, will also be "Earnest Money." Any damages will be calculated based on the Earnest Money due from Buyer, whether or not actually paid. MATTAMY MAY DEPOSIT THE EARNEST MONEY IN ITS GENERAL ACCOUNT AND MAY USE THE MONEY TOWARDS CONSTRUCTION OF THE HOME OR FOR ANY OTHER PURPOSE WHATSOEVER. MATTAMY NEED NOT DEPOSIT THE EARNEST MONEY IN AN ESCROW HOLDING ACCOUNT OR OTHERWISE ESCROW OR HOLD SEPARATELY THE EARNEST MONEY.

i. Buyer shall remit to Mattamy the Earnest Money by check, cashier's check or wire transfer. Buyer acknowledges that Mattamy shall have the right to deposit such check for the Earnest Money without such action being deemed acceptance of this Contract. If any such check is not paid by the bank after acceptance of this Contract, Mattamy shall have the option to cancel this Contract and declare Buyer in default. If Buyer provides any check for a Deposit in the form of Canadian currency (a "C$ check"), Mattamy's depository bank will convert such C$ check into a U.S. dollar amount using its currency procedures and exchange rate then in effect two (2) business days following the date of processing (the "Conversion Date") and the amount of the Earnest Money to be applied toward the Total Purchase Price shall be equal to the amount received by Mattamy from the depository bank on the Conversion Date. Mattamy reserves the right to charge or pass through any currency conversion-related fees or costs to the Buyer at Closing (as hereinafter defined). Notwithstanding the foregoing or anything contained in this Contract to the contrary, the balance of the Total Purchase Price plus all applicable Closing Costs (the "Closing Proceeds") shall be paid to Mattamy at Closing. Any funds paid by Buyer under the terms of this Contract to Mattamy, including funds paid through a check or cashier's check are accepted by Mattamy subject to collection.

ii. UNLESS A WRITTEN REQUEST FOR PAYMENT BY CASHIER'S CHECK IS RECEIVED AND APPROVED BY MATTAMY NOT LESS THAN FIVE (5) BUSINESS DAYS PRIOR TO CLOSING, BUYER ACKNOWLEDGES AND AGREES THAT CLOSING PROCEEDS MUST BE BY FEDERAL WIRE TRANSFER IN IMMEDIATELY AVAILABLE FUNDS. BUYER IS RESPONSIBLE FOR ALL BANK OR WIRE TRANSFER CHARGES AND CURRENCY EXCHANGE FEES. WITHOUT LIMITING ANY OTHER PROVISIONS HEREIN, IF ANY EARNEST MONEY AND/OR CLOSING PROCEEDS ARE NOT TIMELY PAID, BUYER SHALL BE IN DEFAULT. Notwithstanding the foregoing, if Mattamy approves Buyer's written request to deliver a cashier's check and thereafter Buyer delivers all or any portion of the Closing Proceeds in the form of a cashier's check exceeding $25,000.00, then Buyer will not be entitled to possession of the Home until the cashier's check has cleared.

m. Representation of Compliance with OFAC Regulations. Buyer represents and warrants that Buyer is not barred from doing business with U.S. entities pursuant to the U.S. Department of Treasury's Office of Foreign Asset Control ("OFAC"), including OFAC's Specially-Designated-Nationals ("SDN") list and lists of known or suspected terrorist organizations. If Mattamy identifies or is informed that Buyer is a valid match for OFAC's SDN list, then this Contract is void, and Mattamy shall cancel and revoke this Contract immediately. In the event of cancellation or revocation of this Contract under this provision, Mattamy shall immediately contact OFAC to report the transaction and to determine whether the Earnest Money provided by Buyer, if any, should be returned or blocked, consistent with OFAC regulations.

n. Builder's Fee. Buyer acknowledges and agrees that in connection with the purchase of the Property, Buyer shall pay to Mattamy a builder's fee, equal to a flat fee of **$ 4995.00** (the "Builder's Fee"). The Builder's Fee is imposed in connection with all home sales in the Community, regardless of whether Buyer finances the purchase of the Property. Notwithstanding the foregoing and notwithstanding anything contained in the Contract to the contrary, Buyer acknowledges that the Builder's Fee may change or not be imposed on all home sales in the Community, and Mattamy reserves the right to change or withdraw the Builder's Fee at any time prior to Mattamy's completion of construction of all homes in the Community.
The Builder's Fee represents additional compensation to Mattamy and principally is intended to cover various out-of-pocket and internal costs and

expenses associated with the sales, promotion and/or development of the Community. This fee is due at Closing. The Builder's Fee is separate from any and all Closing Costs (defined herein below). While the Builders Fee is payable, along with various other fees, costs and amounts at Closing, the Builder's Fee is not a settlement fee associated with any loan that you may obtain to finance the purchase of the Property.

o. **Termination by Mattamy.** Notwithstanding anything herein to the contrary and without limiting Mattamy's rights, Mattamy may terminate this Contract without regard to fault or breach if Mattamy, in its sole discretion, determines that Buyer has engaged in uncooperative or unprofessional behavior or otherwise interfered with Mattamy's performance of this Contract or the construction of the Home. Mattamy shall notify Buyer in writing of its election to terminate the Contract pursuant to this and, upon such termination, shall return the Earnest Money to Buyer and pay Buyer the stipulated sum of $500.00. Buyer and Mattamy agree that the stipulated sum is not a penalty, but a reasonable and foreseeable estimate of the actual damages incurred or to be incurred by Buyer, if any, incident to the cancellation of this Contract (it being difficult if not impossible to ascertain those damages). Upon such termination of this Contract by Mattamy and payment of the Earnest Money and stipulated sum, no cause of action against Mattamy shall accrue to Buyer and neither party shall thereafter have any obligations or rights under this Contract. Mattamy reserves the right to convert any termination of this Contract into a termination for convenience.

p. **TCPA Consent.** This notice is provided according to 47 U.S.C. Section 227 et. al., commonly known as the Telephone Consumer Protection Act of 1991 (the "TCPA"). Buyer understands that Buyer is not required to provide consent as a condition to receiving Mattamy's products or services. Notwithstanding any current or prior election to opt in or opt out of receiving telemarketing calls using prerecorded messages or artificial voice, and calls and messages delivered using automatic telephone dialing systems (auto?dialer)or an automatic texting system, or SMS messages (including text messages) from Mattamy, Mattamy's affiliated companies (including but not limited to, Mattamy Homes Title Agency, LLC and Mattamy Home Funding, LLC), marketing partners, their agents, representatives, or affiliates or anyone calling on their behalf (collectively, the "Permitted Contacts"), by signing the Contract, Buyer expressly consents to be contacted by the Permitted Contacts at any telephone number, or physical or email or electronic address Buyer provides or at which Buyer may be reached. Automated messages may be played when the telephone is answered, whether by Buyer or someone else. In the event that an agent or representative calls, he/she may also leave a message on Buyer's answering machine, voice mail, or send one via text message. Telephone numbers Buyer provides include those Buyer gives to Mattamy, those from which Buyer or others contact Mattamy with regard to Buyer's purchase with Mattamy, or which Mattamy obtains through other means. The Permitted Contacts may use such means of communication described in this section even if Buyer will incur costs to receive such phone messages, text messages, e?mailsor other communications. Again, Buyer is not required to provide consent to contact as a condition to receiving Mattamy's products or services. Buyer may revoke Buyer's consent or change the telephone number provided at any time by: following the instructions in the SMS message or email Buyer receives, or email to Mattamy at privacy@mattamycorp.com with the subject line "TCPA Opt-Out." Buyer agrees to promptly alert Mattamy whenever Buyer stops using a particular telephone number, which may be done by email to Mattamy at privacy@mattamycorp.com.

END OF DOCUMENT

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ADDENDUM TO AGREEMENT / CONTRACT
Home Change Order(HCH)

PURCHASER/BUYER:	. My Rentals & Management LLC (739909)			**VENDOR /SELLER:**	Mattamy Orlando LLC
Legal Lot /Block:	185R /	**Community:**	Solara - D40	**Plan:**	Laguna III (B30V)
Street Address:	2368 Distant Sun Trail		Solara - D40 - Phase 3	**Elevation:**	MO
Municipality:	Kissimmee			**Swing:**	Left
County, State:	FL				
Contract No.:	292444			**Base Price:**	$672,990
Marketing Lot:	3185			**Lot Premium:**	$5,000

This Home Change Order (HCH) is an addendum and forms a part of the Agreement of Purchase and Sale/Home Purchase Agreement between Purchaser/Buyer and Vendor/Seller which relates to the Property (hereinafter, the "Contract"). If this Addendum conflicts with, varies from or modifies the Contract, then the terms, conditions, and provisions of this Addendum shall govern and control the rights and obligations of Purchaser/Buyer and Vendor/Seller. In all other respects, the terms, conditions and provisions of the Contract are republished and reaffirmed. Any capitalized terms in this Addendum shall have the meaning given in the Contract, unless otherwise provided in this Addendum.

Option	Description	Quantity	Extended Price
Structural Options			
***Structural - Sales**			***$69,064***
AS PER PLAN			
Design Package- Polar White (DES30015)	**Upgrade Pkg**	**1.00**	**$47,905**
CABINETS W/ACM (KITCHEN & BATHS): Hatteras Polar White CABINET HARDWARE: Level 1- BP56325128-195 TILE FLOORING: Standard- Heritage Ridge M505H 17x17 150 Grout: 546 Cape Gray Installation: Straight CARPET: Standard- Bay Hill MH0066 Chrome 927 COUNTERTOPS (KITCHEN/FULL BATHS): Level 1 (Standard)- Granite Siberian White EDGE: Eased KITCHEN BACKSPLASH: Level 1- Baker Blvd. TG03G 500 4x16 Grout: 382 Bright White Installation: 70/30 Off Set Horizontal WALL TILE (OWNER BATH-SHOWERS/TUBS):Level 1- Heritage Ridge M504H 13x13 150 Grout: 546 Cape Gray Installation: Straight to standard height SHOWER FLOOR- OWNER BATH (SHOWER PAN): Panarama White 3x3 Mosaic Grout: 546 Cape Gray Installation: Straight WALL TILE (SECONDARY BATH(S)-SHOWERS ONLY): Colorwheel Classic White 6x6 Grout: 381 Bright White Installation: Straight KITCHEN SINK: PL VS6040 60/40 Stainless Steel Installation: Undermount VANITY SINK: PL-3044 Rectangular White Installation: Undermount; KITCHEN DBL Trashcan			
Outlet-Brass Floor Receptacle (ELE00013)		**1.00**	**$626**
Prewire-Ceiling Fans Interior (ELE00112)	**Secondary Bedrooms / Lofts / Whole House option**	**1.00**	**$1,045**
LED Flush Mount 4 Pck (ELE01155)	**WHLED30 w/Switch**	**1.00**	**$539**
LED Flush Mount 6 Pck (ELE01156)	**WHLED30 w/Switch**	**1.00**	**$752**
~Port-RG6 Home Complete Pkg (ELE50015) *Switched to Fiber*		**1.00**	**$0**
~Lighting Package- Base (ELE90100) *Std Plan Lighting: LED Flush Mount Lighting with Vanities, Halls, Foyer, Brushed Nickel Nook/ Dining Fixture **Where Applicable Per Plan*	Std Plan	1.00	$0
~Kitch/Bath Fixtures Base CH (PLM80100) *Std Plan: Chateau Chrome Lav, Shower, Tub, and Roman Tub FixtureS**Where Applicable Per Plan***Kitchen - Chateu Chrome*	Chateau / Chrome	1.00	$0
Resort Kitch WP App Inc ES (STL00202) ** Package Includes WhirlPool Stainless Steel Dishwasher / Free Standing Stainless Steel Range / OTR Microwave / Side by Side Refrigerator Std Depth ES*	OTR Micro/RaNGEDW/SxSRefrig / included Feature-WhirlPool ES	1.00	$0
Resort Laundry Appl. Upgr L2 (STL00230) ** Package Includes WhirlPool White Front Load WFW6605MW / Front Load Electric Dryer WED6605MW* ***Models Subject to Change**Replacement will be similar features*	**Front Load Washer/ Front Load / White**	**1.00**	**$382**
Resort Package Pool (STL81465) *Includes Paver Lanai and Standard size Paver Pool Deck.*		1.00	$0

ADDENDUM TO AGREEMENT / CONTRACT
Home Change Order(HCH)

Option	Description	Quantity	Extended Price
Structural - Sales			***$69,064***
Resort Package Pool-Spa Add On (STL81470)		**1.00**	**$10,423**
Railing ilo Knee Wall (STL83051)	**All Available Areas**	**1.00**	**$7,392**

Design Options

Millwork - Doors & Trim			***$809***
AS PER PLAN			
~Base Boards- 3 1/4 (FTR00000)	Ogee Style: OGEE (623)	1.00	$0
~Interior Door Standard (FTR00097)	2 Panel Square	1.00	$0
~Schlage Corona Standard (FTR00204)	Knob 619 Satin Nickel	1.00	$0
~Schlage Barcelona Standard (FTR00251)	Front Door 619 Satin Nickel Style - Color: Barcelona Exterior 619 Satin Nickel	1.00	$0
Schlage Elec Smart Deadbolt (FTR00300) **Schlage Connect Smart Deadbolt.*	**Optional Exterior Doors / **Does Not Include Handle Set***	**1.00**	**$809**

Exterior Colors

Color Package: MO-3

Category	Selected Color
Package	(Not Selected)

Incentives — $-110,000

Sales Program Description	Change Order		Amount
Design Center Incentive	007		$-110,000
Closing Costs Incentive	007	$-20,000*	

**Denotes that this sales program does not apply to net sales price.*

Option	Description	Quantity	Extended Price

Home Summary

Base House	$672,990
Lot Premium	$5,000
Structural Options	$69,064
Design Options *(Net Design Options:* $-109,191*)*	$809
Total Incentives	$-110,000
Purchase Price	**$637,863**

ADDENDUM TO AGREEMENT / CONTRACT
Home Change Order(HCH)

For clarity, the Purchase Price reference in the foregoing Home Summary shall be the amended Purchase Price pursuant to the terms of the Contract.

Additional changes made after the date of this HomeChange Order may require a Reprocessing Fee.

AGREED on this date: 8/4/2025

MATTAMY ORLANDO LLC,
a Delaware limited liability company

PURCHASER/
BUYER SIGN: Assinado por: _____ 8/5/2025
. My Rentals & Management LLC Date

_____

Submitted By: _____
Mattamy Representative

Community 53760000 - Lot Job 3185
Scenario 552064 - Version 1

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Addendum A

Homeowners Association Disclosure Summary

Buyer(s):	**. My Rentals & Management LLC**	Date:	**4-Aug-2025**
Community:	**Solara - D40**		
Lot:	**185R**		
Address:	**2368 Distant Sun Trail, Kissimmee, FL, 34747**		

This is an Addendum to that certain Home Purchase Agreement between Mattamy Orlando LLC, a Delaware limited liability company and/or Mattamy Florida LLC, a Delaware limited liability company (as applicable) and the above named "Buyer(s)", the "Contract". *Terms defined in the Contract will have the same meaning when used in this Addendum, except where otherwise specified.*

Mandatory Association (including condominiums within a master association)**.**

DISCLOSURE SUMMARY
FOR

Solara - D40

(Community)

1. As a purchaser of property in this community, you will be obligated to be member of a Homeowners' Association.

2. There have been or will be recorded restrictive covenants governing the use and occupancy of properties in this community.

3. You will be obligated to pay assessments to the association. Assessments may be subject to periodic change. If applicable, the current amount is:

   - Dues: **$ 718.00** Per Month
   - Initial Assessment: **$ 2,450.00**
   - One-Time Estoppel Fee: **$ 250.00**
   - Resale Contribution Fee: **$ 1,500.00**

   You will also be obligated to pay any special assessments imposed by the Association. Such special assessments may be subject to change. If applicable, the current amount is:

   - None.

4. You may be obligated to pay special assessments to the respective municipality, county, or special district. All assessments are subject to periodic change. Current assessments are as follows:

   - None.

5. Your failure to pay special assessments or assessments levied by a mandatory homeowners' association could result in a lien on your property.

6. There may be an obligation to pay rent or land use fees for recreational or other commonly used facilities as an obligation of membership in the homeowners' association. If applicable, the current amount is:

   $ **0** Per Month

7. The developer may have the right to amend the restrictive covenants without the approval of the association membership or the approval of the

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parcel owners.

8. The statements contained in the disclosure form are only summary in nature, and, as a prospective purchaser, you should refer to the covenants and the association governing documents before purchasing the property.

9. These documents are either matters of public record and can be obtained from the record office in the county where the property is located, or are not recorded and can be obtained from the developer.

Assinado por:
887F2E6756D04C0...
. My Rentals & Management LLC

Date: 8/5/2025

Date: _____

Mattamy Orlando LLC, a Delaware limited liability company
Mattamy Florida LLC, a Delaware limited liability company

By: _____ Date: _____
Mattamy Homes Authorized Officer

CONTRACT IS NOT BINDING UNTIL SIGNED BY OFFICER

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Addendum B

Affiliated Business Arrangement Notice

Buyer(s):	**. My Rentals & Management LLC**	Contract Date:	**4-Aug-2025**
Community:	**Solara - D40**		
Lot:	**185R**		
Address:	**2368 Distant Sun Trail, Kissimmee, FL, 34747**		

This is an Addendum to that certain Home Purchase Agreement between Mattamy Florida LLC, a Delaware limited liability company or Mattamy Orlando LLC, a Delaware limited liability company d/b/a Mattamy Homes ("Seller") and the above named "Buyer(s)", the "Contract". Terms defined in the Contract will have the same meaning when used in this Addendum, except where otherwise specified.

This is to give you notice that Seller has relationships with the following companies: Mattamy Homes Title Agency, LLC, Mattamy Home Funding, LLC, and Mattamy Insurance Agency, LLC. Seller and each of the foregoing companies are, directly or indirectly, owned by the same parent corporation, Calben (US) Corporation d/b/a Mattamy Homes. Because of this relationship, this referral may provide the Seller with a financial or other benefit.

Set forth below are the types of settlement services offered by these affiliated companies and the estimated charge or range of charges generally required by these companies for such settlement services. You are NOT required to use any of the companies listed above as a condition to the purchase of the property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Provider and Settlement Services/Estimated Range of Charges

TITLE INSURANCE

Mattamy Homes Title Agency, LLC provides closing services and title insurance through numerous underwriters. The following are estimated charges or range of charges for the settlement services listed:

Mattamy Homes Title Agency, LLC DESCRIPTION OF SETTLEMENT SERVICES	ESTIMATED CHARGES OR RANGE OF CHARGES*
Title Search Fee	$175.00 - $250.00
Settlement Fee	$550.00 - $850.00
Owner's Title Insurance Policy	Minimum Promulgated Rate
Florida Lender's Title Policy (Simultaneous Issue)	$300.00 - $500.00
Fl. Form 9.0 (Lender) & 9.2 (Owner) Endorsements	10% of Total Title Premium (each)
Alta Endorsements (as applicable) 4.1 (Condo), 5.1 (PUD Loan & Owner), 8.1.06 (Environmental):	$50.00 - $100 (each)

* *Estimated charges or range of charges listed above for Mattamy Homes Title Agency, LLC are current as of date hereof, but are subject to change. Charges for the above services may depends on the property being purchased, the amount of closing services required, the endorsement type and insurance coverage required, and the county in which the property is located.*

As promulgated by the Florida Department of Financial Services. As of July 1, 2015, the Title Premium rates are as follows (example only & subject to change):

	Per Thousand of Liability written:
From $0 to $100,000 of liability written	$5.75
From $100,001 to $1 million, add	$5.00
Over $1 million to and up to $5 million, add	$2.50

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Addendum B

Affiliated Business Arrangement Notice

MORTGAGE

Mattamy Home Funding, LLC arranges and makes mortgage loans, and the following are estimated mortgage loan related charges or range of charges (not all of the charges may apply):

MATTAMY HOME FUNDING, LLC DESCRIPTION OF STANDARD SERVICES	ESTIMATED CHARGES OR RANGE OF CHARGES*
Administrative Fee for Appraisal and/or Final Inspection Fee	$ 25.00 - $ 125.00
Origination Charge	0% - 4% of loan amount

** Specific charges are dependent upon a variety of factors, including state, loan program, interest rate, size of loan, amount of down payment and whether the loan is guaranteed or insured under a government program. There also will be other third party charges. You will receive a Loan Estimate when you apply for your mortgage loan that will give you an estimate of all anticipated charges.*

PROPERTY INSURANCE

Mattamy Insurance Agency, LLC is an insurance agent that provides, among other products, homeowner's/hazard and flood insurance. Set forth below is the estimated range of charges or range of charges (not all of the charges may apply):

MATTAMY INSURANCE AGENCY, LLC DESCRIPTION OF STANDARD SERVICES	ESTIMATED CHARGES OR RANGE OF CHARGES*
Homeowners/Hazard Insurance	0.2% to 2.5% of the Purchase Price
Flood Insurance	0.1% to 0.5% of the Purchase Price

**Estimated charges or range of charges listed above for Mattamy Insurance Agency, LLC are current as of date hereof, but are subject to change. If enhancements to the standard policy such as increased limits, scheduled articles, and other coverage is required, the premium may increase. Actual quote and acceptance by Mattamy Insurance Agency, LLC is subject to underwriting guidelines, including but not limited to verification of your credit score and previous loss history. The cost of the insurance may vary due to many factors, including the size, location and cost of your home.*

ACKNOWLEDGMENT

I/We have read this disclosure from and understand that Seller is referring me/us to purchase the above-described settlement services and Seller may receive a financial or other benefit as result of these referrals.

Assinado por:

_____ Date: 8/5/2025

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. My Rentals & Management LLC

_____ Date: _____

Mattamy Orlando LLC, a Delaware limited liability company
Mattamy Florida LLC, a Delaware limited liability company

By: _____ Date: _____

Mattamy Homes Authorized Officer

CONTRACT IS NOT BINDING UNTIL SIGNED BY OFFICER

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Addendum H

Appraisal Addendum

Buyer(s):	**. My Rentals & Management LLC**	Contract Date:	**4-Aug-2025**
Community:	**Solara - D40**		
Lot:	**185R**		
Address:	**2368 Distant Sun Trail, Kissimmee, FL, 34747**		

This is an addendum to that certain Home Purchase Agreement between Mattamy Orlando LLC, a Delaware limited liability company and/or Mattamy Florida LLC, a Delaware limited liability company (as applicable) and the above named "Buyer(s)", the "Contract". Terms defined in the Contract will have the same meaning when used in this Addendum, except where otherwise specified.

1. Buyer is aware that by adding extra options to a "to be built" Home, it may cause the appraised price of the Home pursuant to the final appraisal for the Home to be lower than the total Purchase Price stated in the Home Purchase Agreement and Addenda and in such event Buyer shall be responsible for paying the full Purchase Price as stated in the Home Purchase Agreement and Addenda regardless of the appraised price of the Home (subject to FHA/VA exceptions if applicable). If Buyer is receiving any incentives from the Seller and the appraised price of the "to be built" Home is lower than the Purchase Price pursuant to the Home Purchase Agreement and Addenda as a result of the Buyer's option selections, the full dollar amount of the incentive shall be applied towards the difference between the appraised purchase price of the Home and the Purchase Price pursuant to the Home Purchase Agreement and Addenda with any remaining incentive amount applied towards financing or closing costs, if applicable. (Applies to all loan programs).

2. In the event any property appraisal obtained for a "move in ready" or a "finished inventory" Home by Buyer or otherwise obtained in connection with the purchase of the Home shows an appraised value of the Home that is either greater or less than the Total Purchase Price, Seller and Buyer acknowledge and agree and do hereby confirm that notwithstanding such appraised value: (i) the Total Purchase Price for the Residence shall not be adjusted upward or downward nor increased or reduced and (ii) Buyer shall be responsible for the payment to Seller of the Total Purchase Price at Closing in accordance with the terms of this Contract without any discount or reduction or increase in the Total Purchase Price. (FHA/VA exceptions may apply).

3. Any personal property options (washer, dryer, refrigerator) selected by the Buyer may also affect the final appraisal. Buyer agrees that the appliances will not be ordered or installed pending the final appraisal. If the appraisal is lower than the final Purchase Price due to the value of personal property options, Buyer agrees to delete the selected personal property options from the final Purchase Price. (Applies to all loan programs).

Assinado por:
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Date: 8/5/2025
. My Rentals & Management LLC

Date:

Mattamy Orlando LLC, a Delaware limited liability company
Mattamy Florida LLC, a Delaware limited liability company

By: Date:
Mattamy Homes Authorized Officer

CONTRACT IS NOT BINDING UNTIL SIGNED BY OFFICER

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Addendum I

New Home Orientation

Buyer(s):	**. My Rentals & Management LLC**	Contract Date:	**4-Aug-2025**
Community:	**Solara - D40**		
Lot:	**185R**		
Address:	**2368 Distant Sun Trail, Kissimmee, FL, 34747**		

This is an addendum to that certain Home Purchase Agreement between Mattamy Orlando LLC, a Delaware limited liability company and/or Mattamy Florida LLC, a Delaware limited liability company (as applicable) and the above named "Buyer(s)", the "Contract". Terms defined in the Contract will have the same meaning when used in this Addendum, except where otherwise specified.

In order to acquaint the Buyer with features, appliances and other improvements to the Home, Mattamy will schedule an orientation of the Home (the "New Home Orientation") with the Buyer prior to the Closing.

The New Home Orientation will be scheduled by written or verbal notice to Buyer when the Home is substantially complete. If the Buyer does not attend the New Home Orientation, then Buyer agrees to proceed to Closing without a New Home Orientation and accept the Home in the delivered condition. Mattamy may also schedule additional meetings at the Property with the Buyer to review the Home.

Issues may arise during the New Home Orientation, or during other meetings regarding the condition of the Home. In such event, Mattamy and Buyer will rely upon the construction standards included in or referenced in the Warranty Agreement to address the issues. Mattamy, in its arbitrary discretion, may reschedule the Closing Date to allow time for completion or correction, but Buyer will not have the right to delay Closing, reduce the Purchase Price, or escrow funds. Any issues requiring correction or completion which are not addressed by Closing will be covered as warranty matters in accordance with the Limited Warranty.

THIRD PARTY DESIGNEES: It is highly recommended and preferable that Buyer attend the New Home Orientation and/or the applicable follow-up Final Walk (collectively hereinafter referred to as the "WALKS") directly. If Buyer is unable to attend the WALKS and would like to designate a Third Party person(s) to attend the WALKS on Buyers behalf, Buyer acknowledges, accepts, and fully understands that the Third Party Designee will be acting on behalf of the Buyer as if the Buyer were there in person. This remains true whether the Third Party Designee only attends the New Home Orientation and the Buyer directly attends the applicable follow-up Final Walk, and vice versa. If Buyer does not attend the New Home Orientation but attends the applicable follow-up Final Walk, Buyer acknowledges, accepts, and fully understands that only the items identified with the Third Party Designee during the New Home Orientation will be reviewed and signed off on during the applicable Final Walk. Buyer acknowledges, accepts, and fully understands that the applicable follow-up Final Walk is not a "second" New Home Orientation walkthrough to rewalk the Home. Further, if Buyer attends the New Home Orientation but does not attend the applicable follow-up Final Walk, Buyer acknowledges, accepts, and fully understands that Buyers Third Party Designee will be accepting the Home on Buyer's behalf.

It is Mattamy's intention here to make Buyer fully and completely aware of the implications of designating a Third Party person to walk and/or sign off and accept the Home on Buyer's behalf.

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Addendum I
New Home Orientation

If Buyer agrees with the above, Buyer hereby then designates the following individual(s) to act on Buyer's behalf for the New Home Orientation and/or applicable follow-up Final Walk:

Designee #1:

Cristiano Almeida
(please print full name clearly)

Designee #2 (if applicable):

(please print full name clearly)

☐ **Buyer DECLINES a designee and will attend both the New Home Orientation and applicable follow-up Final Walk.**

Assinado por:
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. My Rentals & Management LLC

Date: 8/5/2025

Date:

Mattamy Orlando LLC, a Delaware limited liability company
Mattamy Florida LLC, a Delaware limited liability company

By: Date:

Mattamy Homes Authorized Officer

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Addendum J

Community Development District (CDD)

Buyer(s):	**. My Rentals & Management LLC**	Contract Date:	**4-Aug-2025**
Community:	**Solara - D40**		
Lot:	**185R**		
Address:	**2368 Distant Sun Trail, Kissimmee, FL, 34747**		

This is an Addendum to that certain Home Purchase Agreement between Mattamy Orlando LLC, a Delaware limited liability company and/or Mattamy Florida LLC, a Delaware limited liability company (as applicable) and the above named "Buyer(s)", the "Contract". Terms defined in the Contract will have the same meaning when used in this Addendum, except where otherwise specified.

This Addendum serves as notice and disclosure that the Property is a part of the Westside Community Development District ("District"), created pursuant to and existing under the provisions of Chapter 190, Florida Statutes as may be amended from time to time. This Addendum is to inform individuals or entities owning or purchasing real property within the Solara - D40 Community that the Property will be subject to, and the owners of the Property will be obligated to pay, the taxes and assessments that may be levied and assessed by the District against property owners within the District.

YOUR REAL PROPERTY IS LOCATED WITHIN THE WESTSIDE COMMUNITY DEVELOPMENT DISTRICT. THE WESTSIDE COMMUNITY DEVELOPMENT DISTRICT (THE "CDD") INTENDS TO IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

Florida Statutes Section 190.009 - Disclosure of public financing:

The district shall take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by the district. Such information shall be made available to all existing residents, and to all prospective residents, of the district. The district shall furnish each developer of a residential development within the district with sufficient copies of that information to provide each prospective initial purchaser of property in that development with a copy, and any developer of a residential development within the district, when required by law to provide a public offering statement, shall include a copy of such information relating to the public financing and maintenance of improvements in the public offering statement. The district shall file the disclosure documents required by this subsection and any amendments thereto in the property records of each county in which the district is located.

The Department of Economic Opportunity shall keep a current list of districts and their disclosures pursuant to this act and shall make such studies and reports and take such actions as it deems necessary.

Bonds have been or will be issued by the District for improvements in Solara - D40 which may include, but are not limited to the following: Earthwork, Onsite Collector Roadway Drainage, Wastewater Collection, Potable Water Distribution, Reuse Water Distribution, Stormwater, Landscape, Hardscape, Irrigation, and Electrical. For a period up to thirty (30) years, the bonds and the interest due thereon are paid solely from and secured by the levy of non-ad valorem or special assessments against lands within the District which benefit from the District's improvements. Annual operating and maintenance assessments for the District will continue beyond the 30-year period.

The District's non-ad valorem assessment in combination with the annual operating and maintenance assessment, will appear as a separate line item on the Osceola County Tax Collector's annual real estate tax bill and will be required to be paid directly to the

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Addendum J

Community Development District (CDD)

Osceola County Tax Collector. The maximum annual non-ad valorem assessment level amounts have been grossed up to include 2% for collection costs levied by Osceola County and a 4% maximum discount for early payment as authorized by law. If the District's non-ad valorem assessment is not paid by the owner, then the owner's Property may be subject to the same collection provisions of the Florida Statutes as apply to ad valorem taxes.

Bond balances, bond payoff amounts, payment amounts and other District records can be provided the District's Management Company upon Buyer's written request and at Buyer's expense.

The annual debt service obligations of the District will depend upon the type of property purchased. Provided below are the most recent non-ad valorem assessments for the District for the current fiscal year's budget:

Solara Phases 1 & 2:

	Debt	Operations & Maintenance
Townhome:	$995.84	$157
Single Family 40':	$1,194.27	$157
Single Family 50':	$1,491.60	$157

BY EXECUTING THIS ADDENDUM, BUYER(S) FOR ITSELF AND ITS HEIRS, SUCCESSORS AND ASSIGNS, HEREBY AGREES THAT THE DISTRICT IS, AND HAS BEEN AT ALL TIMES ON AND AFTER SEPTEMBER 2, 2004 AS AMENDED A LEGALLY CREATED, DULY ORGANIZED AND VALIDLY EXISTING INDEPENDENT SPECIAL DISTRICT UNDER THE PROVISIONS OF CHAPTER 190, FLORIDA STATUTES, AND THE MEMBERS OF THE BOARD OF SUPERVISORS OF THE DISTRICT AND OFFICERS OF THE DISTRICT AS CONSITUTITED AT ITS ORGANIZATIONAL MEETING WERE DULY APPOINTED OR ELECTED TO ITS RESPECTIVE POSITIONS IN ACCORDANCE WITH THE REQUIREMENTS OF FEDERAL AND STATE LAW INCLUDING THE CONSTITUTION OF THE UNITED STATES OF AMERICA AND OF THE STATE OF FLORIDA AND HAD THE AUTHORITY AND RIGHT TO AUTHORIZE, APPROVE AND UNDERTAKE ALL ACTIONS OF THE DISTRICT APPROVED AND UNDERTAKEN FROM SEPTEMBER 2, 2004 FORWARD. THE BUYER(S) FOR ITSELF AND ITS HEIRS, SUCCESSORS AND ASSIGNS, HEREBY FURTHER AGREES, ACKNOWLEDGES AND CONFIRMS THAT THE DISTRICT HAS THE AUTHORITY, HAS, AND DOES INTEND IN THE FUTURE, TO IMPOSE SPECIAL ASSESSMENTS UPON THE PROPERTY HEREIN DESCRIBED AND THAT SUCH SPECIAL ASSESSMENTS ARE VALID, LEGAL, BINDING FIRST LIENS ON THE PROPERTY HEREIN DESCRIBED AND BUYER(S) HEREBY COVENANT TO PAY THE SPECIAL ASSESSMENTS ALLOCATED TO THE PROPERTY HEREIN DESCRIBED, AS AND WHEN DUE, AND HEREBY CONSENTS TO SUCH IMPOSITION OF SPECIAL ASSESSMENTS FOR OPERATION AND MAINTENANCE AND DEBT SERVICE, AS DESCRIBED AND AUTHORIZED BY CHAPTERS 170, 190 AND 197, FLORIDA STATUTES, AND SPECIFICALLY FOR ITSELF AND ITS HEIRS, SUCCESSORS AND ASSIGNS, WAIVES ANY RIGHT AND IS HEREBY ESTOPPED FROM CONTESTING, IN COURT OR OTHERWISE, THE IMPOSITION, VALIDITY, LEGALITY AND ENFORCEABILITY OF THE OPERATION AND MAINTENANCE AND DEBT SPECIAL ASSESSMENTS AND THE CONTENTS OF THIS PROVISION AND ACKNOWLEDGES THAT SUCH TAXES, FEES AND ASSESSMENTS ARE SUBJECT TO CHANGE DEPENDING ON THE DISTRICT'S BUDGET AND PROJECTS COSTS FOR MAINTENANCE OR IMPROVEMENTS WITHIN THE DISTRICT. THESE CHANGES MAY OCCUR EVEN WHILE THE PROPERTY IS UNDER CONSTRUCTION.

The undersigned Buyer(s) acknowledge the receipt of this disclosure prior to signing the Contract.

Assinado por:
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. My Rentals & Management LLC

Date: 8/5/2025

Date: _____

Mattamy Orlando LLC, a Delaware limited liability company
Mattamy Florida LLC, a Delaware limited liability company

By: _____ Date: _____

Mattamy Homes Authorized Officer

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Addendum K

Deposit Receipt and Payment Plan

Buyer(s): **. My Rentals & Management LLC** Contract Date: **4-Aug-2025**

Community: **Solara - D40**

Lot: **185R**

Address: **2368 Distant Sun Trail, Kissimmee, FL, 34747**

This is an Addendum to that certain Home Purchase Agreement between Mattamy Orlando LLC, a Delaware limited liability company and/or Mattamy Florida LLC, a Delaware limited liability company (as applicable) and the above named "Buyer(s)", the "Contract". Terms defined in the Contract will have the same meaning when used in this Addendum, except where otherwise specified.

At the time of execution of the Contract, Buyer has delivered the Initial Deposit as set forth below. All funds will be paid via U.S. Dollars.

Deposits Received by Seller

Date Paid	Payment Method	Check # or Confirmation #	Deposit Description	Amount
2025-08-04	Wire Transfer	wire	1 Deposit	$ 10,000
			Total Deposits Received	**$ 10,000**

If Buyer is delivering a check, please affix the check below. However, please note that all checks are subject to collection.

Please tape the check here.

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Addendum K

Deposit Receipt and Payment Plan

In addition to the Initial Deposit, if chart is completed, then Buyer agrees to deliver to Seller the following additional deposits, which shall be deemed Earnest Money.

Additional Deposits Due from Buyer to Seller:

Date Due	Deposit Description	Amount
2025-08-07	2 Additional Deposit	$ 117,572
	Total Due:	**$ 117572**

Assinado por:

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Date: 8/5/2025

. My Rentals & Management LLC

Date:

Mattamy Orlando LLC, a Delaware limited liability company
Mattamy Florida LLC, a Delaware limited liability company

By: Date:

Mattamy Homes Authorized Officer

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Addendum L

Broker Commission Addendum

Buyer(s):	**. My Rentals & Management LLC**	Contract Date:	**4-Aug-2025**
Community:	**Solara - D40**		
Lot:	**185R**		
Address:	**2368 Distant Sun Trail**, **Kissimmee**, **FL 34747**		

This is an addendum to that certain Home Purchase Agreement between Mattamy Orlando LLC, a Delaware limited liability company and/or Mattamy Florida LLC, a Delaware limited liability company (as applicable) "Seller" , the real estate brokerage firm referenced below ("Cooperating Broker") defined on page 2 herein and the above named "Buyer(s)", the "Contract". *Terms defined in the Contract will have the same meaning when used in this Addendum, except where otherwise specified*

SELLER SHALL NOT PAY ANY COMPENSATION TO COOPERATING BROKER OR MAKE A CONCESSION TO A BUYER TO PAY COOPERATING BROKER UNLESS BUYER AND COOPERATING BROKER HAVE AN ACTIVE, BINDING AND CURRENT AGREEMENT REGARDING PAYMENT OF COMMISSION ("BUYER-BROKER AGREEMENT") IN FULL FORCE AND EFFECTON OR PRIOR TO THE DATE OF BUYER'S INITIAL TOUR OF THE COMMUNITY (WHETHER VIRTUALLY OR PHYSICALLY) AND ON THE DATE OF CLOSING OF THE HOME AND BUYER AUTHORIZES SELLER TO PAY COOPERATING BROKER'S COMMISSION IN WRITING AT CLOSING. BUYER ACKNOWLEDGES AND AGREES THAT SELLER HAS NOT MADE AN OFFER TO PAY COMMISSION TO COOPERATING BROKER, BUYER IS SOLELY RESPONSIBLE FOR PAYMENT OF COMMISSION TO COOPERATING BROKER AND THIS ADDENDUM SETS FORTH THE TERMS AND CONDITIONS FOR SELLER TO PAY COOPERATING BROKER'S COMMISSION ON BEHALF OF BUYER.

A BROKER'S COMPENSATION AND FEES FOR SERVICES ARE NOT SET BY LAW AND ARE FULLY NEGOTIABLE.

Seller shall pay Cooperating Broker's commission on behalf of Buyer at Closing in the amount provided for in the Buyer-Broker Agreement (defined above) up to a maximum amount of 10% of the total Contract Sales Price shown on Line 101 of the HUD-1 Closing Statement/total Sales Price of Property as shown on lines K.01/M.01 of the Closing Disclosure at the Closing of the Home (the "Commission"). In no event shall Seller pay Cooperating Broker a commission greater than the amount provided for in the Buyer-Broker Agreement. No Commission shall be due and payable by Seller unless Buyer consummates the purchase of the Home in accordance with the terms and conditions of the Contract, Buyer and Cooperating Broker have an active and binding Buyer-Broker Agreement in full force and effect on the date of the Buyer's initial tour of the community where the Home is located (whether virtually or physically) and on the date of closing of the Home, and Buyer authorizes Seller in writing to pay Cooperating Broker the Commission at closing. Buyer is solely responsible to pay Cooperating Broker any commission due to Cooperating Broker not paid by Seller or that is in excess of the Commission payable by Seller pursuant to this Addendum and for any commission due to any other real estate brokers or agents claiming to have represented Buyer in connection with the purchase of the Home.

1. Buyer and Cooperating Broker hereby represent that no representative of Seller referred Buyer to the Cooperating Broker or any agent of the Cooperating Broker or referred the Cooperating Broker or any agent of the Cooperating Broker to Buyer.

2. No part of the Commission shall be paid, directly or indirectly, to Buyer unless Buyer is a licensed agent of the Cooperating Broker.

3. Buyer and Cooperating Broker represent and warrant to Seller that (i) Buyer and Cooperating Broker have entered into the Buyer-Broker Agreement (defined above) prior to Buyer touring any property (either virtually or physically), (ii) the Buyer-Broker Agreement is binding and in full force and effect, and (iii) the commission to be paid by Buyer to Cooperating Broker pursuant to the Buyer-Broker Agreement is not less than the Commission provided for herein. Cooperating Broker hereby indemnifies and holds Mattamy harmless for any loss, cost, damage, or expenses incurred or lost by Mattamy in the event the representation of Cooperating Broker in this Section is not true and correct.

4. Cooperating Broker agrees that it shall look to Buyer for any commission due to Cooperating Broker not paid by Seller pursuant to this Addendum or that is in excess of the Commission payable by Seller pursuant to this Addendum and for any commission due to any other real estate brokers or agent claiming to have represented Buyer in connection with the purchase of the applicable property. In all cases, Sales Associate agrees to look solely to Cooperating Broker for payment of any commission. By way of example, if Sales Associate terminates its relationship or employment with a registered Cooperating Broker who is entitled to a commission pursuant to this Addendum, then Sales Associate shall have no claim against Seller with respect to such commission.

5. By signing below, Sales Associate agrees, on behalf of himself/herself/themselves and on behalf of Cooperating Broker, to the terms of this Addendum. Without limiting the foregoing, Sales Associate agrees that any Commission due hereunder shall be paid to the

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Addendum L

Broker Commission Addendum

Cooperating Broker, not Sales Associate. In addition, Sales Associate hereby personally represents and warrants that Sales Associate has full power and authority to execute and deliver this Addendum on behalf of Cooperating Broker and that such execution of this Addendum on behalf of Cooperating Broker has been duly authorized by all necessary and proper corporate action of Cooperating Broker.

6. By signing this Addendum, Sales Associate acknowledges that Sales Associate has read and agrees on behalf of such Sales Associate and Cooperating Broker, to comply with the terms and conditions of this Addendum. This Addendum shall be null and void if Seller determines, in its absolute discretion, at any time before the applicable closing that Buyer, Sales Associate and/or Cooperating Broker has/have violated the terms of this Addendum.

7. Each of Cooperating Broker and Sales Associate shall comply with all requirements of applicable law as a single agent or transaction broker in their representation of Buyer in the purchase of the Home and will assist the parties with communication, interposition, advisement, negotiation, contract terms and Closing.

8. No Commission will be paid unless Cooperating Broker and Sales Associate both hold a valid real estate license in the state where the Home is located on the Effective Date of the Contract and through the period of time when the Commission is paid.

9. No part of the Commission shall be paid, directly or indirectly, to Buyer unless Buyer is a licensed agent of the Cooperating Broker.

10. Cooperating Broker is not a party to the Contract and is solely a party to this Addendum and the terms hereof which are legally binding on all parties.

Cooperating Broker Office Name: **Authentic Real Estate**

Managing Cooperating Broker Name: **Tiago Ferreira**

Cooperating Broker Office Address: **610 Sycamore St Suite 315, Celebration,FL 34747**

Sales Associate Name ("Sales Associate") **CRISTIANO GOMES DE ALMEIDA**

Sales Associate E-mail: **chris@authenticorlando.com**

Sales Associate Phone: **321 4029442** License #: **SL3601646**

Buyer's Signature/Date: Assinado por: 887F2F6756D04C0... 8/5/2025

Buyer's Signature/Date:

Sales Associate Signature/Date:

Seller's Signature/Date:

Mattamy Homes Authorized Officer

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Addendum M

Addendum to Home Purchase Agreement

Buyer(s):	**. My Rentals & Management LLC**	Contract Date:	**4-Aug-2025**
Community:	**Solara - D40**		
Lot:	**185R**		
Address:	**2368 Distant Sun Trail, Kissimmee, FL, 34747**		

This is an addendum to that certain Home Purchase Agreement between Mattamy Orlando LLC, a Delaware limited liability company and/or Mattamy Florida LLC, a Delaware limited liability company (as applicable) and the above named "Buyer(s)", the "Contract". Terms defined in the Contract will have the same meaning when used in this Addendum, except where otherwise specified.

The Buyer and Seller hereby agree to the following:

Buyer Acknowledges receipt of the following access information to the Warranty Manual (Ctrl+Click) on the below link to view or print: https://mattamyhomes.com/customer-care. Refer to Section 11 of the Purchase Agreement for additional information regarding your Warranties.

Buyer is paying cash for the purchase of this home and will email verification of funds (translated into US Dollars, if applicable) on or before (08/05/25)

The incentive of $110,000 is included in the Total Purchase Price. The buyer receives this incentive for paying cash and using MHTA as the title company.

Seller will contribute $20,000 as seller credit at closing for buyer paying cash and using MHTA as the title company.

All other items and conditions of the Home Purchase Agreement shall remain the same. The herein agreement upon its execution by both parties is herewith made an integral part of the aforementioned Home Purchase Agreement.

Assinado por:
887F2E6756D04C0...
Date: 8/5/2025
. My Rentals & Management LLC

Date:

Mattamy Orlando LLC, a Delaware limited liability company
Mattamy Florida LLC, a Delaware limited liability company

By: Date:
Mattamy Homes Authorized Officer

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Addendum

SOLARA AT WESTSIDE ADDENDUM

Buyer(s):	**. My Rentals & Management LLC**	Contract Date:	**4-Aug-2025**
Community:	**Solara - D40**		
Lot:	**185R**		
Address:	**2368 Distant Sun Trail, Kissimmee, FL, 34747**		

This is an Addendum to that certain Home Purchase Agreement between Mattamy Orlando LLC, a Delaware limited liability company and/or Mattamy Florida LLC, a Delaware limited liability company (as applicable) ("Seller") and the above named "Buyer(s)", the "Contract". *Terms defined in the Contract will have the same meaning when used in this Addendum, except where otherwise specified.*

1. SHORT TERM RENTAL DISCLOSURE

YOU ARE HEREBY ADVISED THAT THE PROPERTY IS INTENDED FOR NON-PERMANENT OCCUPANCY AND CONTAINS HOMES THAT ARE MARKETED, SOLD AND RESOLD TO INDIVIDUALS AND GROUPS THAT RENT OR LEASE SUCH HOMES ON A SHORT TERM BASIS. HOMES WITHIN THE COMMUNITY SHALL BE OCCUPIED BY INDIVIDUAL OWNERS OR GUESTS FOR A PERIOD OF NO MORE THAN THIRTY (30) CONSECUTIVE DAYS WITHIN A TWELVE (12) MONTH PERIOD.

a. Buyer understands that the Home is intended for non-permanent occupancy. Buyer acknowledges that neither Seller, nor its employees, sales staff or any other party has induced Buyer to enter into this Agreement with any promise of economic benefits available from renting the Home after the purchase of the Property. Seller prohibits any statements or representations about the potential rental income of the investment value of any unit. Buyer understands that Buyer has no obligation to participate in or enter into any rental pool or agreement which may be available.

b. Buyer acknowledges that Seller has advised Buyer, and they understand that Buyer is not affiliated with any real estate brokers or management companies involved with short term rental programs in the Community. Outside real estate brokers are not the agents of Seller. Nothing contained in this Contract and no act by Seller or any outside broker shall be construed to create or evidence a partnership, agency or joint venture relationship between the parties.

c. The Buyer hereby acknowledges that they understand the potential impacts on the Community resulting from such short-term rentals.

d. BUYER ACKNOWLEDGES AND AGREES THAT SELLER ASSUMES NO LIABILITY TO BUYER OR THEIR SUCCESSORS OR ASSIGNS IN CONNECTION WITH THE SHORT TERM RENTAL OF THE COMMUNITY, AND BUYER HEREBY RELEASES AND DISCHARGES SELLER FROM ANY AND ALL LIABILITY FROM SUCH SHORT TERM RENTALS.

e. BUYER ACKNOWLEDGES AND AGREES THAT NO OWNER OR OCCUPANT OF A HOME WITHIN THE COMMUNITY SHALL OCCUPY THE SAME HOME FOR MORE THAN THIRTY (30) DAYS WITHIN A CONSECUTIVE TWELVE (12) MONTH PERIOD.

f. Buyer acknowledges, warrants, represents and agrees that this Agreement is being entered into by Buyer without reliance on any representations concerning any potential for future profit, any rental income potential, tax advantages, depreciation, appreciation or investment potential and without reliance upon any monetary financial advantages. Buyer acknowledges and agrees that no such representations have been made by Seller, or any of its employees, sales staff or representatives.

g. Buyer acknowledges and understands that, because the Community is intended for non-permanent occupancy, no mailbox or mail delivery of any kind shall be permitted within the Community and Buyer shall not receive any mail delivery to the Home.

h. Osceola County will not collect residential garbage from the Community and all garbage collection within the Community shall be provided by a commercial third-party hauler.

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i. Osceola County will not provide any school transportation for the Community. NO OWNER OR OCCUPANT OF A HOME WITHIN THE COMMUNITY MAY REGISTER ANY STUDENT UNDER THE AGE OF NINETEEN (19) FOR SCHOOL WITHIN OSCEOLA COUNTY IF SUCH REGISTRATION INDICATES THE STUDENT'S RESIDENCY IS WITHIN THE COMMUNITY.

j. Buyer acknowledges and understands that the Home to be purchased by Buyer is not eligible for homestead exemption for thirty (30) years after the Closing pursuant to Osceola County Ordinance 2018-21.

k. At Closing, Buyer shall execute an Owner Acknowledgement specifically acknowledging and agreeing to the foregoing disclosures.

2. GATED COMMUNITY DISCLOSURE

a. Osceola County is prohibited from paying to maintain the roads, sidewalks and drainage and may not be permitted to remove storm debris in the Community because the roads and sidewalks are private property and the general public cannot access the Community.

b. Although the cost to properly maintain and repair the roads and sidewalks can be high, only the owners of homes and lots in this community will share these expenses. Tax dollars will not be used. The members must also pay for the cost of liability insurance and traffic enforcement on the Community's roads.

c. Under Florida law, no reduction in your tax burden will result from living in the Community.

d. Members of this Community may be specially assessed in order to pay for storm debris removal in the event of tornado, hurricane or other major storm event to properly maintain, repair and replace the roads, sidewalks and drainage system. The mandatory homeowner's association is obligated to do the work necessary to keep these systems operating properly.

e. The extra expenses you incur to maintain the roads and sidewalks in the Community are in addition to other expenses charged by your homeowners association to pay for private recreational, security and other amenities and services the Community may offer, including the Community's gates. As with any assessment, the failure or inability to pay may lead to a lien being placed on your Home. If a lien is placed and foreclosed, you may lose your Home.

f. If Osceola County determines that the Community is not meeting its obligations, it may revoke the Community's privilege to close its gates so that the roads in the Community become available for public use.

g. If the Community fails to maintain its roads and sidewalks, the County may require that the gates be removed. In the event the gates are removed and the HOA dedicates the roads and other infrastructure to the county, all costs and expenses which Osceola County incurs for such maintenance are recoverable from the Community. Funds which have been set aside by the Community may become the property of Osceola County, and the roads in the Community shall permanently become open to the public.

3. FOREIGN HOMEBUYERS- CLOSING FUNDS DISCLOSURE

If Buyer is not a legal US Citizen, then Buyer acknowledges and agrees that Buyer must take all necessary steps to ensure their closing funds and reserves to be delivered at Closing for the Property are transferred to a domestic bank located in the United States at least seventy-five (75) days prior to Closing. Buyer must provide verification of readily available funds for Closing to Mattamy in a domestic bank at least sixty (60) days prior to Closing. If Buyer is unable to transfer its funds prior to Closing for any reason (including, but not limited to economic unrest), Buyer acknowledges and understands that Buyer will forfeit the entire deposit paid pursuant to the Contract to Seller.

4. ASSOCIATION RESERVES AND NEIGHBORHOOD RESERVES. Buyer acknowledges the HOA's Board does not intend to include a "Reserve for Replacement" in the HOA's budget in order to establish and maintain reserve funds for the periodic maintenance, repair and replacement of improvements. While the Association is responsible for exterior maintenance with respect to the townhomes in accordance with the Community's Governing Documents, the HOA's Board does not intend to

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adopt reserves to fund exterior painting and roof replacement for townhomes. As such, from time to time, Buyer may be required to pay Special Assessments to fund future capital repairs and deferred maintenance costs. THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS. OWNERS MAY ELECT TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO SECTION 720.303(6), FLORIDA STATUTES, UPON OBTAINING THE APPROVAL OF A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION BY VOTE OF THE MEMBERS AT A MEETING OR BY WRITTEN CONSENT.

I HAVE READ AND UNDERSTAND THE DISCLOSURES PROVIDED IN THIS ADDENDUM PRIOR TO EXECUTION OF THE CONTRACT TO PURCHASE A LOT IN THE SOLARA AT WESTSIDE COMMUNITY.

Assinado por:
887F2F6756D04C0...
. My Rentals & Management LLC

Date: 8/5/2025

Date:

Mattamy Orlando LLC, a Delaware limited liability company
Mattamy Florida LLC, a Delaware limited liability company

By: _____ Date: _____
Mattamy Homes Authorized Officer

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BK 607578

Docusign Envelope ID: 7B08FD1A-980C-4C3D-AB71-6872F40C78D7

Addendum

Design Studio Disclaimer

Buyer(s): **. My Rentals & Management LLC** Date: **4-Aug-2025**

Community: **Solara - D40**

Lot: **185R**

Address: **2368 Distant Sun Trail Kissimmee FL 34747**

This is an Addendum to that certain Home Purchase Agreement between Mattamy Orlando LLC, a Delaware limited liability company and/or Mattamy Florida LLC, a Delaware limited liability company (as applicable) ("Seller") and the above named "Buyer(s)", the "Contract". *Terms defined in the Contract will have the same meaning when used in this Addendum, except where otherwise specified.*

Showroom Samples and Photography: Buyer acknowledges and agrees that all showroom samples are subject to variation in color, texture, shading and markings. Therefore, the products delivered and installed in the Home many not be an exact match to what the Buyer saw or photographed at the Design Studio. Although Seller encourages the Buyer to take pictures of the selections in the Design Studio, Buyer is hereby advised that the exact match to the sample in the Design Studio is neither implied nor guaranteed. Manufacturing, drying and nature's inherent inconsistencies cause variations from sample to the actual product installed.

Cabinetry: Buyer understands that in all wood cabinets, natural variations of wood grain patterns, color variations, textures and knots could be noticeable. Some types of wood have more of these characteristics than others and as a result each piece of wood will absorb stain differently. Each cabinet door will be unique from the other doors due to its natural characteristics and therefore, will vary from the sample it was selected from. These natural and unique characteristics are considered normal. The appearance of wood cabinets is affected by the environment over time.

Painted Finishes: Painted finishes combine hardwoods and engineered materials to achieve a product with superior stability, consistency, coverage and durability. These finishes yield radiant painted cabinetry leaving natural wood grains less evident. Visible joint lines may appear due to the natural expansion and contraction of the wood.

Granite: Buyer understands granite is a natural product of the earth; therefore, each slab of granite has variances in consistency, pattern, brightness, texture, veining and color. Fissures that appear as small visible lines on the surface of the granite are naturally appearing features of the stone. These variations add to the beauty of the product. Buyer understands that the granite installed in the Home may appear different than the sample Buyer selected at the Design Studio and that seams will not match due to this variation. Placement and the number of seams will depend on the size of the slabs and the configuration of the cabinets and appliances installed in the Home. The fabricator and installer will determine the placement and number of seams required for the Home. Even a well-executed seam will be smooth but can be felt and the pattern and color can change at the seams.

Quartz: Buyer understands quartz is a manufactured and engineered stone; therefore, each slab of quartz has variances in consistency, pattern, brightness, texture, veining and color. Fissures that appear as small visible lines on the surface of the quartz are naturally appearing features of the stone. These variations add to the beauty of the product. Buyer understands that the quartz installed in the Home may appear different than the sample Buyer selected at the Design Studio and that seams will not match due to this variation. Placement and the number of seams will depend on the size of the slabs and the configuration of the cabinets and appliances installed in the Home. The fabricator and installer will determine the placement and number of seams required for the Home. Even a well-

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BK 664074

executed seam will be smooth but can be felt and the pattern and color can change at the seams.

Cultured Marble: Buyer understands that the cultured marble product has been manufactured by skilled craftsmen using premium quality materials. As with any hand-crafted man-made product, imperfections or blemishes are common and should not be considered a manufacturing defect. Cultured marble tends to yellow with time; however, it also has a durable surface. Harsh chemicals and heated items (such as curling irons) can burn, scratch, stain and etch the surface; therefore, Buyer should use precaution and manufacturer's recommended cleaning products.

Ceramic and Porcelain Tile: In the Design Studio, Buyer will see a variety of imported and domestic tile colors, patterns and sizes. Buyer understands that due to the inherent characteristics of ceramic and porcelain tile, the tile that Buyer has selected will vary in color, shade, texture and finish from the sample presented at the Design Studio which may also be affected by variations in light, material, tile size and orientation. Buyer understands dye lot variance may be noticeable between wall tile and floor tile. The effect of light on horizontal (floor tile) vs. vertical (wall tile) tile installation will also cause these tiles to appear different shades. Buyer also understands any water on tile will cause it to be slick and Buyer understands that ceramic tile may chip or crack. Seller will not be held responsible should someone slip on or damage a tile in the Home. Mesh edges will show through on glass tile through a process called refraction which cannot be avoided by additional thin set or grout and will remain. Tile lippage refers to the difference in elevation between the edges of adjacent tile modules where one edge is higher than the other, which gives the finished surface an uneven appearance. Installing tiles at a "stair step" or "brick joint" stagger is recommended to help limit the appearance of lippage.

Grout: Buyer understands that grout sizes and color will vary, and Seller does not offer "tight" grout joints or accept requested grout widths. Buyer understands with time Buyer may see cracks in grout and this is considered homeowner maintenance and is not a warranted item (after the one-year maintenance policy). Dark grout colors are more likely to show inconsistent color throughout the grout. Buyer also understands the grout in the Home will not be sealed as the Buyer should defer to manufacturer recommendations regarding sealing. Every effort will be made to attain a consistent appearance in the tile grout, however curing variations are expected and are not considered a defect.

Hardwood Flooring: Buyer understands the prefinished hardwood flooring Buyer has selected varies in color and wood grain, which is subject to scratching regardless of the species or finish. Scratching of hardwood flooring may occur from pet damage, children's toys, furniture and footwear. Hardwood flooring is a natural product of the earth and can be influenced by many factors including light, which can cause wood to change color. The direction the hardwood is installed will be at the discretion of the Seller and installer. Transition strips may be used between different material types. Buyer acknowledges that Seller discourages the use of hardwood flooring in any wet areas and Buyer is aware that if any excess water remains on the floor for a short period of time, or if Buyer uses cleaning products that are not approved by manufacturer, damage may occur, and Buyer will be responsible for the repairs.

Laminate Flooring: Buyer understands that laminate flooring is installed "floating" and therefore is not attached to any part of the Home. The weight of the finished installation keeps it in place. Expansion joints are needed around the perimeters of rooms and must be present at ALL vertical structures or fixed objects, i.e. doorways, columns etc. A threshold such as transition strips must be present at all single door casings. Failure to follow these manufacturer installation and maintenance guidelines may void the warranty.

Carpet: Buyer acknowledges and agrees that carpet color and texture may vary slightly from dye lot to dye lot. The actual carpet installed may differ from the sample in the show room. Seams, foot prints and vacuum marks show in all carpet styles. Foot printing and vacuum marks are likely to be apparent in traditional plush carpets. Seams are likely to be visible in homes without window coverings or furnishings, especially in areas with the greatest amount of light passing over the seam. All carpet must have an upgraded pad in order to validate the manufacturer's warranty. Please follow the manufacturer's recommendations for cleaning and stain removal techniques, as no carpet is stain-proof.

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BK 664074

Stairs: Buyer understands that the stain color on the wood handrail Buyer has selected may vary from the cabinet color or hardwood color Buyer may have selected to match the handrail. Buyer also understands the handrail will be made of oak; (if stained) or poplar (if painted), as applicable; therefore, variation of wood grains will be noticeable and may vary from the sample that Buyer selected.

Brick/Stone: Buyer understands the color, shape and grade of different shipments of the same type of brick or stone will vary. Each individual brick or stone will vary from the sample Buyer selected it from.

General: Buyer understands that every home constructed will be different in some manner to some degree. Slight differences in construction may cause variances in many different elements and materials used in the Home, which include without limitation cabinet sizes, height of tile, flooring layouts, electrical switch locations, etc. Buyer understands that no building will be constructed exactly like another or just like the model and Buyer will see some slight variances in the Home. Industry standards, as reasonably determined by Seller, will govern the acceptability of any variance. Buyer understands, as part of homeowner maintenance, it is Buyer's responsibility to inspect and properly care for all of the Home's components and to ensure designer components are not compromised of their finish and durability. Additional details regarding maintenance of the Home can be found in the Mattamy Homes Limited Warranty and any applicable manufacturer warranties.

Changes: Once the selection process is complete Buyer cannot make any changes without Seller's prior written approval. Buyer understands that to efficiently build the Home and control costs it is Seller's policy not to approve any changes absent extraordinary circumstances. Accordingly, any changes desired by Buyer will be at Buyer's sole cost and expense. If Seller does permit Buyer to make changes, the Purchase Price will be adjusted to reflect any new selections and Buyer will sign a new HCH. Buyer also must pay Seller a $500 change fee (the "Change Fee") at the time of changes for each change Seller permits Buyer to make. If Buyer does not complete the purchase of the Home for any reason, including but not limited to Buyer's default or termination of the Contract, Buyer will not be entitled to receive a refund of the Change Fee. The change Fee is separate from, and in addition to, the Purchase Price.

Assinado por:

887F2F6756D04C0...

Date: 8/5/2025

. My Rentals & Management LLC

Date:

Mattamy Orlando LLC, a Delaware limited liability company
Mattamy Florida LLC, a Delaware limited liability company

By: Date:

Mattamy Homes Authorized Officer

CONTRACT IS NOT BINDING UNTIL SIGNED BY OFFICER

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Equal Housing Lender
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BK 664074

Homebuyers Acknowledgement

Buyer(s): **. My Rentals & Management LLC** Date: **4-Aug-2025**

Community: **Solara - D40**

Lot: **185R**

Address: **2368 Distant Sun Trail, Kissimmee, FL, 34747**

At Mattamy Homes our goal is to provide the best homebuyer experience along with delivering a high-quality home that meets your expectations. We pride ourselves on clear communication on the process of building and delivering your home, in addition to any unforeseen issues that may affect the timing or selections. Due to global supply issues affecting the homebuilding industry, your home may be impacted, and we will do our best to provide you with options. Examples of some items that are facing shortages or delays include cabinetry, appliances, windows, tile, paint and roofing.

Rubrica Initial Here

Materials and Selections:

When constructing your new home, it is not uncommon for selections to become discontinued or unavailable during the building process. In the event items are unavailable or discontinued, we will communicate with you promptly and offer the following solutions:

(1) Provide you with a credit for the option price paid which will be applied as a reduction to the purchase price of the home; or

(2) If available and applicable, request that you re-select an alternate style, color, or finish within Mattamy's offerings within a reasonable amount of time. In the event that any re-selections that you may select that are to an upgraded alternative, then buyer will be responsible for paying the additional cost. If you fail to timely select an alternative, Mattamy will have the right to make the selection without notice, at the Buyer's sole cost and expense.

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Delivery Date Estimate:

The estimated verbal delivery date provided by Mattamy during contract signing is merely an estimate and this date is subject to change due to construction delays, global supply chain shortages, weather delays and governmental delays.

We strongly encourage you not to make any final arrangements (such as scheduling moving arrangements, furniture delivery, or any other home related services) until a firm settlement date notice has been distributed and confirmed by the Mattamy Homes Closing Department, which is subject to the receipt of the Certificate of Occupancy. Mattamy will not be responsible for any costs or expenses incurred as a result of delay in your closing date.

Once again, congratulations on your new home. We are honored you have purchased a Mattamy home, and we look forward to serving you.

Assinado por:

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Date: 8/5/2025

. My Rentals & Management LLC

Date:

Docusign Envelope ID: 7B08FD1A-980C-4C3D-AB71-6872F40C78D7

Addendum

Florida-Prohibition Against Certain Foreign Ownership

Buyer(s):	**. My Rentals & Management LLC**	Date:	**4-Aug-2025**
Community:	**Solara - D40**		
Lot:	**185R**		
Address:	**2368 Distant Sun Trail, Kissimmee, FL, 34747**		

This is an Addendum to that certain Home Purchase Agreement between Mattamy Orlando LLC, a Delaware limited liability company and/or Mattamy Florida LLC, a Delaware limited liability company (as applicable) and the above named "Buyer(s)", the "Contract". Terms defined in the Contract will have the same meaning when used in this Addendum, except where otherwise specified.

1. **Defined Terms.** All initially capitalized terms not defined herein shall have the meanings set forth in the Agreement, and all references in this Addendum to the Agreement shall be deemed to include references to this Addendum and to any other addenda and riders attached to the Agreement, which are hereby incorporated by this reference.

2. **Prohibition Against Certain Foreign Ownership of Florida Real Estate Act.** Effective July 1, 2023, new Sections 692.201-692.205, Florida Statutes, became effective, and are referenced herein as the "Prohibition Against Certain Foreign Ownership of Florida Real Estate Act," (the "Act") which law can be found at https://laws.flrules.org/2023/33. This law, in part, limits and regulates the sale, purchase, and ownership of certain properties in Florida by "foreign principals", persons and entities of "foreign countries of concern" as described in the law.

The Act defines the "**foreign countries of concern**" as follows:

- the People's Republic of China,
- the Russian Federation,
- the Islamic Republic of Iran,
- the Democratic People's Republic of Korea,
- the Republic of Cuba,
- the Venezuelan regime of Nicolás Maduro,
- the Syrian Arab Republic, and
- any agency of or any other entity of significant control of any of the above foreign countries of concern.

The Act defines a "**foreign principal**" as follows:

- a person domiciled (i.e., whose permanent residence) in a foreign country of concern and not a U.S. citizen or lawful permanent resident of the U.S.,
- a company having its principal place of business organized under the laws of a foreign country of concern or having its principal place of business in a foreign country of concern, or
- the government or any official of the government of a foreign country of concern.

Buyer hereby certifies, represents and warrants that (a) Buyer has had the opportunity to review and understands the Act, (b) neither the execution of this Agreement nor the ownership of the Property nor the transaction contemplated in the Agreement violates any part of the Act, (c) the Property does not constitute "agricultural land" as defined in Section 692.201 or Section 193.461, Florida Statutes, (d) Buyer is not a "foreign principal" of a "foreign country of concern" (both as defined in the Act), and (e) at closing the Buyer agrees to execute the form affidavit that was approved and

Addendum

Florida-Prohibition Against Certain Foreign Ownership

adopted by the Florida Real Estate Commission in compliance with the requirements of the Act attached hereto as Exhibit 1 if Buyer is an individual or attached hereto as Exhibit 2 if Buyer is an entity. Buyer acknowledges and agrees that it is Buyer's sole and absolute obligation to become familiar with the Act and determine whether Buyer can make the representations contained in this Addendum and the Affidavits attached hereto at Closing.

Buyer acknowledges and warrants that by executing the Agreement, it acknowledges and warrants that at the time of Closing Buyer will comply with, the Act and the parties relying on the representations and warranties made in this Addendum have in no manner conducted or been deemed to conduct any verification or due diligence pertaining to the statements made herein, nor to the truthfulness, accuracy, or completeness of any such statements. A breach of the foregoing representations and warranties is and shall be deemed to be an immediate event of default under this Agreement and entitles Seller to any and all remedies under this Agreement, at law or in equity.

By execution hereof, Buyer hereby agrees to indemnify, hold harmless and covenants to defend Seller, the title agent, title underwriter and closing agent, to the fullest extent permissible under applicable laws, from and against any and all claims, causes of action, lawsuits, proceedings, and other liabilities, direct or indirect, civil or criminal, contingent or fixed, (including, without limitation, attorneys' fees at trial, appeals, settlement or otherwise) resulting from or otherwise relating to Buyer's breach of its representations and warranties set forth in this Addendum or its violation of the Act.

Buyer agrees, understands and acknowledges that no agent, representative, salesperson, New Home Counselor, team member, employee or officer of Seller has any authority to make any statement, promise or representation, either oral or in writing, which was relied upon by the Buyer or may be relied upon by the Buyer pertaining to the Act.

3. **Representations and Warranties Survive Closing.** Buyer acknowledges and agrees that the provisions of this Addendum, including specifically any and all representations and warranties of Buyer as set forth herein, shall survive the Closing.

4. **Counterparts.** This Addendum shall be validly executed when signed in counterpart, a complete set of which shall form a single document. Signatures may be given via electronic transmission and shall be deemed original and given as of the date and time of the electronic transmission of this Addendum to the other party.

5. **Conflicts.** In the event of any conflict between this Addendum and the Agreement, this Addendum shall control. In all other respects, the Agreement shall remain in full force and effect.

6. **Entire Agreement.** The Agreement, together with this Addendum and any other addenda and riders to the Agreement, contains the entire agreement between Buyer and Seller concerning the matters set forth herein. No addition or modification of this Addendum or the Agreement shall be effective unless set forth in writing and signed by Buyer and an authorized representative of Seller.

Assinado por:
887F2F6756D04C0...
. My Rentals & Management LLC

Date: 8/5/2025

Date:

Mattamy Orlando LLC, a Delaware limited liability company
Mattamy Florida LLC, a Delaware limited liability company

By: _____ Date: _____

Mattamy Homes Authorized Officer

CONTRACT IS NOT BINDING UNTIL SIGNED BY OFFICER

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Exhibit 1
Affidavit for Individual Buyer
[DO NOT SIGN UNTIL CLOSING]

Affidavit

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared_____ ("Affiant"), who deposes and says under penalties of perjury that:

(When used "Affiant" includes singular or plural as context so requires or admits.)

1. Affiant is purchasing or acquiring an interest in the following described real property:

[Insert Legal Description]

2. Affiant has been given the opportunity to consult with an attorney.

3. Affiant is (initial which is applicable):

____Not a Foreign Principal as defined in s. 692.201, F.S., and is in compliance with the requirements set out in ss. 692.202-205, F.S.
OR
____A Foreign Principal as defined in s. 692.201, F.S., and is in compliance with the requirements set out in ss. 692.202-205, F.S.

4. Affiant acknowledges the foregoing representations will be relied upon to establish compliance with the law.

_____[TO BE SIGNED AT CLOSING]_____
(Affiant)
Print Name:_____
Address: _____

STATE OF _____

COUNTY OF_____

Sworn to (or affirmed) and subscribed before me by means of [ ] physical presence or [ ] online notarization this ___ day of _____, 20___, by_____ who [ ] is personally known or [ ] has produced _____ as identification.

[Notary Seal]

__[TO BE NOTARIZED AT CLOSING_____
Notary Public
Printed Name:_____
My Commission Expires:_____

Docusign Envelope ID: 7B08FD1A-980C-4C3D-AB71-6872F40C78D7

Exhibit 2
Affidavit for Entity Buyer
[DO NOT SIGN UNTIL CLOSING]

Affidavit

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared_____ ("Affiant") who deposes and says under penalties of perjury that:

(When used "Affiant" and "Buyer" include singular or plural as context so requires or admits.)

1. Affiant is the [state official capacity] of [state name/type/venue of entity], which is hereinafter referred to as "Buyer." All statements in Lines 4 through 5 below are made solely with respect to the Buyer and any holder of a "Controlling Interest" in the Buyer (as defined in s. 287.138(1)(a), F.S.), in each case solely with respect to the real property identified in Line 2.

2. Buyer is purchasing or acquiring an interest in the following described real property:

[Insert Legal Description]

3. Affiant has been given the opportunity to consult with an attorney.

4. Buyer is (initial which is applicable):

__ Not a Foreign Principal as defined in s. 692.201, F.S., and is in compliance with the requirements set out in ss. 692.202-205, F.S.
OR
___ A Foreign Principal as defined in s. 692.201, F.S., and is in compliance with the requirements set out in ss. 692.202-205, F.S.

5. Affiant acknowledges the foregoing representations will be relied upon to establish compliance with the law.

__[TO BE SIGNED AT CLOSING_____
(Affiant)
Print Name:_____
Official Capacity:_____
Name of Buyer:_____
Address:_____

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of [ ] physical presence or [ ] online notarization this ___ day of _____, 20___, by_____ who [ ] is personally known or [ ] has produced _____ as identification.

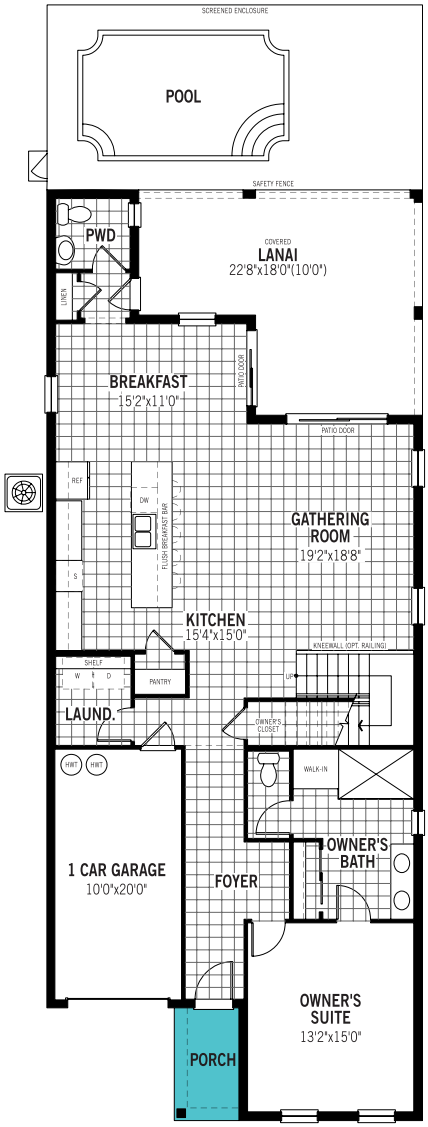
[Notary Seal]

_[TO BE NOTARIZED AT CLOSING_____
Notary Public
Printed Name: _____
My Commission Expires: _____

Docusign Envelope ID: 7B08FD1A-980C-4C3D-AB71-6872F40C78D7

Laguna III - First Floor

Rubrica



Selected Options: Alternate Porch

Printed on 4/11/24

Plans and elevations are artist's renderings and may contain options which are not standard on all models. Mattamy Homes reserves the right to make changes to these floorplans, specifications, dimensions and elevations without prior notice. Stated dimensions and square footage are approximate and should not be used as representation of the home's precise or actual size. Square footage of single family homes is generally based upon ANSI Z765-2003 but may vary from time to time and without notice. Square footage of multi-family homes are generally based upon ANSI BOMA Z65.1-1996 but may vary from time to time and without notice. Revision: 10/11/2022

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Laguna III - Second Floor

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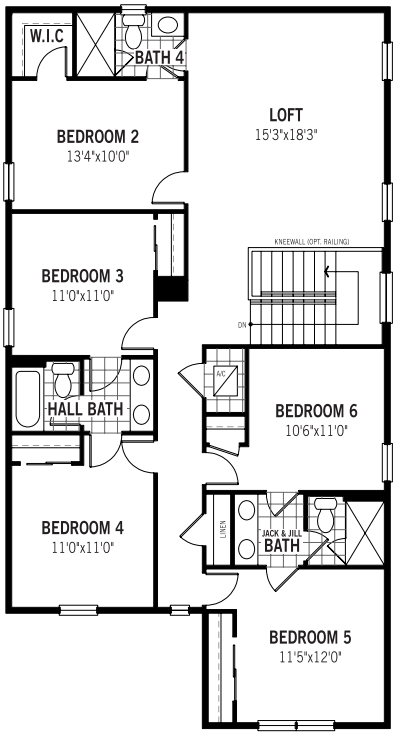

Printed on 4/11/24

Plans and elevations are artist's renderings and may contain options which are not standard on all models. Mattamy Homes reserves the right to make changes to these floorplans, specifications, dimensions and elevations without prior notice. Stated dimensions and square footage are approximate and should not be used as representation of the home's precise or actual size. Square footage of single family homes is generally based upon ANSI Z765-2003 but may vary from time to time and without notice. Square footage of multi-family homes are generally based upon ANSI BOMA Z65.1-1996 but may vary from time to time and without notice. Revision: 10/11/2022

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Laguna III



Elevation Modern



Elevation Coastal

Printed on 4/11/24

Plans and elevations are artist's renderings and may contain options which are not standard on all models. Mattamy Homes reserves the right to make changes to these floorplans, specifications, dimensions and elevations without prior notice. Stated dimensions and square footage are approximate and should not be used as representation of the home's precise or actual size. Square footage of single family homes is generally based upon ANSI Z765-2003 but may vary from time to time and without notice. Square footage of multi-family homes are generally based upon ANSI BOMA Z65.1-1996 but may vary from time to time and without notice. Revision: 10/11/2022

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mattamyHOMES SOLARA RESORT - SOLARA RESORT

Quick Move-In 0 | Quick Start Home 0 | Available 10 | Sold 0

Future 102 | Models 0



Site plans, photographs, maps, images and aerial photos are conceptual in nature and are merely an artist's rendition which are provided for illustrative purposes and should never be relied upon. The past, present, future of proposed roads, easements, land uses, conditions, plat maps, lot sizes, layouts, zoning, utilities, drainage, land conditions, or development of any type whatsoever, whether reflected on the site plan or map, or outside the boundaries of the site plan or map, may not be shown or may be incomplete or inaccurate and may or the future. You should never rely on the accuracy of these site plans, photographs, maps, images and aerial photos in making any decisions relative to purchasing any property. Mattamy Homes reserves t anges at any time without notice.

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Solara Resort

COMMUNITY INFORMATION

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Gated, resort-style oasis is your chance to own part of the magic. Every home has been thoughtfully designed to give everyone their own private space to relax while also flowing effortlessly into indoor and outdoor gathering spaces. Solara is set to take Orlando resort living to new heights, by combining luxurious amenities with Mattamy's famous commitment to community planning and thoughtful design. It is an innovative take on owning a vacation home. The resort's 13,00 square foot clubhouse and eight acre amenity center will boast an assortment of water amenities including a heated grand pool, Flowrider® Surf Simulator, kid's interactive water slides, and a splash pad.

COMMUNITY FEATURES

- Private swimming pool
- 24/7 manned gated entry
- Landscaping & trash valet services
- Full service restaurant and bars
- Full size sand volleyball court, soccer field & basketball court
- Fitness and business centers
- Indoor and outdoor lounges
- Sundries store
- Sports simulator
- Nearby shopping and dining
- Easy access to theme parks, airport and beaches
- Cable & Internet Included



MONTHLY HOA DUES

Townhomes	$663 /month
40' Paradise Series	$718 /month
50' Destination Series	$727 /month



ESTOPPEL AND INITIAL ASSESSMENT FEES

Initial Assessment Fee*	$2,450
Estoppel Fee*	$250
Transfer / Admin Fee	$50

* One-Time Fee Paid at Closing



CDD ASSESSMENTS (DEBT SERVICES AND O&M)

Townhomes	$1,152.84 /year
40' Paradise Series	$1,351.27 /year
50' Destination Series	$1,648.60 /year

Permanent occupancy within Solara Resort Vacation Villas is prohibited

HOA MANAGEMENT CONTACTS

Clubhouse/Amenity
Leland Management
(407) 479-5500

HOA Questions
Valerie Munoz - Onsite CAM
(407) 479-5500
vmunoz@lelandmanagement.com

Accounting Questions /Resident Support:
(407) 781-1185
residentsupport@lelandmanagement.com

Estoppel Requests:
estoppels@lelandmanagement.com



ADDRESS: 1575 Carey Palm Circle, Kissimmee, FL 34747
PHONE NUMBER: (407) 955-5389
DISCOVER THE MATTAMY WAY: mattamyhomes.com/orlando

All illustrations are artist's concept. All dimensions are approximate. Prices, specificat

ions subject to change without notice. ROC #249191B. Print 01/2025

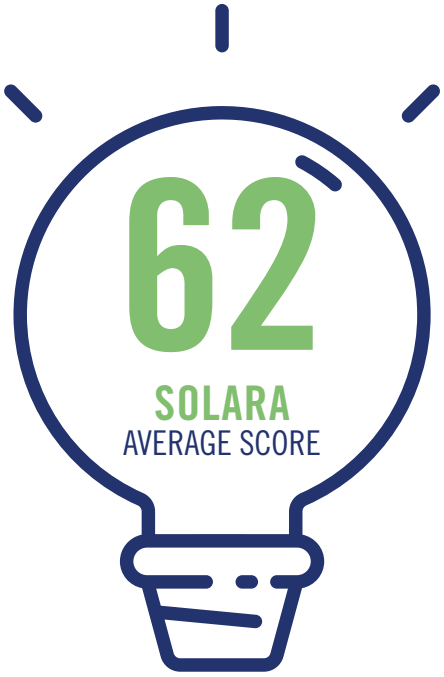
Docusign Envelope ID: 7B08FD1A-980C-4C3D-AB71-6872F40C78D7

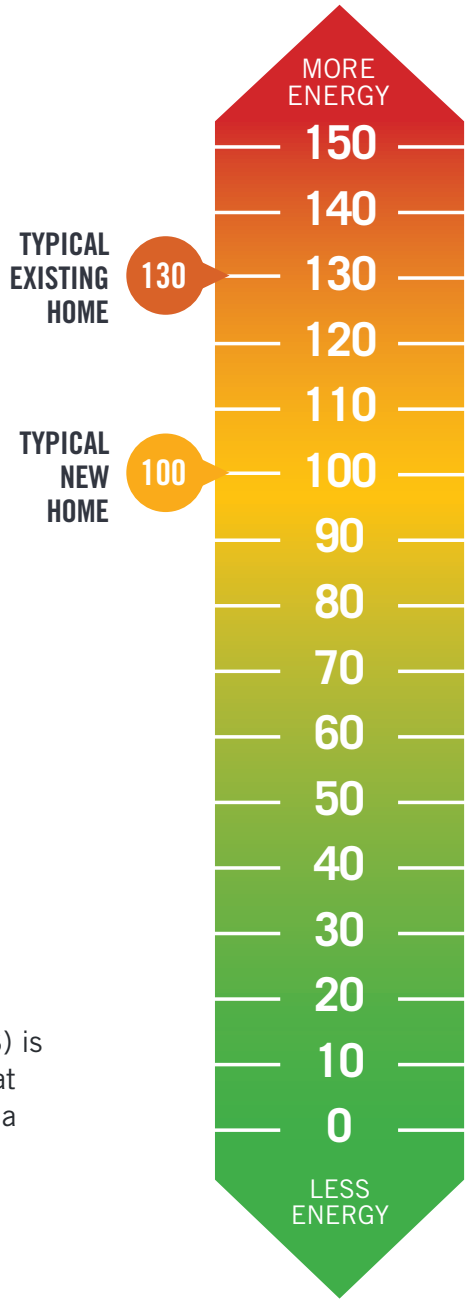
LOWER IS BETTER

The lower the HERS score, the more you save!

mattamyHOMES

ENERGY PERFORMANCE LEVEL DISPLAY CARD





Rubrica

66 Clearwater III

63 Destin III
Del Ray III

61 Laguna III
Malibu III

60 Napa III

58 Cabo III

HERS INDEX:

The Home Energy Rating System (HERS) is the industry standard scoring system that measures a home's energy efficiency on a scale from zero to 150.

*RESNET, or Residential Energy Services Network, has developed the HERS Index to indicate the comparative efficiencies of homes. It is not a guarantee of energy-efficiency or cost savings. Typical existing home is based on the U.S. Department of Energy definition with a HERS Index of 130. Typical new home is based on the RESNET Reference Home definition with a HERS Index of 100 (based on the 2006 International Energy Conservation Code). Mattamy Homes uses certified independent HERS energy raters to provide energy efficiency ratings for homes as designed pursuant to the applicable floor plan. Energy efficient features will vary depending upon the floor plans. elevations, design amenities/upgrades and the location of the home. Seller does not represent, warrant, or guarantee all homes sold by Seller have been individually rated. Further an may or may not factor in all options and/or upgrades available to be installed in the home. Actual energy costs and/or energy usage are dependent on a number of factors, incl energy consumption, home maintenance, size of household, energy conservation practices, home orientation, and surrounding climate and weather conditions. Speak with Matta ne Counsellor for details. Mattamy Homes Limited. E. & O.E Builder's #CGC1523142 MATORL398

Docusign Envelope ID: 7B08FD1A-980C-4C3D-AB71-6872F40C78D7

SOLARA RESORT

Rubrica

INCLUDED FEATURES IN YOUR HOME

ENERGYEFFICIENCY

- Department of Energy compliant HVAC systems with heat pumps
- Ecobee® Smart Programmable thermostat with built in Amazon Alexa voice services on 1st with Honeywell on the 2nd floor*
- Energy efficient 50-gallon water heater*
- Insulated, Low-E double pane vinyl windows
- R-30 ceiling and R-11 in exterior framed walls and R-4.1 insulation on exterior block walls
- 8 Ft. Insulated fiberglass front entry door*
- Designer lighting package with LED bulbs
- Ceiling fan pre-wire in gathering room and master suite*

DESIGNER KITCHENS

- Whirlpool® self-cleaning range, built-in microwave, refrigerator and dishwasher in stainless steel
- 42” upper cabinets with staggered cabinet over microwave
- Sustainability inspired waste pullout with 2 receptacles
- Island with storage for your cooking convenience*
- Elegant Granite countertops
- Stainless steel undermount kitchen sink
- Moen® kitchen sink faucet
- Moen® garbage disposal
- Ice maker connection

ELEGANT INTERIORS

- 9’4” ceilings on the 1st floor (SF)
- Elegant raised two panel interior doors
- Quality carpet in a variety of colors with a five-year abrasive wear, stain and fade-resistance warranty and 5 lb carpet pad
- Shaw® 17x17 ceramic tile in foyer, kitchen, breakfast nook, laundry and all bathrooms*
- Elegant 3-¼ baseboard and 2-¼ casings throughout the home
- Knockdown ceilings and orange peel finished walls
- Square corner bead
- Sherwin Williams® durable interior paint
- Sherwin Williams® Semi-gloss paint in kitchen and bathrooms
- Schlage® front door handle set
- CAT6 and RG6 cable TV outlets in gathering room, owners suite and one additional location*
- Rocker light switches
- Ventilated shelving
- Whirlpool® Washer and Dryer
- Designer 2” faux wood blinds package*
- Flat screen pre-wire in gathering and master suite(s)

LUXURIOUS BATHS

- Adult height vanity in master suite with double sinks
- Granite countertops in all baths
- Undermount sinks in all baths
- Moen® faucet packages in all baths
- Tubs and surround in secondary baths
- Shaw® 12x12 ceramic wall tile in master shower and tub surround*
- Elongated toilets in all baths
- Bath exhaust fan in separate water closets*

QUALITY CONSTRUCTION & EXTERIORS

- Dow Sentricon Baiting System with Pest Prevention Plus**
- Screened Pool with Heating Package (spa optional)
- Masonry concrete block construction and steel reinforced concrete slab (1st floor)
- High density engineered sub-floor on the 2nd floor for superior moisture resistance and a quiet, stiff floor
- Professionally engineered roof trusses with hurricane tie-downs for wind protection and safety
- Architectural roof shingles with 30 year manufacturer’s warranty
- Typar Buildingwrap®
- Architecturally designed exteriors with mixed elements and colors highlighted by professionally designed Sherwin Williams® color palettes
- Textured cementitious finish with decorative banding on windows (front elevation only)*
- Decorative, insulated Wayne Dalton® steel panel garage door with exterior coach light*
- Professionally designed landscaping package including fully sodded yard, mulched landscape beds and an assortment of plants meeting Florida Water Star® requirements
- Multi-zone irrigation system, front yard only
- Elegant paver driveway, lead walk, lanai & pool deck*
- Broom finished concrete on front porch*
- Smoke and carbon monoxide detectors with battery back-up for safety*
- Exterior GFCI outlets*
- Exterior hose bibs*
- Holiday Light Convenience Package
- Garage door opener pre-wire*

THE MATTAMY DIFFERENCE

- Peace of mind with our first year builder warranty and followup inspections
- Ten year transferable, insurance-backed structural warranty by Mattamy Homes
- Blower door & duct leakage testing by third party to ensure a tightly sealed home
- Quality brand name partners
- Convenient one-stop-shopping with Mattamy Home Funding
- Quality assurance inspection prior to closing

Permanent occupancy within Solara Resort Vacation Villas is prohibited

*Per Plan

**Completed prior to closing, at buyers expense.

ADDRESS: 1575 CAREY PALM CIRCLE KISSIMMEE, FL 34747

PHONE NUMBER: (407) 955-5389

DISCOVER THE MATTAMY WAY: mattamyhomes.com/orlando

If home buyer is working with a licensed Florida Real Estate agent or Broker, the agent or Broker must accompany and register buyer on the first visit to the community. Mattamy Homes reserves the right to modify features or adjust pricing without notice. No offer is valid until accepted and approved by Mattamy Homes. Equal Housing Builder. E.&O.E. Builder's License #CGC1523142. Print 02/10/2023

Certificado de Conclusão

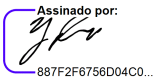
Identificação de envelope: 7B08FD1A-980C-4C3D-AB71-6872F40C78D7
Status: Enviado

Assunto: Solara - D40 - Lot 3185
Additional Buyer:
Envelope fonte:
Documentar páginas: 52
Assinaturas: 14
Certificar páginas: 5
Rubrica: 24
Assinatura guiada: Ativado
Selo com EnvelopeId (ID do envelope): Ativado
Fuso horário: (UTC-05:00) Hora do Leste (EUA e Canadá)

Remetente do envelope:
Mattamy Homes - Orlando
66 Wellington St W Suite 5500
TORONTO, ON M5K 1G8
orl.docusign@mattamycorp.com
Endereço IP: 3.96.112.23

Rastreamento de registros

Status: Original
8/4/2025 | 06:28 PM
Portador: Mattamy Homes - Orlando
orl.docusign@mattamycorp.com
Local: DocuSign

Eventos do signatário	Assinatura	Registro de hora e data
My Rentals & Management LLC, . Yglesio@yahoo.com Nível de segurança: E-mail, Autenticação da conta (Nenhuma) **Termos de Assinatura e Registro Eletrônico:** Aceito: 8/5/2025 | 06:11 PM ID: dd41a594-e814-4263-9f04-d108a69fddb1	Assinado por:  887F2F6756D04C0... Adoção de assinatura: Desenhado no dispositivo Usando endereço IP: 2600:1005:a020:e228:45c5:58f7:2297:f9e4 Assinado com o uso do celular	Enviado: 8/4/2025 | 06:44 PM Reenviado: 8/4/2025 | 06:53 PM Reenviado: 8/5/2025 | 10:03 AM Reenviado: 8/5/2025 | 10:08 AM Reenviado: 8/5/2025 | 04:46 PM Reenviado: 8/5/2025 | 04:47 PM Visualizado: 8/5/2025 | 06:11 PM Assinado: 8/5/2025 | 06:12 PM
CRISTIANO GOMES DE ALMEIDA chris@authenticorlando.com Nível de segurança: E-mail, Autenticação da conta (Nenhuma) **Termos de Assinatura e Registro Eletrônico:** Aceito: 8/4/2025 | 06:45 PM ID: 4cc78feb-4341-4971-b7ce-adf1fdcf8246		Enviado: 8/4/2025 | 06:44 PM Reenviado: 8/4/2025 | 06:53 PM Reenviado: 8/5/2025 | 06:13 PM Visualizado: 8/4/2025 | 06:54 PM
Moyses Silva De Souza, Yglesio Luciano Trustee Yglesio@yahoo.com Nível de segurança: E-mail, Autenticação da conta (Nenhuma) **Termos de Assinatura e Registro Eletrônico:** Aceito: 8/5/2025 | 06:11 PM ID: dd41a594-e814-4263-9f04-d108a69fddb1		Enviado: 8/5/2025 | 06:13 PM
Vega, Angel Angel.Vega@mattamycorp.com New Home Counselor Mattamy Homes Nível de segurança: E-mail, Autenticação da conta (Nenhuma) **Termos de Assinatura e Registro Eletrônico:** Não oferecido através da Docusign		Enviado: 8/4/2025 | 06:29 PM
Closings ORL closingsorlando@mattamycorp.com Nível de segurança: E-mail, Autenticação da conta (Nenhuma) **Termos de Assinatura e Registro Eletrônico:**		

Eventos do signatário	Assinatura	Registro de hora e data
Não oferecido através da Docusign		
Neil Weiderhaft Neil.Weiderhaft@mattamycorp.com Nível de segurança: E-mail, Autenticação da conta (Nenhuma) **Termos de Assinatura e Registro Eletrônico:** Não oferecido através da Docusign		
Neil Weiderhaft Neil.Weiderhaft@mattamycoprp.com Nível de segurança: E-mail, Autenticação da conta (Nenhuma) **Termos de Assinatura e Registro Eletrônico:** Não oferecido através da Docusign		

Eventos do signatário presencial	Assinatura	Registro de hora e data

Eventos de entrega do editor	Status	Registro de hora e data

Evento de entrega do agente	Status	Registro de hora e data

Eventos de entrega intermediários	Status	Registro de hora e data

Eventos de entrega certificados	Status	Registro de hora e data

Eventos de cópia	Status	Registro de hora e data
ORL Docusign Account ORL.DocuSign@mattamycorp.com Nível de segurança: E-mail, Autenticação da conta (Nenhuma) **Termos de Assinatura e Registro Eletrônico:** Não oferecido através da Docusign		

Eventos com testemunhas	Assinatura	Registro de hora e data

Eventos do tabelião	Assinatura	Registro de hora e data

Eventos de resumo do envelope	Status	Carimbo de data/hora
Envelope enviado	Com hash/criptografado	8/4/2025 | 06:29 PM
Envelope atualizado	Segurança verificada	8/4/2025 | 06:44 PM
Envelope atualizado	Segurança verificada	8/4/2025 | 06:44 PM
Envelope atualizado	Segurança verificada	8/4/2025 | 06:44 PM
Envelope atualizado	Segurança verificada	8/4/2025 | 06:44 PM
Envelope atualizado	Segurança verificada	8/4/2025 | 06:44 PM
Envelope atualizado	Segurança verificada	8/4/2025 | 06:44 PM
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Envelope atualizado	Segurança verificada	8/4/2025 | 06:55 PM
Envelope atualizado	Segurança verificada	8/4/2025 | 06:55 PM

Eventos de pagamento	Status	Carimbo de data/hora

Termos de Assinatura e Registro Eletrônico

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

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At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a $0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact Mattamy Homes:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:
To contact us by email send messages to: privacy@mattamycorp.com

To advise Mattamy Homes of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at privacy@mattamycorp.com and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

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To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to privacy@mattamycorp.com and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with Mattamy Homes

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;

ii. send us an email to privacy@mattamycorp.com and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: https://support.docusign.com/guides/signer-guide-signing-system-requirements.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify Mattamy Homes as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by Mattamy Homes during the course of your relationship with Mattamy Homes.

Docusign Envelope ID: 2219021C-E564-47E3-A326-BD6BFD85E798

American Land Title Association | Final ALTA Settlement Statement - Cash
Adopted 05-01-2015

Lennar Title, Inc.
6675 Westwood Blvd
5th floor
Orlando, FL 32821

File No./Escrow No. :	111649-023562
Print Date & Time:	August 28, 2025 6:16 am
Officer/Escrow Officer :	Kristen Koener
Settlement Location :	6675 Westwood Blvd, 5th floor Orlando, FL 32821
Property Address:	5677 LIVELINESS ALLEY Clermont, FL 34714
Brief Legal:	Lot(s) 701 Wellness Ridge Phase 2 Plat Book 83 Pages 83-97
Builder Job No.:	11138720701
Buyer:	My Rentals & Management LLC 16207 Point Rock Drive Oakland, FL 34787
Seller:	Lennar Homes, LLC 6675 Westwood Blvd 5th Floor Orlando, FL 32821
Settlement Date:	August 29, 2025
Disbursement Date:	August 29, 2025

Seller		Description	Buyer	
Debit	**Credit**		**Debit**	**Credit**
		Financial		
	410,340.00	Sale Price of Property	410,340.00	
		Deposit		41,500.00
28,723.00		Seller Credit		28,723.00
41,500.00		Excess Deposit		
		Prorations/Adjustments		
	139.69	CDD - 08/29/25-09/30/25	139.69	
542.47		County Taxes - 01/01/25 - 08/29/25		542.47
		Other Loan Charges		
		E-Recording Fee - Buyer/Borrower to POC by LTC fbo Simplifile	6.50	
		Title Charges and Escrow/Settlement Charges		

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Seller		Description	Buyer	
Debit	**Credit**		**Debit**	**Credit**
		Closing/Settlement Fee to Lennar Title, Inc.	695.00	
		Courier/Messenger to Lennar Title, Inc.	150.00	
		Search to Lennar Title, Inc.	395.00	
		ALTA Endorsement 9.2-06 (Covenants, Conditions and Restrictions - Improved Land - Owner's Po to Lennar Title, Inc.	212.70	
		Owner's Title Insurance to Lennar Title, Inc. Coverage: 410,340.00 Premium: 2,127.00	2,127.00	
		Commissions		
		Administrative Broker Commission to Authentic Real Estate Team	399.00	
22,897.02		Real Estate Commission Buyers Broker to Authentic Real Estate Team		
		Government Recording and Transfer Charges		
		Recording Fees - Deed to LTC fbo the County Clerk	35.50	
		Recording Fees - NOT to LTC fbo the County Clerk	27.00	
		State tax/stamps - Deed to LTC fbo the County Clerk	2,872.80	
		Miscellaneous		
		HOA Capital Contribution to Wellness Ridge Homoeowners Association, Inc.	100.00	
		HOA Dues - 2 Months Upfront to Wellness Ridge Homoeowners Association, Inc.	378.00	
170.71		HOA Dues - Prorated - 08/01/25-08/31/25 to Wellness Ridge Homoeowners Association, Inc.	18.29	
150.00		HOA Estoppel Fee to Icon Management Services		
	360.00	Survey Fee	360.00	

Seller			Buyer	
Debit	**Credit**		**Debit**	**Credit**
93,983.20	410,839.69	**Subtotals**	418,256.48	70,765.47
		Due from Buyer		347,491.01
316,856.49		**Due to Seller**		
410,839.69	410,839.69	**Totals**	418,256.48	418,256.48

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Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Lennar Title, Inc. to cause the funds to be disbursed in accordance with this statement.

Buyer

My Rentals & Management LLC

Assinado por:

BY: _____

Ygresio Luciano Moyses Silva De Souza

Sole Member

Seller

Lennar Homes, LLC , a Florida limited liability company

Signed by:

BY: _____

Benjamin Goldstein

Authorized Agent

Kristen Koener

Kristen Koener

Escrow Officer

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American Land Title Association | ALTA Settlement Statement - Combined
Adopted 05-01-2015

File No: 110864782
Printed: 09/15/2025, 12:32 PM
Officer/Escrow Officer: April Samaniego/AS
Settlement Location: 13848 Tilden Road, Suite 248, Winter Garden, FL 34787

First American Title Insurance Company

13848 Tilden Road, Suite 248 • Winter Garden, FL 34787
Phone: (407)614-6266 Fax:
Final Settlement Statement



Property Address: 2368 Distant Sun Trail, Kissimmee, FL 34747
Short Legal Info: Lot 185R, SOLARA PHASE 3 REPLAT
Buyer: My Rentals & Management LLC, a Florida limited liability company
Seller: Mattamy Orlando LLC
Lender:
Settlement Date: 09/24/2025
Disbursement Date: 09/24/2025

Seller		Description	Buyer	
Debit	**Credit**		**Debit**	**Credit**
		Financial		
	637,863.00	Sale Price	637,863.00	
		Total Deposit/Earnest Money		127,572.00
		Disbursed as Proceeds ($0.00)		
127,572.00		Excess Deposit		
		Prorations/Adjustments		
	333.56	County Taxes 09/24/25 to 01/01/26 @$1,229.79/yr	333.56	
	1,377.21	2025-2026 CDD/Non Ad-Valorem Assessments 09/24/25 to 10/01/26 @$1,351.29/yr	1,377.21	
20,000.00		Seller Credit		20,000.00
	4,995.00	Builder Fee	4,995.00	
	100.00	Termite Treatment Fee	100.00	
	175.00	(Survey Fee (Reimburse Mattamy Home))		
		Title Charges & Escrow / Settlement Charges		
		ALTA Owner's Policy Premium: $3264.50 Prom.: $3264.50 to Mattamy Homes Title Agency, LLC	3,264.50	
		[ALTA 9.2 w/FL MOD] Restrictions, Encroachments & Minerals - Improved Land to Mattamy Homes Title Agency, LLC	326.45	
		Search Fee to First American Title Insurance Company	200.00	
		Closing Services Fee to First American Title Insurance Company	550.00	
		Real Estate Broker Compensation		
63,786.30		Real Estate Broker Compensation to Authentic Real Estate Team		
		Government Recording and Transfer Charges		
		Record Warranty Deed to Clerk of Circuit Court	86.50	
		Record Affidavit to Clerk of Circuit Court	35.50	

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Seller		Description	Buyer	
Debit	**Credit**		**Debit**	**Credit**
		State Documentary Transfer Tax to Osceola County Clerk of Courts	4,465.30	
		Miscellaneous		
		Transaction Fee to Authentic Real Estate Team	399.00	
		Association Dues 09/24-09/30 @ $718.00/Month to Solara Resort HOA, Inc.	167.53	
		Association Dues - Next Two Months to Solara Resort HOA, Inc.	1,436.00	
		HOA Initial Contribution to Solara Resort HOA, Inc.	2,450.00	
		Estoppel Fee to Leland Management	250.00	
		(Survey Fee (Reimburse Mattamy Home)) to McMahon Surveying	175.00	
		Funds Held		
3,871.62		Funds Held: TAXES HELD FOR 2025 payment		
215,229.92	644,843.77	**Subtotals**	658,474.55	147,572.00
		Due From Buyer		510,902.55
429,613.85		Due To Seller		
644,843.77	644,843.77	**Totals**	658,474.55	658,474.55

Reissue Credit of $0.00 applied to Owners Policy by First American Title Insurance Company

Agent's portion of the total title insurance premium $1,795.47 to Mattamy Homes Title Agency, LLC

Underwriter's portion of the total title insurance premium $1,795.47 to First American Title Insurance Company

A. Samaniego

Escrow Officer: April Samaniego

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American Land Title Association

ALTA Settlement Statement - Cash
Adopted 05-01-2015

PGP Title of Florida, Inc., dba PGP Title
ALTA Universal ID: 0005540
4901 Vineland Road
Suite 140
Orlando, FL 32811

File No./Escrow No. : FL-354126
Print Date & Time: August 28, 2025 8:13 am
Officer/Escrow Officer : Melodie Thibodeaux
Settlement Location : 4901 Vineland Road, Suite 140
Orlando, FL 32811

Property Address: 15874 Cape Coral Loop
Clermont, FL 34714

Builder Reference No.: 1045799327901
Lot: 279
Subdivision: Windsor Cay Phase 1

Buyer: MY RENTALS & MANAGEMENT LLC, a Florida limited liability company
Brasil
NA

Seller: Pulte Home Company, LLC, a Michigan limited liability company
4901 Vineland Road, Suite 500
Orlando, FL 32811

Borrower:
Seller:
Borrower:

Loan Type:

Settlement Date: August 28, 2025
Disbursement Date: August 28, 2025

Seller		Description	Buyer	
Debit	**Credit**		**Debit**	**Credit**
		Financial		
	739,650.00	Sale Price of Property	739,650.00	
		Deposit		125,000.00
120,000.00		Seller Credit		120,000.00
125,000.00		Excess Deposit		
		Prorations/Adjustments		

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Seller		Description	Buyer	
Debit	Credit		Debit	Credit
		Prorations/Adjustments (continued)		
	196.84	CDD Assessment ${Amount}/YR 08/28/25 - 10/01/25	196.84	
517.10		County Taxes 01/01/25 - 08/28/25		517.10
		Title Charges and Escrow/Settlement Charges		
5.00		eRecording Fee to PGP Title fbo SimpliFile	5.00	
		Settlement/Closing Fee to PGP Title of Florida, Inc., dba PGP Title	750.00	
		Title Search Fee to PGP Title of Florida, Inc., dba PGP Title	200.00	
		Owner's Title Insurance to PGP Title of Florida, Inc., dba PGP Title Coverage: 739,650.00 Premium: 3,773.50	3,773.50	
		Restrictions, Encroachments, Minerals Endorsement - Owner's Policy: Improved Land to PGP Title of Florida, Inc., dba PGP Title	377.35	
		Commissions		
68,799.00		Selling Broker Commission to Authentic Real Estate Team Authentic Real Estate Team 68,799.00		
		Selling Broker Transaction Fee to Authentic Real Estate Team Authentic Real Estate Team 399.00	399.00	
		Government Recording and Transfer Charges		
		Recording Fees to PGP Title fbo County Clerk	18.50	
35.50		Record Notice of Termination to PGP Title fbo County Clerk		
		State tax/stamps to PGP Title fbo County Clerk	5,177.90	
		Miscellaneous		
		Current Dues - Prorated Monthly @ $409.00 08/28/25 thru 08/31/25 to Windsor Cay Homeowners Association, Inc.	52.77	
		Estoppel Fee to Castle Management Group	275.00	
		Initial Contribution to Windsor Cay Homeowners Association, Inc.	3,000.00	
		Next Month's Dues to Windsor Cay Homeowners Association, Inc.	409.00	
		Survey to American Surveying & Mapping $180.00 paid outside closing by Seller		

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Seller		Description	Buyer	
Debit	Credit		Debit	Credit
		Miscellaneous (continued)		
		Termite to Home Team Services $77.00 paid outside closing by Seller		
	180.00	REIMBURSE: Survey	180.00	
	77.00	REIMBURSE: Termite Fee	77.00	

Seller			Buyer	
Debit	Credit		Debit	Credit
314,356.60	740,103.84	**Subtotals**	754,541.86	245,517.10
		Due from Buyer		509,024.76
425,747.24		**Due to Seller**		
740,103.84	740,103.84	**Totals**	754,541.86	754,541.86

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Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize PGP Title of Florida, Inc., dba PGP Title to cause the funds to be disbursed in accordance with this statement.

Buyer

MY RENTALS & MANAGEMENT LLC, a Florida limited liability company

BY:_____
My Negocios S.A; by Chairman of the board of Director, Yglesio Luciano Moyses Silva De Souza
Member

Seller

Pulte Home Company, LLC, a Michigan limited liability company

BY:_____
Gabriela Lugo
Closing Coordinator

_____
PGP Title of Florida, Inc., dba PGP Title
Settlement Agent

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Prepared By:
PGP Title of Florida, Inc., dba PGP Title
Attn: Melodie Thibodeaux
4901 Vineland Road, Suite 140
Orlando, FL 32811

Return To:
PGP Branch Support Center

9111 Cypress Waters Blvd., Suite 200, Mail Code: BSC
Coppell, TX 75019

File No.: FL-354126

Property Appraiser's Parcel I.D. (folio) No.:
2624260100-000-27900

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED to be effective August 28, 2025 by Pulte Home Company, LLC, a Michigan limited liability company existing under the laws of Michigan, and having its principal place of business at 4901 Vineland Road, Suite 500, Orlando, FL 32811 (the "Grantor"), and MY RENTALS & MANAGEMENT LLC, a Florida limited liability company having a mailing address of 15874 Cape Coral Loop, Clermont, FL 34714, (the "Grantee"):

(Which terms "Grantor" and "Grantee" shall include singular and plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN and No Dollars ($10.00) and other valuable consideration, receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed and confirmed unto the Grantee, its successors and assigns forever, following described land situated in County of Lake, State of Florida, to-wit:

Lot 279, WINDSOR CAY PHASE 1, according to the plat thereof, as recorded in Plat Book 80, Page(s) 78 through 96, Public Records of Lake County, Florida.

SUBJECT, however, to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances except taxes accruing subsequent to 2024, and any other matters referenced herein; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor, but against none other.

IN WITNESS WHEREOF, the said grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers duly authorized, this August 28th, 20 25.

(CORPORATE SEAL)

BY: _____
Pulte Home Company, LLC, a Michigan limited liability company

Sadia Rivera
Printed Name

Closing Coordinator
Title

Signed, and sealed and delivered in presence of:

_____
Witness Signature Laurie Flagg

_____
Printed Name and Address of First Witness
4901 Vineland Road Suite# 140
Orlando, FL 32811

_____
Witness Signature

_____
Printed Name and Address of Second Witness
4901 Vineland Road Suite# 140
Orlando, FL 32811

STATE OF Florida)
COUNTY OF Orange)

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this August 28th, 20 25 by

Sadia Rivera
Closing Coordinator
_____ of Pulte Home Company, LLC, a Michigan limited liability company, on behalf of the limited liability company. He/she is personally known to me or produced _____ as identification.

_____
Notary Public

Laurie J. Flagg
Printed Name
My Commission Expires:
(SEAL)

LAURIE J. FLAGG
Notary Public-State of Florida
Commission # HH 667445
My Commission Expires
April 21, 2029

PulteGroup

UTILITY TURN-OFF ACKNOWLEDGMENT

Date: August 27, 2025

To:

RE: Transfer of Utility Service

Buyer's Name(s): MY RENTALS & MANAGEMENT LLC, a Florida limited liability company

Please disconnect the utility service from **Pulte Home Company, LLC, a Michigan limited liability company's (Tax ID: xx-xxx5089)** name at the following address:

15874 Cape Coral Loop, Clermont, FL 34714

located in The **Windsor Cay Phase 1** community,

Account No.: _____

Your company provides electric service for this home. The homeowner(s) has acknowledged that they will be assuming service. Please turn off the power in Pulte Home Company, LLC, a Michigan limited liability company's name on:

August 29, 2025

Sincerely,

Gabriela Lugo
Pulte Home Company, LLC, a Michigan limited liability company
Closing Coordinator
(407)661-2150

HOMEOWNER

I hereby acknowledge that I understand this procedure for utility connection.

MY RENTALS & MANAGEMENT LLC, a Florida limited liability company

BY: _____
My Negocios S.A; by Chairman of the board of Director, Yglesio Luciano Moyses Silva De Souza
Member

Internal Use:
Fax this form to:

PULTE HOME COMPANY LLC, A MICHIGAN limited liability company, successor by conversion of Pulte Home Corporation, a Michigan corporation
AMENDMENT TO PURCHASE AGREEMENT

This Amendment (the "Amendment") is made to that certain Purchase Agreement between PULTE HOME COMPANY LLC, A MICHIGAN limited liability company, successor by conversion of Pulte Home Corporation, a Michigan corporation (the "Seller") and **Yglesio Luciano Moyses Silva De Souza** (collectively the "Buyer"), dated **August 04, 2025** (the "Agreement"), relating to that certain **15874 Cape Coral Loop, Clermont, FL 34714, Lot 279 Block 01, Community Windsor Cay.**

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, all of the parties who have executed below hereby agree to amend the Agreement as follows:

The parties agree that Buyer hereby assigns all of its right, title and interest in the Agreement to **MY RENTALS & MANAGEMENT LLC, a Florida limited liability company** ("Assignee"). Buyer shall be released from the Agreement and shall relinquish all of its right, title and interest in and to the Property, the Deposits and shall have no further obligations arising out of the Agreement. Assignee hereby assumes all obligations of Buyer under the Agreement as if Assignee was the original party thereto.

Except as expressly modified herein, the Agreement remains unchanged and in full force and effect and the Assignee affirms all ongoing obligations of this Amendment and the Agreement. In the event of a conflict between the terms and provisions of this Amendment and the Agreement, the terms and provisions of this Amendment shall control and be given effect. All capitalized terms not otherwise defined herein shall have the meanings ascribed to such terms in the Agreement.

This Amendment may be executed simultaneously in two or more counterparts, each one of which shall be deemed an original, but all of which shall constitute one and the same instrument. To facilitate execution, the parties agree that this Amendment may be executed and telecopied to the other party and that an executed telecopy shall be binding and enforceable as an original.

IN WITNESS WHEREOF, Seller and Purchaser have caused this Amendment to be executed on the date set forth below.

"BUYER"

BY: _____
Yglesio Luciano Moyses Silva De Souza

MY RENTALS & MANAGEMENT LLC, a Florida limited liability company

BY: _____
PRINTED NAME:
My Negocios S.A; by Chairman of the board of Director, Yglesio Luciano Moyses Silva De Souza
ITS: Member

"SELLER"

PULTE HOME COMPANY LLC, A MICHIGAN limited liability company, successor by conversion of Pulte Home Corporation, a Michigan corporation
By: Gabriela Lugo
Name: Gabriela Lugo
Title: Sr. Closing Coordinator

American Land Title Association

ALTA Settlement Statement - Cash
Adopted 05-01-2015

PGP Title of Florida, Inc., dba PGP Title
ALTA Universal ID: 0005540
4901 Vineland Road
Suite 140
Orlando, FL 32811

File No./Escrow No. : FL-354126
Print Date & Time: August 28, 2025 8:13 am
Officer/Escrow Officer : Melodie Thibodeaux
Settlement Location : 4901 Vineland Road, Suite 140
Orlando, FL 32811

Property Address: 15874 Cape Coral Loop
Clermont, FL 34714

Builder Reference No.: 1045799327901
Lot: 279
Subdivision: Windsor Cay Phase 1

Buyer: MY RENTALS & MANAGEMENT LLC, a Florida limited liability company
Brasil
NA

Seller: Pulte Home Company, LLC, a Michigan limited liability company
4901 Vineland Road, Suite 500
Orlando, FL 32811

Borrower:
Seller:
Borrower:

Loan Type:

Settlement Date: August 28, 2025
Disbursement Date: August 28, 2025

Seller		Description	Buyer	
Debit	**Credit**		**Debit**	**Credit**
		Financial		
	739,650.00	Sale Price of Property	739,650.00	
		Deposit		125,000.00
120,000.00		Seller Credit		120,000.00
125,000.00		Excess Deposit		
		Prorations/Adjustments		

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Seller		Description	Buyer	
Debit	Credit		Debit	Credit
		Prorations/Adjustments (continued)		
	196.84	CDD Assessment ${Amount}/YR 08/28/25 - 10/01/25	196.84	
517.10		County Taxes 01/01/25 - 08/28/25		517.10
		Title Charges and Escrow/Settlement Charges		
5.00		eRecording Fee to PGP Title fbo SimpliFile	5.00	
		Settlement/Closing Fee to PGP Title of Florida, Inc., dba PGP Title	750.00	
		Title Search Fee to PGP Title of Florida, Inc., dba PGP Title	200.00	
		Owner's Title Insurance to PGP Title of Florida, Inc., dba PGP Title Coverage: 739,650.00 Premium: 3,773.50	3,773.50	
		Restrictions, Encroachments, Minerals Endorsement - Owner's Policy: Improved Land to PGP Title of Florida, Inc., dba PGP Title	377.35	
		Commissions		
68,799.00		Selling Broker Commission to Authentic Real Estate Team Authentic Real Estate Team 68,799.00		
		Selling Broker Transaction Fee to Authentic Real Estate Team Authentic Real Estate Team 399.00	399.00	
		Government Recording and Transfer Charges		
		Recording Fees to PGP Title fbo County Clerk	18.50	
35.50		Record Notice of Termination to PGP Title fbo County Clerk		
		State tax/stamps to PGP Title fbo County Clerk	5,177.90	
		Miscellaneous		
		Current Dues - Prorated Monthly @ $409.00 08/28/25 thru 08/31/25 to Windsor Cay Homeowners Association, Inc.	52.77	
		Estoppel Fee to Castle Management Group	275.00	
		Initial Contribution to Windsor Cay Homeowners Association, Inc.	3,000.00	
		Next Month's Dues to Windsor Cay Homeowners Association, Inc.	409.00	
		Survey to American Surveying & Mapping $180.00 paid outside closing by Seller		

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Seller		Description	Buyer	
Debit	Credit		Debit	Credit
		Miscellaneous (continued)		
		Termite to Home Team Services $77.00 paid outside closing by Seller		
	180.00	REIMBURSE: Survey	180.00	
	77.00	REIMBURSE: Termite Fee	77.00	

Seller			Buyer	
Debit	Credit		Debit	Credit
314,356.60	740,103.84	**Subtotals**	754,541.86	245,517.10
		Due from Buyer		509,024.76
425,747.24		**Due to Seller**		
740,103.84	740,103.84	**Totals**	754,541.86	754,541.86

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Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize PGP Title of Florida, Inc., dba PGP Title to cause the funds to be disbursed in accordance with this statement.

Buyer

MY RENTALS & MANAGEMENT LLC, a Florida limited liability company

BY:_____
My Negocios S.A; by Chairman of the board of Director, Yglesio Luciano Moyses Silva De Souza
Member

Seller

Pulte Home Company, LLC, a Michigan limited liability company

BY:_____
Gabriela Lugo
Closing Coordinator

_____
PGP Title of Florida, Inc., dba PGP Title
Settlement Agent

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Prepared By:
PGP Title of Florida, Inc., dba PGP Title
Attn: Melodie Thibodeaux
4901 Vineland Road, Suite 140
Orlando, FL 32811

Return To:
PGP Branch Support Center

9111 Cypress Waters Blvd., Suite 200, Mail Code: BSC
Coppell, TX 75019

File No.: FL-354126

Property Appraiser's Parcel I.D. (folio) No.:
2624260100-000-27900

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED to be effective August 28, 2025 by Pulte Home Company, LLC, a Michigan limited liability company existing under the laws of Michigan, and having its principal place of business at 4901 Vineland Road, Suite 500, Orlando, FL 32811 (the "Grantor"), and MY RENTALS & MANAGEMENT LLC, a Florida limited liability company having a mailing address of 15874 Cape Coral Loop, Clermont, FL 34714, (the "Grantee"):

(Which terms "Grantor" and "Grantee" shall include singular and plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN and No Dollars ($10.00) and other valuable consideration, receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed and confirmed unto the Grantee, its successors and assigns forever, following described land situated in County of Lake, State of Florida, to-wit:

Lot 279, WINDSOR CAY PHASE 1, according to the plat thereof, as recorded in Plat Book 80, Page(s) 78 through 96, Public Records of Lake County, Florida.

SUBJECT, however, to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances except taxes accruing subsequent to 2024, and any other matters referenced herein; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor, but against none other.

IN WITNESS WHEREOF, the said grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers duly authorized, this August 28th, 20 25.

(CORPORATE SEAL)

BY: _____
Pulte Home Company, LLC, a Michigan limited liability company

Sadia Rivera
Printed Name

Closing Coordinator
Title

Signed, and sealed and delivered in presence of:

_____
Witness Signature Laurie Flagg

_____
Printed Name and Address of First Witness
4901 Vineland Road Suite# 140
Orlando, FL 32811

_____
Witness Signature

_____
Printed Name and Address of Second Witness
4901 Vineland Road Suite# 140
Orlando, FL 32811

STATE OF Florida)
COUNTY OF Orange)

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this August 28th, 20 25 by

Sadia Rivera
Closing Coordinator
_____ of Pulte Home Company, LLC, a Michigan limited liability company, on behalf of the limited liability company. He/she is personally known to me or produced _____ as identification.

_____
Notary Public

Laurie J. Flagg
Printed Name
My Commission Expires:
(SEAL)

LAURIE J. FLAGG
Notary Public-State of Florida
Commission # HH 667445
My Commission Expires
April 21, 2029

PulteGroup

UTILITY TURN-OFF ACKNOWLEDGMENT

Date: August 27, 2025

To:

RE: Transfer of Utility Service

Buyer's Name(s): MY RENTALS & MANAGEMENT LLC, a Florida limited liability company

Please disconnect the utility service from **Pulte Home Company, LLC, a Michigan limited liability company's (Tax ID: xx-xxx5089)** name at the following address:

15874 Cape Coral Loop, Clermont, FL 34714

located in The **Windsor Cay Phase 1** community,

Account No.: _____

Your company provides electric service for this home. The homeowner(s) has acknowledged that they will be assuming service. Please turn off the power in Pulte Home Company, LLC, a Michigan limited liability company's name on:

August 29, 2025

Sincerely,

Gabriela Lugo
Pulte Home Company, LLC, a Michigan limited liability company
Closing Coordinator
(407)661-2150

HOMEOWNER

I hereby acknowledge that I understand this procedure for utility connection.

MY RENTALS & MANAGEMENT LLC, a Florida limited liability company

BY: _____
My Negocios S.A; by Chairman of the board of Director, Yglesio Luciano Moyses Silva De Souza
Member

Internal Use:
Fax this form to:

PULTE HOME COMPANY LLC, A MICHIGAN limited liability company, successor by conversion of Pulte Home Corporation, a Michigan corporation
AMENDMENT TO PURCHASE AGREEMENT

This Amendment (the "Amendment") is made to that certain Purchase Agreement between PULTE HOME COMPANY LLC, A MICHIGAN limited liability company, successor by conversion of Pulte Home Corporation, a Michigan corporation (the "Seller") and **Yglesio Luciano Moyses Silva De Souza** (collectively the "Buyer"), dated **August 04, 2025** (the "Agreement"), relating to that certain **15874 Cape Coral Loop, Clermont, FL 34714, Lot 279 Block 01, Community Windsor Cay.**

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, all of the parties who have executed below hereby agree to amend the Agreement as follows:

The parties agree that Buyer hereby assigns all of its right, title and interest in the Agreement to **MY RENTALS & MANAGEMENT LLC, a Florida limited liability company** ("Assignee"). Buyer shall be released from the Agreement and shall relinquish all of its right, title and interest in and to the Property, the Deposits and shall have no further obligations arising out of the Agreement. Assignee hereby assumes all obligations of Buyer under the Agreement as if Assignee was the original party thereto.

Except as expressly modified herein, the Agreement remains unchanged and in full force and effect and the Assignee affirms all ongoing obligations of this Amendment and the Agreement. In the event of a conflict between the terms and provisions of this Amendment and the Agreement, the terms and provisions of this Amendment shall control and be given effect. All capitalized terms not otherwise defined herein shall have the meanings ascribed to such terms in the Agreement.

This Amendment may be executed simultaneously in two or more counterparts, each one of which shall be deemed an original, but all of which shall constitute one and the same instrument. To facilitate execution, the parties agree that this Amendment may be executed and telecopied to the other party and that an executed telecopy shall be binding and enforceable as an original.

IN WITNESS WHEREOF, Seller and Purchaser have caused this Amendment to be executed on the date set forth below.

"BUYER"

BY: _____
Yglesio Luciano Moyses Silva De Souza

MY RENTALS & MANAGEMENT LLC, a Florida limited liability company

BY: _____
PRINTED NAME:
My Negocios S.A; by Chairman of the board of Director, Yglesio Luciano Moyses Silva De Souza
ITS: Member

"SELLER"

PULTE HOME COMPANY LLC, A MICHIGAN limited liability company, successor by conversion of Pulte Home Corporation, a Michigan corporation
By: Gabriela Lugo
Name: Gabriela Lugo
Title: Sr. Closing Coordinator

PGP Title of Florida, Inc., dba PGP Title
ALTA Universal ID: 0005540
4901 Vineland Road
Suite 140
Orlando, FL 32811

File No./Escrow No.:	FL-357187
Print Date & Time:	October 29, 2025 8:11 am
Officer/Escrow Officer:	Denise Swift
Settlement Location:	4901 Vineland Road, Suite 140 Orlando, FL 32811
Property Address:	214 Woodfall Lane Winter Garden, FL 34787
Borrower:	MY RENTALS & MANAGEMENT LLC, a Florida limited liability company 16207 Point Rock Drive Oakland, FL 34747
Seller:	Pulte Home Company, LLC, a Michigan limited liability company 4901 Vineland Road Suite 500 Orlando, FL 32811
Lender:	BRADESCO BANK 3011 Ponce de Leon Blvd., PH2 Coral Gables, FL 33134
Loan Number:	1521005338
Settlement Date :	October 29, 2025
Disbursement Date :	October 29, 2025

Seller		Description	Borrower	
Debit	**Credit**		**Debit**	**Credit**
		Financial		
	1,125,000.00	Sale Price of Property	1,125,000.00	
		Deposit		75,000.00
		Loan Amount		787,500.00
20,000.00		Seller Credit		20,000.00
75,000.00		Excess Deposit		
		Prorations/Adjustments		
	170.00	REIMBURSE: Survey	170.00	
	75.00	REIMBURSE: Termite Fee	75.00	
	342.85	County Taxes 10/29/25-01/01/26	342.85	
		Loan Charges to BRADESCO BANK		
		Origination	7,875.00	

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Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Loan Charges to BRADESCO BANK (continued)		
		Underwriting Fee	1,500.00	
		Appraisal fee to Greater Orlando Appraisal Assoc, Inc. $1,100.00 paid outside closing by Borrower		
		Credit Report Fee to Xactus	75.00	
		Flood Certification to CoreLogic	15.00	
		Tax Service Fee to Corelogic Tax Service	70.00	
		Prepaid Interest $132.15 per day from 10/29/25 to 11/01/25 BRADESCO BANK	396.45	
		Impounds		
		Homeowner's Insurance to BRADESCO BANK 3.000 Months at $178.36/month	535.08	
		Property Taxes to BRADESCO BANK 2.000 Months at $1,406.25/month	2,812.50	
		Aggregate Adjustment to BRADESCO BANK		178.36
		Title Charges and Escrow/Settlement Charges		
		ALTA Endorsement 8.1 (Environmental Protection Lien) to PGP Title of Florida, Inc., dba PGP Title	25.00	
		eRecording Fee to PGP Title fbo SimpliFile	10.00	
		Lender's Title Insurance to PGP Title of Florida, Inc., dba PGP Title Coverage: $787,500.00 Disclosed Premium: $4,012.50 Version: ALTA Loan Policy w/Florida Modifications (07-01-2021)	4,012.50	
		Planned Unit Development Endorsement to PGP Title of Florida, Inc., dba PGP Title	25.00	
		Restrictions, Easements, Minerals Endorsement to PGP Title of Florida, Inc., dba PGP Title	541.25	
		Settlement/Closing Fee to PGP Title of Florida, Inc., dba PGP Title	750.00	
		Title Search Fee to PGP Title of Florida, Inc., dba PGP Title	200.00	
		Variable Rate Mortgage Endorsement to PGP Title of Florida, Inc., dba PGP Title	25.00	
		Owner's Title Insurance to PGP Title of Florida, Inc., dba PGP Title Coverage: $1,125,000.00 Disclosed Premium: $1,400.00 Version: ALTA Owner's Policy w/Florida	1,400.00	

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Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Title Charges and Escrow/Settlement Charges (continued)		
		Modifications (07-01-2021)		
		Restrictions, Encroachments, Minerals Endorsement - Owner's Policy: Improved Land to PGP Title of Florida, Inc., dba PGP Title	541.25	
		Commissions		
33,750.00		Selling Broker Commission to Authentic Real Estate Team Authentic Real Estate Team 33,750.00		
		Selling Broker Transaction Fee to Authentic Real Estate Team Authentic Real Estate Team 399.00	399.00	
		Government Recording and Transfer Charges		
		Recording Fees to PGP Title fbo County Clerk	181.50	
		Intangible Tax to PGP Title fbo County Clerk	1,575.00	
		State tax/stamps to PGP Title fbo County Clerk	7,875.00	
		State tax/stamps to PGp Title fbo County Clerk	2,756.25	
		Miscellaneous		
		Homeowner's Insurance Premium to American Integrity 12 months $2,140.17 paid outside closing by Borrower		
		Capital Contribution to Winter Grove Homeowners Association, Inc.	1,500.00	
		Current Dues - Prorated Monthly @ $240.00 10/29/25 thru 10/31/25 to Winter Grove Homeowners Association, Inc.	23.23	
		Next Two Month's Dues to Winter Grove Homeowners Association, Inc.	480.00	
		Survey to Ireland & Associates Surveying, Inc. $170.00 paid outside closing by Seller		
		Termite to Massey Services, Inc. $75.00 paid outside closing by Seller		
		Transfer Fee to Triad Association Management, Inc.	150.00	
2,000.00		HELD FY Taxes to Orange County Tax Collector		

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Seller			Borrower	
Debit	Credit		Debit	Credit
130,750.00	1,125,587.85	**Subtotals**	1,161,336.86	882,678.36
		Due from Borrower		278,658.50
994,837.85		**Due to Seller**		
1,125,587.85	1,125,587.85	**Totals**	1,161,336.86	1,161,336.86

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize PGP Title of Florida, Inc., dba PGP Title to cause the funds to be disbursed in accordance with this statement.

Borrower

MY RENTALS & MANAGEMENT LLC, a Florida limited liability company

BY: _____
My Negocios S.A; by Chairman of the board of Director,
Yglesio Luciano Moyses Silva De Souza
Member

Seller

Pulte Home Company, LLC, a Michigan limited liability company

BY: _____
Shani Charles
Closing Coordinator

PGP Title of Florida, Inc., dba PGP Title

BY: _____
Denise Swift
Senior Escrow Officer

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Prepared By:
PGP Title of Florida, Inc., dba PGP Title
Attn: Denise Swift
4901 Vineland Road, Suite 140
Orlando, FL 32811

Return To:
PGP Branch Support Center

9111 Cypress Waters Blvd., Suite 200, Mail Code: BSC
Coppell, TX 75019

File No.: FL-357187

Property Appraiser's Parcel I.D. (folio) No.:
35-22-27-9400-00-440

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED to be effective October 29, 2025 by Pulte Home Company, LLC, a Michigan limited liability company existing under the laws of Michigan, and having its principal place of business at 4901 Vineland Road, Suite 500, Orlando, FL 32811 (the "Grantor"), and MY RENTALS & MANAGEMENT LLC, a Florida limited liability company having a mailing address of 16207 Point Rock Drive, Oakland, FL 34747, (the "Grantee"):

(Which terms "Grantor" and "Grantee" shall include singular and plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN and No Dollars ($10.00) and other valuable consideration, receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed and confirmed unto the Grantee, its successors and assigns forever, following described land situated in County of Orange, State of Florida, to-wit:

Lot 44, WINTER GROVE, according to the plat thereof, as recorded in Plat Book 114, Page(s) 79 through 86, Public Records of Orange County, Florida.

SUBJECT, however, to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances except taxes accruing subsequent to 2024, and any other matters referenced herein; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor, but against none other.

IN WITNESS WHEREOF, the said grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers duly authorized, this October 7th, 20 25.

(CORPORATE SEAL)

BY: _____
Pulte Home Company, LLC, a Michigan limited liability company

Shani Charles
Printed Name

Closing Coordinator
Title

Signed, and sealed and delivered in presence of:

_____
Witness Signature

Laurie Flagg
Printed Name and Address of First Witness
4901 Vineland Road Suite# 140
Orlando, FL 32811

_____
Witness Signature

Joan Colon
Printed Name and Address of Second Witness
4901 Vineland Road Suite# 140
Orlando, FL 32811

STATE OF Florida)
COUNTY OF Orange)

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this October 7th, 20 25 by

Shani Charles,
Closing Coordinator
of Pulte Home Company, LLC, a Michigan limited liability company, on behalf of the limited liability company. He/she is personally known to me or produced _____ as identification.

_____
Notary Public

Laurie Flagg
Printed Name
My Commission Expires:
(SEAL)

LAURIE J. FLAGG
Notary Public-State of Florida
Commission # HH 667445
My Commission Expires
April 21, 2029

PulteGroup

UTILITY TURN-OFF ACKNOWLEDGMENT

Date: October 28, 2025

To:

RE: Transfer of Utility Service

Buyer's Name(s): MY RENTALS & MANAGEMENT LLC, a Florida limited liability company

Please disconnect the utility service from **Pulte Home Company, LLC, a Michigan limited liability company's (Tax ID: xx-xxx5089)** name at the following address:

214 Woodfall Lane, Winter Garden, FL 34787

located in The **Winter Grove** community,

Account No.: _____

Your company provides electric service for this home. The homeowner(s) has acknowledged that they will be assuming service. Please turn off the power in Pulte Home Company, LLC, a Michigan limited liability company's name on:

October 30, 2025

Sincerely,

Nancy Medina
Pulte Home Company, LLC, a Michigan limited liability company
Closing Coordinator
(407)661-2150

HOMEOWNER

I hereby acknowledge that I understand this procedure for utility connection.

MY RENTALS & MANAGEMENT LLC, a Florida limited liability company

BY: _____
My Negocios S.A; by Chairman of the board of Director,
Yglesio Luciano Moyses Silva De Souza
Member

Internal Use:
Fax this form to:

American Land Title Association | ALTA Settlement Statement - Combined
Adopted 05-01-2015

File No: 110864782
Printed: 09/15/2025, 12:32 PM
Officer/Escrow Officer: April Samaniego/AS
Settlement Location: 13848 Tilden Road, Suite 248, Winter Garden, FL 34787

First American Title Insurance Company

13848 Tilden Road, Suite 248 • Winter Garden, FL 34787
Phone: (407)614-6266 Fax:
Final Settlement Statement



Property Address: 2368 Distant Sun Trail, Kissimmee, FL 34747
Short Legal Info: Lot 185R, SOLARA PHASE 3 REPLAT
Buyer: My Rentals & Management LLC, a Florida limited liability company
Seller: Mattamy Orlando LLC
Lender:
Settlement Date: 09/24/2025
Disbursement Date: 09/24/2025

Seller		Description	Buyer	
Debit	**Credit**		**Debit**	**Credit**
		Financial		
	637,863.00	Sale Price	637,863.00	
		Total Deposit/Earnest Money		127,572.00
		Disbursed as Proceeds ($0.00)		
127,572.00		Excess Deposit		
		Prorations/Adjustments		
	333.56	County Taxes 09/24/25 to 01/01/26 @$1,229.79/yr	333.56	
	1,377.21	2025-2026 CDD/Non Ad-Valorem Assessments 09/24/25 to 10/01/26 @$1,351.29/yr	1,377.21	
20,000.00		Seller Credit		20,000.00
	4,995.00	Builder Fee	4,995.00	
	100.00	Termite Treatment Fee	100.00	
	175.00	(Survey Fee (Reimburse Mattamy Home))		
		Title Charges & Escrow / Settlement Charges		
		ALTA Owner's Policy Premium: $3264.50 Prom.: $3264.50 to Mattamy Homes Title Agency, LLC	3,264.50	
		[ALTA 9.2 w/FL MOD] Restrictions, Encroachments & Minerals - Improved Land to Mattamy Homes Title Agency, LLC	326.45	
		Search Fee to First American Title Insurance Company	200.00	
		Closing Services Fee to First American Title Insurance Company	550.00	
		Real Estate Broker Compensation		
63,786.30		Real Estate Broker Compensation to Authentic Real Estate Team		
		Government Recording and Transfer Charges		
		Record Warranty Deed to Clerk of Circuit Court	86.50	
		Record Affidavit to Clerk of Circuit Court	35.50	

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Seller		Description	Buyer	
Debit	**Credit**		**Debit**	**Credit**
		State Documentary Transfer Tax to Osceola County Clerk of Courts	4,465.30	
		Miscellaneous		
		Transaction Fee to Authentic Real Estate Team	399.00	
		Association Dues 09/24-09/30 @ $718.00/Month to Solara Resort HOA, Inc.	167.53	
		Association Dues - Next Two Months to Solara Resort HOA, Inc.	1,436.00	
		HOA Initial Contribution to Solara Resort HOA, Inc.	2,450.00	
		Estoppel Fee to Leland Management	250.00	
		(Survey Fee (Reimburse Mattamy Home)) to McMahon Surveying	175.00	
		Funds Held		
3,871.62		Funds Held: TAXES HELD FOR 2025 payment		
215,229.92	644,843.77	**Subtotals**	658,474.55	147,572.00
		Due From Buyer		510,902.55
429,613.85		Due To Seller		
644,843.77	644,843.77	**Totals**	658,474.55	658,474.55

Reissue Credit of $0.00 applied to Owners Policy by First American Title Insurance Company

Agent's portion of the total title insurance premium $1,795.47 to Mattamy Homes Title Agency, LLC

Underwriter's portion of the total title insurance premium $1,795.47 to First American Title Insurance Company

A. Samaniego

Escrow Officer: April Samaniego

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American Land Title Association | ALTA Settlement Statement - Combined
Adopted 05-01-2015

File No: 110864782
Printed: 09/15/2025, 12:32 PM
Officer/Escrow Officer: April Samaniego/AS
Settlement Location: 13848 Tilden Road, Suite 248, Winter Garden, FL 34787

First American Title Insurance Company

13848 Tilden Road, Suite 248 • Winter Garden, FL 34787
Phone: (407)614-6266 Fax:
Final Settlement Statement



Property Address: 2368 Distant Sun Trail, Kissimmee, FL 34747
Short Legal Info: Lot 185R, SOLARA PHASE 3 REPLAT
Buyer: My Rentals & Management LLC, a Florida limited liability company
Seller: Mattamy Orlando LLC
Lender:
Settlement Date: 09/24/2025
Disbursement Date: 09/24/2025

Seller		Description	Buyer	
Debit	**Credit**		**Debit**	**Credit**
		Financial		
	637,863.00	Sale Price	637,863.00	
		Total Deposit/Earnest Money		127,572.00
		Disbursed as Proceeds ($0.00)		
127,572.00		Excess Deposit		
		Prorations/Adjustments		
	333.56	County Taxes 09/24/25 to 01/01/26 @$1,229.79/yr	333.56	
	1,377.21	2025-2026 CDD/Non Ad-Valorem Assessments 09/24/25 to 10/01/26 @$1,351.29/yr	1,377.21	
20,000.00		Seller Credit		20,000.00
	4,995.00	Builder Fee	4,995.00	
	100.00	Termite Treatment Fee	100.00	
	175.00	(Survey Fee (Reimburse Mattamy Home))		
		Title Charges & Escrow / Settlement Charges		
		ALTA Owner's Policy Premium: $3264.50 Prom.: $3264.50 to Mattamy Homes Title Agency, LLC	3,264.50	
		[ALTA 9.2 w/FL MOD] Restrictions, Encroachments & Minerals - Improved Land to Mattamy Homes Title Agency, LLC	326.45	
		Search Fee to First American Title Insurance Company	200.00	
		Closing Services Fee to First American Title Insurance Company	550.00	
		Real Estate Broker Compensation		
63,786.30		Real Estate Broker Compensation to Authentic Real Estate Team		
		Government Recording and Transfer Charges		
		Record Warranty Deed to Clerk of Circuit Court	86.50	
		Record Affidavit to Clerk of Circuit Court	35.50	

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Seller		Description	Buyer	
Debit	**Credit**		**Debit**	**Credit**
		State Documentary Transfer Tax to Osceola County Clerk of Courts	4,465.30	
		Miscellaneous		
		Transaction Fee to Authentic Real Estate Team	399.00	
		Association Dues 09/24-09/30 @ $718.00/Month to Solara Resort HOA, Inc.	167.53	
		Association Dues - Next Two Months to Solara Resort HOA, Inc.	1,436.00	
		HOA Initial Contribution to Solara Resort HOA, Inc.	2,450.00	
		Estoppel Fee to Leland Management	250.00	
		(Survey Fee (Reimburse Mattamy Home)) to McMahon Surveying	175.00	
		Funds Held		
3,871.62		Funds Held: TAXES HELD FOR 2025 payment		
215,229.92	644,843.77	**Subtotals**	658,474.55	147,572.00
		Due From Buyer		510,902.55
429,613.85		Due To Seller		
644,843.77	644,843.77	**Totals**	658,474.55	658,474.55

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Agent's portion of the total title insurance premium $1,795.47 to Mattamy Homes Title Agency, LLC

Underwriter's portion of the total title insurance premium $1,795.47 to First American Title Insurance Company



Escrow Officer: April Samaniego

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Docusign Envelope ID: 2219021C-E564-47E3-A326-BD6BFD85E798

American Land Title Association | Final ALTA Settlement Statement - Cash
Adopted 05-01-2015

Lennar Title, Inc.
6675 Westwood Blvd
5th floor
Orlando, FL 32821

File No./Escrow No. :	111649-023562
Print Date & Time:	August 28, 2025 6:16 am
Officer/Escrow Officer :	Kristen Koener
Settlement Location :	6675 Westwood Blvd, 5th floor Orlando, FL 32821
Property Address:	5677 LIVELINESS ALLEY Clermont, FL 34714
Brief Legal:	Lot(s) 701 Wellness Ridge Phase 2 Plat Book 83 Pages 83-97
Builder Job No.:	11138720701
Buyer:	My Rentals & Management LLC 16207 Point Rock Drive Oakland, FL 34787
Seller:	Lennar Homes, LLC 6675 Westwood Blvd 5th Floor Orlando, FL 32821
Settlement Date:	August 29, 2025
Disbursement Date:	August 29, 2025

Seller		Description	Buyer	
Debit	**Credit**		**Debit**	**Credit**
		Financial		
	410,340.00	Sale Price of Property	410,340.00	
		Deposit		41,500.00
28,723.00		Seller Credit		28,723.00
41,500.00		Excess Deposit		
		Prorations/Adjustments		
	139.69	CDD - 08/29/25-09/30/25	139.69	
542.47		County Taxes - 01/01/25 - 08/29/25		542.47
		Other Loan Charges		
		E-Recording Fee - Buyer/Borrower to POC by LTC fbo Simplifile	6.50	
		Title Charges and Escrow/Settlement Charges		

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Seller		Description	Buyer	
Debit	**Credit**		**Debit**	**Credit**
		Closing/Settlement Fee to Lennar Title, Inc.	695.00	
		Courier/Messenger to Lennar Title, Inc.	150.00	
		Search to Lennar Title, Inc.	395.00	
		ALTA Endorsement 9.2-06 (Covenants, Conditions and Restrictions - Improved Land - Owner's Po to Lennar Title, Inc.	212.70	
		Owner's Title Insurance to Lennar Title, Inc. Coverage: 410,340.00 Premium: 2,127.00	2,127.00	
		Commissions		
		Administrative Broker Commission to Authentic Real Estate Team	399.00	
22,897.02		Real Estate Commission Buyers Broker to Authentic Real Estate Team		
		Government Recording and Transfer Charges		
		Recording Fees - Deed to LTC fbo the County Clerk	35.50	
		Recording Fees - NOT to LTC fbo the County Clerk	27.00	
		State tax/stamps - Deed to LTC fbo the County Clerk	2,872.80	
		Miscellaneous		
		HOA Capital Contribution to Wellness Ridge Homoeowners Association, Inc.	100.00	
		HOA Dues - 2 Months Upfront to Wellness Ridge Homoeowners Association, Inc.	378.00	
170.71		HOA Dues - Prorated - 08/01/25-08/31/25 to Wellness Ridge Homoeowners Association, Inc.	18.29	
150.00		HOA Estoppel Fee to Icon Management Services		
	360.00	Survey Fee	360.00	

Seller			Buyer	
Debit	**Credit**		**Debit**	**Credit**
93,983.20	410,839.69	**Subtotals**	418,256.48	70,765.47
		Due from Buyer		347,491.01
316,856.49		**Due to Seller**		
410,839.69	410,839.69	**Totals**	418,256.48	418,256.48

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Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Lennar Title, Inc. to cause the funds to be disbursed in accordance with this statement.

Buyer

My Rentals & Management LLC

Assinado por:
BY: _____
Ygresio Luciano Moyses Silva De Souza
Sole Member

Seller

Lennar Homes, LLC , a Florida limited liability company

Signed by:
BY: _____
Benjamin Goldstein
Authorized Agent

Kristen Koener

Kristen Koener
Escrow Officer

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PGP Title of Florida, Inc., dba PGP Title
ALTA Universal ID: 0005540
4901 Vineland Road
Suite 140
Orlando, FL 32811

File No./Escrow No.:	FL-357187
Print Date & Time:	October 29, 2025 8:11 am
Officer/Escrow Officer:	Denise Swift
Settlement Location:	4901 Vineland Road, Suite 140 Orlando, FL 32811
Property Address:	214 Woodfall Lane Winter Garden, FL 34787
Borrower:	MY RENTALS & MANAGEMENT LLC, a Florida limited liability company 16207 Point Rock Drive Oakland, FL 34747
Seller:	Pulte Home Company, LLC, a Michigan limited liability company 4901 Vineland Road Suite 500 Orlando, FL 32811
Lender:	BRADESCO BANK 3011 Ponce de Leon Blvd., PH2 Coral Gables, FL 33134
Loan Number:	1521005338
Settlement Date :	October 29, 2025
Disbursement Date :	October 29, 2025

Seller		Description	Borrower	
Debit	**Credit**		**Debit**	**Credit**
		Financial		
	1,125,000.00	Sale Price of Property	1,125,000.00	
		Deposit		75,000.00
		Loan Amount		787,500.00
20,000.00		Seller Credit		20,000.00
75,000.00		Excess Deposit		
		Prorations/Adjustments		
	170.00	REIMBURSE: Survey	170.00	
	75.00	REIMBURSE: Termite Fee	75.00	
	342.85	County Taxes 10/29/25-01/01/26	342.85	
		Loan Charges to BRADESCO BANK		
		Origination	7,875.00	

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Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Loan Charges to BRADESCO BANK (continued)		
		Underwriting Fee	1,500.00	
		Appraisal fee to Greater Orlando Appraisal Assoc, Inc. $1,100.00 paid outside closing by Borrower		
		Credit Report Fee to Xactus	75.00	
		Flood Certification to CoreLogic	15.00	
		Tax Service Fee to Corelogic Tax Service	70.00	
		Prepaid Interest $132.15 per day from 10/29/25 to 11/01/25 BRADESCO BANK	396.45	
		Impounds		
		Homeowner's Insurance to BRADESCO BANK 3.000 Months at $178.36/month	535.08	
		Property Taxes to BRADESCO BANK 2.000 Months at $1,406.25/month	2,812.50	
		Aggregate Adjustment to BRADESCO BANK		178.36
		Title Charges and Escrow/Settlement Charges		
		ALTA Endorsement 8.1 (Environmental Protection Lien) to PGP Title of Florida, Inc., dba PGP Title	25.00	
		eRecording Fee to PGP Title fbo SimpliFile	10.00	
		Lender's Title Insurance to PGP Title of Florida, Inc., dba PGP Title Coverage: $787,500.00 Disclosed Premium: $4,012.50 Version: ALTA Loan Policy w/Florida Modifications (07-01-2021)	4,012.50	
		Planned Unit Development Endorsement to PGP Title of Florida, Inc., dba PGP Title	25.00	
		Restrictions, Easements, Minerals Endorsement to PGP Title of Florida, Inc., dba PGP Title	541.25	
		Settlement/Closing Fee to PGP Title of Florida, Inc., dba PGP Title	750.00	
		Title Search Fee to PGP Title of Florida, Inc., dba PGP Title	200.00	
		Variable Rate Mortgage Endorsement to PGP Title of Florida, Inc., dba PGP Title	25.00	
		Owner's Title Insurance to PGP Title of Florida, Inc., dba PGP Title Coverage: $1,125,000.00 Disclosed Premium: $1,400.00 Version: ALTA Owner's Policy w/Florida	1,400.00	

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Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Title Charges and Escrow/Settlement Charges (continued)		
		Modifications (07-01-2021)		
		Restrictions, Encroachments, Minerals Endorsement - Owner's Policy: Improved Land to PGP Title of Florida, Inc., dba PGP Title	541.25	
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33,750.00		Selling Broker Commission to Authentic Real Estate Team Authentic Real Estate Team 33,750.00		
		Selling Broker Transaction Fee to Authentic Real Estate Team Authentic Real Estate Team 399.00	399.00	
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		Recording Fees to PGP Title fbo County Clerk	181.50	
		Intangible Tax to PGP Title fbo County Clerk	1,575.00	
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		Next Two Month's Dues to Winter Grove Homeowners Association, Inc.	480.00	
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		Termite to Massey Services, Inc. $75.00 paid outside closing by Seller		
		Transfer Fee to Triad Association Management, Inc.	150.00	
2,000.00		HELD FY Taxes to Orange County Tax Collector		

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Seller			Borrower	
Debit	Credit		Debit	Credit
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		Due from Borrower		278,658.50
994,837.85		**Due to Seller**		
1,125,587.85	1,125,587.85	**Totals**	1,161,336.86	1,161,336.86

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Borrower

MY RENTALS & MANAGEMENT LLC, a Florida limited liability company

BY: _____
My Negocios S.A; by Chairman of the board of Director,
Yglesio Luciano Moyses Silva De Souza
Member

Seller

Pulte Home Company, LLC, a Michigan limited liability company

BY: _____
Shani Charles
Closing Coordinator

PGP Title of Florida, Inc., dba PGP Title

BY: _____
Denise Swift
Senior Escrow Officer

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Prepared By:
PGP Title of Florida, Inc., dba PGP Title
Attn: Denise Swift
4901 Vineland Road, Suite 140
Orlando, FL 32811

Return To:
PGP Branch Support Center

9111 Cypress Waters Blvd., Suite 200, Mail Code: BSC
Coppell, TX 75019

File No.: FL-357187

Property Appraiser's Parcel I.D. (folio) No.:
35-22-27-9400-00-440

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED to be effective October 29, 2025 by Pulte Home Company, LLC, a Michigan limited liability company existing under the laws of Michigan, and having its principal place of business at 4901 Vineland Road, Suite 500, Orlando, FL 32811 (the "Grantor"), and MY RENTALS & MANAGEMENT LLC, a Florida limited liability company having a mailing address of 16207 Point Rock Drive, Oakland, FL 34747, (the "Grantee"):

(Which terms "Grantor" and "Grantee" shall include singular and plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN and No Dollars ($10.00) and other valuable consideration, receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed and confirmed unto the Grantee, its successors and assigns forever, following described land situated in County of Orange, State of Florida, to-wit:

Lot 44, WINTER GROVE, according to the plat thereof, as recorded in Plat Book 114, Page(s) 79 through 86, Public Records of Orange County, Florida.

SUBJECT, however, to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances except taxes accruing subsequent to 2024, and any other matters referenced herein; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor, but against none other.

IN WITNESS WHEREOF, the said grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers duly authorized, this October 7th, 20 25.

(CORPORATE SEAL)

BY: _____
Pulte Home Company, LLC, a Michigan limited liability company

Shani Charles
Printed Name

Closing Coordinator
Title

Signed, and sealed and delivered in presence of:

_____
Witness Signature

Laurie Flagg
Printed Name and Address of First Witness
4901 Vineland Road Suite# 140
Orlando, FL 32811

_____
Witness Signature

Joan Colon
Printed Name and Address of Second Witness
4901 Vineland Road Suite# 140
Orlando, FL 32811

STATE OF Florida)
COUNTY OF Orange)

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this October 7th, 20 25 by

Shani Charles,
Closing Coordinator
of Pulte Home Company, LLC, a Michigan limited liability company, on behalf of the limited liability company. He/she is personally known to me or produced _____ as identification.

_____
Notary Public

Laurie Flagg
Printed Name
My Commission Expires:
(SEAL)

LAURIE J. FLAGG
Notary Public-State of Florida
Commission # HH 667445
My Commission Expires
April 21, 2029

PulteGroup

UTILITY TURN-OFF ACKNOWLEDGMENT

Date: October 28, 2025

To:

RE: Transfer of Utility Service

Buyer's Name(s): MY RENTALS & MANAGEMENT LLC, a Florida limited liability company

Please disconnect the utility service from **Pulte Home Company, LLC, a Michigan limited liability company's (Tax ID: xx-xxx5089)** name at the following address:

214 Woodfall Lane, Winter Garden, FL 34787

located in The **Winter Grove** community,

Account No.: _____

Your company provides electric service for this home. The homeowner(s) has acknowledged that they will be assuming service. Please turn off the power in Pulte Home Company, LLC, a Michigan limited liability company's name on:

October 30, 2025

Sincerely,

Nancy Medina
Pulte Home Company, LLC, a Michigan limited liability company
Closing Coordinator
(407)661-2150

HOMEOWNER

I hereby acknowledge that I understand this procedure for utility connection.

MY RENTALS & MANAGEMENT LLC, a Florida limited liability company

BY: _____
My Negocios S.A; by Chairman of the board of Director,
Yglesio Luciano Moyses Silva De Souza
Member

Internal Use:
Fax this form to:

Authentisign ID: DD1F5BB0-A06C-F011-8DCA-00224822F75A

Form **SS-4** (Rev. December 2019)
Department of the Treasury
Internal Revenue Service

Application for Employer Identification Number

(For use by employers, corporations, partnerships, trusts, estates, churches, government agencies, Indian tribal entities, certain individuals, and others.)
▶ **Go to *www.irs.gov/FormSS4* for instructions and the latest information.**
▶ **See separate instructions for each line.** ▶ **Keep a copy for your records.**

OMB No. 1545-0003

EIN 39-3463256

Type or print clearly.

1 Legal name of entity (or individual) for whom the EIN is being requested
My Rentals & Management LLC

2 Trade name of business (if different from name on line 1)

3 Executor, administrator, trustee, "care of" name

4a Mailing address (room, apt., suite no. and street, or P.O. box)
16207 Point Rock Dr

5a Street address (if different) (Don't enter a P.O. box.)

4b City, state, and ZIP code (if foreign, see instructions)
Oakland FL 34787

5b City, state, and ZIP code (if foreign, see instructions)

6 County and state where principal business is located
Orange County

7a Name of responsible party
My Negocios S.A

7b SSN, ITIN, or EIN

8a Is this application for a limited liability company (LLC) (or a foreign equivalent)? ☑ Yes ☐ No

8b If 8a is "Yes," enter the number of LLC members ▶ 1

8c If 8a is "Yes," was the LLC organized in the United States? ☑ Yes ☐ No

9a **Type of entity** (check only one box). **Caution:** If 8a is "Yes," see the instructions for the correct box to check.

- ☐ Sole proprietor (SSN) _____
- ☑ Partnership
- ☐ Corporation (enter form number to be filed) ▶ _____
- ☐ Personal service corporation
- ☐ Church or church-controlled organization
- ☐ Other nonprofit organization (specify) ▶ _____
- ☐ Other (specify) ▶
- ☐ Estate (SSN of decedent) _____
- ☐ Plan administrator (TIN) _____
- ☐ Trust (TIN of grantor) _____
- ☐ Military/National Guard
- ☐ State/local government
- ☐ Farmers' cooperative
- ☐ Federal government
- ☐ REMIC
- ☐ Indian tribal governments/enterprises

Group Exemption Number (GEN) if any ▶

9b If a corporation, name the state or foreign country (if applicable) where incorporated — State — Foreign country

10 **Reason for applying** (check only one box)

- ☑ Started new business (specify type) ▶ Real Estate Investments
- ☐ Hired employees (Check the box and see line 13.)
- ☐ Compliance with IRS withholding regulations
- ☐ Other (specify) ▶
- ☐ Banking purpose (specify purpose) ▶
- ☐ Changed type of organization (specify new type) ▶
- ☐ Purchased going business
- ☐ Created a trust (specify type) ▶
- ☐ Created a pension plan (specify type) ▶

11 Date business started or acquired (month, day, year). See instructions.

12 Closing month of accounting year December

13 Highest number of employees expected in the next 12 months (enter -0- if none). If no employees expected, skip line 14.

Agricultural	Household	Other

14 If you expect your employment tax liability to be $1,000 or less in a full calendar year **and** want to file Form 944 annually instead of Forms 941 quarterly, check here. (Your employment tax liability generally will be $1,000 or less if you expect to pay $5,000 or less in total wages.) If you don't check this box, you must file Form 941 for every quarter. ☐

15 First date wages or annuities were paid (month, day, year). **Note:** If applicant is a withholding agent, enter date income will first be paid to nonresident alien (month, day, year) ▶

16 Check **one** box that best describes the principal activity of your business.

- ☐ Construction ☐ Rental & leasing ☐ Transportation & warehousing ☐ Health care & social assistance ☐ Accommodation & food service ☐ Wholesale-agent/broker ☐ Wholesale-other ☐ Retail
- ☑ Real estate ☐ Manufacturing ☐ Finance & insurance ☐ Other (specify) ▶

17 Indicate principal line of merchandise sold, specific construction work done, products produced, or services provided.

18 Has the applicant entity shown on line 1 ever applied for and received an EIN? ☐ Yes ☐ No
If "Yes," write previous EIN here ▶

Third Party Designee

Complete this section **only** if you want to authorize the named individual to receive the entity's EIN and answer questions about the completion of this form.

Designee's name: Cristiano Gomes de Almeida
Designee's telephone number (include area code):
Address and ZIP code: 1391 Brentwood Dr, Kissimmee FL 34746
Designee's fax number (include area code): (321) 402-9442

Under penalties of perjury, I declare that I have examined this application, and to the best of my knowledge and belief, it is true, correct, and complete.
Applicant's telephone number (include area code): 407 487-8282

Name and title (type or print clearly) ▶

Signature ▶ Yglesio Luciano Moyses Silva de Souza Date ▶ 07/29/25
Applicant's fax number (include area code):

Authentisign ID: DD1F5BB0-A06C-F011-8DCA-00224822F75A

Do I Need an EIN?

File Form SS-4 if the applicant entity doesn't already have an EIN but is required to show an EIN on any return, statement, or other document.[1] See also the separate instructions for each line on Form SS-4.

IF the applicant...	AND...	THEN...
started a new business	doesn't currently have (nor expect to have) employees	complete lines 1, 2, 4a–8a, 8b–c (if applicable), 9a, 9b (if applicable), and 10–14 and 16–18.
hired (or will hire) employees, including household employees	doesn't already have an EIN	complete lines 1, 2, 4a–6, 7a–b, 8a, 8b–c (if applicable), 9a, 9b (if applicable), 10–18.
opened a bank account	needs an EIN for banking purposes only	complete lines 1–5b, 7a–b, 8a, 8b–c (if applicable), 9a, 9b (if applicable), 10, and 18.
changed type of organization	either the legal character of the organization or its ownership changed (for example, you incorporate a sole proprietorship or form a partnership)[2]	complete lines 1–18 (as applicable).
purchased a going business[3]	doesn't already have an EIN	complete lines 1–18 (as applicable).
created a trust	the trust is other than a grantor trust or an IRA trust[4]	complete lines 1–18 (as applicable).
created a pension plan as a plan administrator[5]	needs an EIN for reporting purposes	complete lines 1, 3, 4a–5b, 7a–b, 9a, 10, and 18.
is a foreign person needing an EIN to comply with IRS withholding regulations	needs an EIN to complete a Form W-8 (other than Form W-8ECI), avoid withholding on portfolio assets, or claim tax treaty benefits[6]	complete lines 1–5b, 7a–b (SSN or ITIN as applicable), 8a, 8b–c (if applicable), 9a, 9b (if applicable), 10, and 18.
is administering an estate	needs an EIN to report estate income on Form 1041	complete lines 1–7b, 9a, 10–12, 13–17 (if applicable), and 18.
is a withholding agent for taxes on nonwage income paid to an alien (that is, individual, corporation, or partnership, etc.)	is an agent, broker, fiduciary, manager, tenant, or spouse who is required to file Form 1042, Annual Withholding Tax Return for U.S. Source Income of Foreign Persons	complete lines 1, 2, 3 (if applicable), 4a–5b, 7a–b, 8a, 8b–c (if applicable), 9a, 9b (if applicable), 10, and 18.
is a state or local agency	serves as a tax reporting agent for public assistance recipients under Rev. Proc. 80-4, 1980-1 C.B. 581[7]	complete lines 1, 2, 4a–5b, 7a–b, 9a, 10, and 18.
is a single-member LLC (or similar single-member entity)	needs an EIN to file Form 8832, Entity Classification Election, for filing employment tax returns and excise tax returns, or for state reporting purposes[8], or is a foreign-owned U.S. disregarded entity and needs an EIN to file Form 5472, Information Return of a 25% Foreign-Owned U.S. Corporation or a Foreign Corporation Engaged in a U.S. Trade or Business	complete lines 1–18 (as applicable).
is an S corporation	needs an EIN to file Form 2553, Election by a Small Business Corporation[9]	complete lines 1–18 (as applicable).

[1] For example, a sole proprietorship or self-employed farmer who establishes a qualified retirement plan, or is required to file excise, employment, alcohol, tobacco, or firearms returns, must have an EIN. A partnership, corporation, REMIC (real estate mortgage investment conduit), nonprofit organization (church, club, etc.), or farmers' cooperative must use an EIN for any tax-related purpose even if the entity doesn't have employees.

[2] However, don't apply for a new EIN if the existing entity only (a) changed its business name, (b) elected on Form 8832 to change the way it is taxed (or is covered by the default rules), or (c) terminated its partnership status because at least 50% of the total interests in partnership capital and profits were sold or exchanged within a 12-month period. The EIN of the terminated partnership should continue to be used. See Regulations section 301.6109-1(d)(2)(iii).

[3] Don't use the EIN of the prior business unless you became the "owner" of a corporation by acquiring its stock.

[4] However, grantor trusts that don't file using Optional Method 1 and IRA trusts that are required to file Form 990-T, Exempt Organization Business Income Tax Return, must have an EIN. For more information on grantor trusts, see the Instructions for Form 1041.

[5] A plan administrator is the person or group of persons specified as the administrator by the instrument under which the plan is operated.

[6] Entities applying to be a Qualified Intermediary (QI) need a QI-EIN even if they already have an EIN. See Rev. Proc. 2000-12.

[7] See also *Household employer agent* in the instructions. **Note:** State or local agencies may need an EIN for other reasons, for example, hired employees.

[8] See *Disregarded entities* in the instructions for details on completing Form SS-4 for an LLC.

[9] An existing corporation that is electing or revoking S corporation status should use its previously-assigned EIN.

FLORIDA DEPARTMENT OF STATE
Division of Corporations

July 29, 2025

FLORIDA FILING & SEARCH SERVICES, INC.

,

The Articles of Organization for MY RENTALS & MANAGEMENT LLC were filed on July 28, 2025, and assigned document number L25000336919. Please refer to this number whenever corresponding with this office.

The certification you requested is enclosed.

To maintain "active" status with the Division of Corporations, an annual report must be filed yearly between January 1st and May 1st beginning in the year following the file date or effective date indicated above. If the annual report is not filed by May 1st, a $400 late fee will be added. **It is your responsibility to remember to file your annual report in a timely manner.**

A Federal Employer Identification Number (FEI/EIN) will be required when this report is filed. Apply today with the IRS online at:

https://sa.www4.irs.gov/modiein/individual/index.jsp.

Please be aware if the limited liability company address changes, it is the responsibility of the limited liability to notify this office.

Should you have any questions regarding this matter, please contact this office at the address given below.

Jazmine N Ardley
Regulatory Specialist II
New Filing Section
Division of Corporations

Letter Number: 425A00016685

Account number: FCA000000015

Amount charged: 130.00

State of Florida

Department of State

I certify from the records of this office that MY RENTALS & MANAGEMENT LLC, is a limited liability company organized under the laws of the State of Florida, filed on July 28, 2025.

The document number of this company is L25000336919.

I further certify that said company has paid all fees due this office through December 31, 2025, and its status is active.

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this the
Twenty-ninth day of July, 2025

Cord Byrd
Secretary of State

CR2E022 (01-11)

Authentisign ID: 2D025863-BA6B-F011-8DCA-00224822F75A

ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY

ARTICLE I - Name:
The name of the Limited Liability Company is:

My Rentals & Management LLC
(Must contain the words "Limited Liability Company, "L.L.C.," or "LLC.")

ARTICLE II - Address:
The mailing address and street address of the principal office of the Limited Liability Company is:

Principal Office Address:	**Mailing Address:**
16207 Point Rock Dr Oakland, FL 34787	16207 Point Rock Dr Oakland, FL 34787

ARTICLE III - Registered Agent, Registered Office, & Registered Agent's Signature:
(The Limited Liability Company cannot serve as its own Registered Agent. You must designate an individual or another business entity with an active Florida registration.)

The name and the Florida street address of the registered agent are:

Cristiano Gomes de Almeida
Name

1391 BRENTWOOD DR
Florida street address (P.O. Box **NOT** acceptable)

Kissimmee	FL	34746
City	State	Zip

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 605, F.S..

Authentisign
Cristiano Gomes de Almeida 07/28/25
Registered Agent's Signature (REQUIRED)

(CONTINUED)

FILED
2025 JUL 28 AM 10:00
SECRETARY OF STATE
TALLAHASSEE, FL

Authentisign ID: 2D025863-BA6B-F011-8DCA-00224822F75A

ARTICLE IV-
The name and address of each person authorized to manage and control the Limited Liability Company:

Title:	**Name and Address:**
"AMBR" = Authorized Member "MGR" = Manager	
AMBR	MY NEGOCIOS S.A 14. Av dos Holandeses. Ed. Century Multiemp. S 812 Sao Luiz. Maranhao 65075-650 BR

(Use attachment if necessary)

ARTICLE V: Effective date, if other than the date of filing: _____. (OPTIONAL)
(If an effective date is listed, the date must be specific and cannot be more than five business days prior to or 90 days after the date of filing.)
Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

ARTICLE VI: Other provisions, if any.

REQUIRED SIGNATURE:

Authentisign
Yglesio Luciano Moyses Silva de Souza 07/28/25

Signature of a member or an authorized representative of a member.
This document is executed in accordance with section 605.0203 (1) (b), Florida Statutes. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.

YGLESIO LUCIANO MOYSES SILVA DE SOUZA
Typed or printed name of signee

Filing Fees:
$125.00 Filing Fee for Articles of Organization and Designation of Registered Agent
$ 30.00 Certified Copy (Optional)
$ 5.00 Certificate of Status (Optional)

FILED
2025 JUL 28 AM 10:00
SECRETARY OF STATE
TALLAHASSEE, FL

IRS.gov

EIN Assistant

Your Progress: 1. Identity ✓ 2. Authenticate ✓ 3. Addresses ✓ 4. Details ✓ **5. EIN Confirmation**

Congratulations! The EIN has been successfully assigned.

EIN Assigned: **39-3463256**

Legal Name: **MY RENTALS & MANAGEMENT LLC**

The confirmation letter will be mailed to the applicant. This letter will be the applicant's official IRS notice and will contain important information regarding the EIN. Allow up to 4 weeks for the letter to arrive by mail.

We strongly recommend you print this page for your records.

Click "Continue" to get additional information about using the new EIN. Continue >>

Help Topics

Can the EIN be used before the confirmation letter is received?

State of Florida

Department of State

I certify from the records of this office that MY RENTALS & MANAGEMENT LLC, is a limited liability company organized under the laws of the State of Florida, filed on July 28, 2025.

The document number of this company is L25000336919.

I further certify that said company has paid all fees due this office through December 31, 2025, and its status is active.

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this the
Twenty-ninth day of July, 2025

Cord Byrd
Secretary of State

CR2E022 (01-11)

L25000336719

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP ☐ WAIT ☐ MAIL

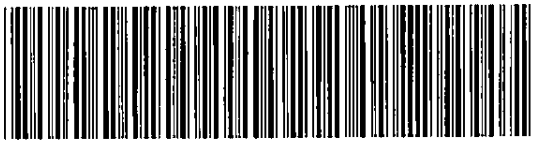
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



200451961832

2025 JUL 23 PM 1:41

FLORIDA FILING & SEARCH SERVICES, INC.

P.O. BOX 10662 TALLAHASSEE, FL 32302
155 Office Plaza Dr Ste A Tallahassee FL 32301
PHONE: (800) 435-9371; FAX: (866) 860-8395

DATE: 07/28/2025

NAME: MY RENTALS & MANAGEMENT LLC

TYPE OF FILING: ARTICLES

COST: 130.00

RETURN: PLAIN COPY AND GOOD STANDING PLEASE

ACCOUNT: **FCA000000015**

AUTHORIZATION: ABBIE/PAUL HODGE

Authentisign ID: 2D025863-BA6B-F011-8DCA-00224822F75A

COVER LETTER

TO: **New Filing Section**
Division of Corporations

SUBJECT: My Rentals & Management LLC
Name of Limited Liability Company

The enclosed Articles of Organization and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

MY NEGOCIOS S.A
Name of Person

My Rentals & Management LLC
Firm/Company

16207 Point Rock Dr
Address

Oakland, FL 34787
City/State and Zip Code

yglesio@yahoo.com
E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

My Negocios S.A at (+55) 98 9110-1412
Name of Person Area Code Daytime Telephone Number

Enclosed is a check for the following amount:

☐ $125.00 Filing Fee ■ $130.00 Filing Fee & Certificate of Status ☐ $155.00 Filing Fee & Certified Copy (additional copy is enclosed) ☐ $160.00 Filing Fee, Certificate of Status & Certified Copy (additional copy is enclosed)

Mailing Address
New Filing Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street Address
New Filing Section Division
The Centre of Tallahassee
2415 N. Monroe Street, Suite 810
Tallahassee, FL 32303

Authentisign ID: 2D025863-BA6B-F011-8DCA-00224822F75A

ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY

ARTICLE I - Name:
The name of the Limited Liability Company is:

Mv Rentals & Management LLC
(Must contain the words "Limited Liability Company," "L.L.C.," or "LLC.")

ARTICLE II - Address:
The mailing address and street address of the principal office of the Limited Liability Company is:

Principal Office Address:	**Mailing Address:**
16207 Point Rock Dr	16207 Point Rock Dr
Oakland, FL 34787	Oakland, FL 34787

ARTICLE III - Registered Agent, Registered Office, & Registered Agent's Signature:
(The Limited Liability Company cannot serve as its own Registered Agent. You must designate an individual or another business entity with an active Florida registration.)

The name and the Florida street address of the registered agent are:

Cristiano Gomes de Almeida
Name

1391 BRENTWOOD DR
Florida street address (P.O. Box **NOT** acceptable)

Kissimmee	FL	34746
City	State	Zip

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 605, F.S..

Authentisign
Cristiano Gomes de Almeida 07/28/25
Registered Agent's Signature (REQUIRED)

(CONTINUED)

Authentisign ID: 2D025863-8A6B-F011-8DCA-00224822F75A

ARTICLE IV-
The name and address of each person authorized to manage and control the Limited Liability Company:

Title: "AMBR" = Authorized Member "MGR" = Manager	**Name and Address:**
AMBR	MY NEGOCIOS S.A 14. Av dos Holandeses. Ed. Century Multiemp. S 812 Sao Luiz. Maranhao 65075-650 BR

(Use attachment if necessary)

ARTICLE V: Effective date, if other than the date of filing: _____. (OPTIONAL)
(If an effective date is listed, the date must be specific and cannot be more than five business days prior to or 90 days after the date of filing.)
Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

ARTICLE VI: Other provisions, if any.

REQUIRED SIGNATURE:

Yglesio Luciano Moyses Silva de Souza 07/28/25

Signature of a member or an authorized representative of a member.
This document is executed in accordance with section 605.0203 (1) (b), Florida Statutes. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.

YGLESIO LUCIANO MOYSES SILVA DE SOUZA
Typed or printed name of signee

Filing Fees:
$125.00 Filing Fee for Articles of Organization and Designation of Registered Agent
$ 30.00 Certified Copy (Optional)
$ 5.00 Certificate of Status (Optional)

FILING SUCCESSFUL - Beneficial Ownership Information Report (BOIR) Status

Submission Information	
Status	FILING SUCCESSFUL
BOIR ID	50000016273330
Submission Tracking ID	BOIRDz7r8aDoJ2NPiH6Z
Received Timestamp (UTC)	2025-07-30T15:35:59Z
Reporting Company FinCEN ID	

Submitter Information	
First name	Yglesio Luciano
Last name	Moyses Silva de Souza
E-mail address	samuel.b.santtos@gmail.com

Validation Information	
Code	**Description**
No validation errors	

#50000016273330 - Beneficial Ownership Information Report (BOIR) Transcript

Filing Information	
Type of filing	Initial report
Date prepared (assigned upon finalization)	07/30/2025

Reporting Company Information	Back to top
Request to receive FinCEN Identifier (FinCEN ID)	
Foreign pooled investment vehicle	
Reporting Company legal name	MY RENTALS & MANAGEMENT LLC
Alternate name (e.g. trade name, DBA)	
Tax Identification type	EIN
Tax Identification number	393463256
Country/Jurisdiction (if foreign tax ID only)	
Country/Jurisdiction of formation	United States
State of formation	Florida
Tribal jurisdiction of formation	
Name of the other Tribe	
State of first registration	
Tribal jurisdiction of first registration	
Name of the other Tribe	
Address (number, street, and apt. or suite no.)	16207 POINT ROCK DR
City	OAKLAND
U.S. or U.S. Territory	United States
State	Florida
ZIP Code	34787
Existing Reporting Company	Checked

#50000016273330 - Beneficial Ownership Information Report (BOIR) Transcript

Beneficial Owner Information	Back to top
Parent/Guardian information instead of minor child	
FinCEN ID	
Exempt entity	
Individuals's last name or entity's legal name	Moyses Silva de Souza
First name	Yglesio Luciano
Middle name	
Suffix	
Date of birth	09/19/1980
Address (number, street, and apt. or suite no.)	14. AV DOS HOLANDESES. ED. CENTURY MULTIEMP. S 812
City	SAO LUIZ
Country/Jurisdiction	Brazil
State	
ZIP/Foreign postal code	65075650
Identifying document type	Foreign passport
Identifying document number	GD501924
Country/Jurisdiction	Brazil
State	
Local/tribal	
Other local/Tribal description	
Identifying document image	Passport Yglesio_compressed.pdf

Authentisign ID: 2D025863-BA6B-F011-8DCA-00224822F75A

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

Attached are the forms and instructions to form a Florida Limited Liability Company pursuant to Chapter 605, Florida Statutes. All information included in the Articles of Organization must be in English and must be typewritten or printed legibly. If this requirement is not met, the document will be returned for correction(s). The Division of Corporations suggests using the sample articles merely as a guideline. Pursuant to s. 605.0201, Florida Statutes, additional information may be contained in the Articles of Organization.

The name of a limited liability company must be distinguishable on the records of the Florida Department of State.

A preliminary search for name availability can be made on the Internet through the Division's records at www.sunbiz.org. Preliminary name searches and name reservations are no longer available from the Division of Corporations. You are responsible for any name infringement that may result from your name selection.

NOTE: This form for filing Articles of Organization is basic. Each limited liability company is a separate entity and as such has specific goals, needs, and requirements. Additionally, the tax consequences arising from the structure of a limited liability company can be significant. The Division of Corporations recommends that all documents be reviewed by your legal counsel. The Division is a filing agency and as such does not render any legal, accounting, or tax advice. The professional advice of your legal counsel to ascertain exact compliance with all statutory requirements is strongly recommended.

Pursuant to s.605.0201, Florida Statutes, the Articles of Organization must set forth the following:

ARTICLE I:

The name of the limited liability company, which **must** contain the words "Limited Liability Company, "or the abbreviation "L.L.C.," or "LLC."

ARTICLE II:
The mailing address and the street address of the principal office of the limited liability company.

ARTICLE III:
The name and Florida street address of the limited liability company's registered agent. The registered agent must sign and state that he/she is familiar with and accepts the obligations of the position. P.O. Boxes are not acceptable.

ARTICLE IV: The name and address of each person authorized to manage and control the Limited Liability Company. Although this information is optional at this time, **most financial institutions require this information to be recorded with the Florida Department of State in order to open an account. The Department of Financial Services also requires this information to issue Workers' Compensation.**

Use "AMBR" for members who are authorized to manage and control the company. Use "MGR" for managers of manager-managed LLCs.

ARTICLE V: If an effective date is listed, the date must be specific and cannot be more than five business days prior to or 90 calendar days after the date of filing.

What is an effective date?
You may list an effective date if you would like the limited liability company's existence to become effective on a date other than the date it is filed by this office., The effective date can be up to 5 business days prior to the date of receipt or up to 90 days after the date of receipt.

Authentisign ID: 2D025863-BA6B-F011-8DCA-00224822F75A

The entity's first annual report form will be due January 1st of the calendar year following the year of formation. If a limited liability company is created late in the calendar year and it doesn't expect to commence business until on or after January 1st of the upcoming year, it should add an effective date of January 1 for the coming year.

If the effective date is in the next calendar year, it will delay the requirement to file an annual report until the following calendar year. Example: A limited liability company is formed December 1, 2007. If it added an effective date of January 1, 2008, the first annual report would not be due until January 1, 2009. If a 2008 effective was not listed, the first annual report would be due January 1, 2008.

Signature:
Articles of Organization must be executed by an authorized person, and the execution of the document constitutes an affirmation under the penalties of perjury that the facts stated therein are true.

FILING FEES:
$ 125.00 Filing Fee for Articles of Organization and Designation of Registered Agent
$ 30.00 Certified Copy (OPTIONAL)
$ 5.00 Certificate of Status (OPTIONAL)

A letter of acknowledgment will be issued free of charge upon registration. Please submit one check made payable to the Florida Department of State for the total amount of the filing fees and any optional certificate or copy.

A cover letter containing your name, address and daytime telephone number should be submitted along with the articles of organization and the check. The mailing address and courier address are:

Mailing Address	**Street/Courier Address**
New Filing Section	New Filing Section
Division of Corporations	Division of Corporations
P.O. Box 6327	The Centre of Tallahassee
Tallahassee, FL 32314	2415 N. Monroe Street, Suite 810
	Tallahassee, FL 32303

Any further inquiries concerning this matter should be directed to the New Filing Section by calling (850) 245-6052.

Important Information About the Requirement to File an Annual Report
All Florida Limited Liability Companies must file an Annual Report yearly to maintain "active" status. The first report is due in the year following formation. The report must be filed electronically online between January 1st and May 1st. The fee for the annual report is $138.75. After May 1st a $400 late fee is added to the annual report filing fee. "Annual Report Reminder Notices" are sent to the e-mail address you provide us when you submit this document for filing. To file any time after January 1st, go to our website at www.sunbiz.org. There is no provision to waive the late fee. Be sure to file before May 1st.

Authentisign ID: 2D025863-BA6B-F011-8DCA-00224822F75A

COVER LETTER

TO: New Filing Section
Division of Corporations

SUBJECT: My Rentals & Management LLC
Name of Limited Liability Company

The enclosed Articles of Organization and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

MY NEGOCIOS S.A
Name of Person

My Rentals & Management LLC
Firm/Company

16207 Point Rock Dr
Address

Oakland, FL 34787
City/State and Zip Code

yglesio@yahoo.com
E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

My Negocios S.A at (+55) 98 9110-1412
Name of Person | Area Code | Daytime Telephone Number

Enclosed is a check for the following amount:

☐ $125.00 Filing Fee

☒ $130.00 Filing Fee & Certificate of Status

☐ $155.00 Filing Fee & Certified Copy (additional copy is enclosed)

☐ $160.00 Filing Fee, Certificate of Status & Certified Copy (additional copy is enclosed)

Mailing Address
New Filing Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street Address
New Filing Section Division
The Centre of Tallahassee
2415 N. Monroe Street, Suite 810
Tallahassee, FL 32303

Authentisign ID: 2D025863-BA6B-F011-8DCA-00224822F75A

ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY

ARTICLE I - Name:
The name of the Limited Liability Company is:

My Rentals & Management LLC
(Must contain the words "Limited Liability Company, "L.L.C.," or "LLC.")

ARTICLE II - Address:
The mailing address and street address of the principal office of the Limited Liability Company is:

Principal Office Address:	**Mailing Address:**
16207 Point Rock Dr Oakland, FL 34787	16207 Point Rock Dr Oakland, FL 34787

ARTICLE III - Registered Agent, Registered Office, & Registered Agent's Signature:
(The Limited Liability Company cannot serve as its own Registered Agent. You must designate an individual or another business entity with an active Florida registration.)

The name and the Florida street address of the registered agent are:

Cristiano Gomes de Almeida
Name

1391 BRENTWOOD DR
Florida street address (P.O. Box **NOT** acceptable)

Kissimmee	FL	34746
City	State	Zip

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 605, F.S..

AuthentiSIGN
Cristiano Gomes de Almeida 07/28/25
Registered Agent's Signature (REQUIRED)

(CONTINUED)

Authentisign ID: 2D025863-BA6B-F011-8DCA-00224822F75A

ARTICLE IV-
The name and address of each person authorized to manage and control the Limited Liability Company:

Title:	**Name and Address:**
"AMBR" = Authorized Member "MGR" = Manager	
AMBR	MY NEGOCIOS S.A 14, Av dos Holandeses, Ed. Century Multiemp, S 812 Sao Luiz, Maranhao 65075-650 BR

(Use attachment if necessary)

ARTICLE V: Effective date, if other than the date of filing: _____. (OPTIONAL)
(If an effective date is listed, the date must be specific and cannot be more than five business days prior to or 90 days after the date of filing.)
Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

ARTICLE VI: Other provisions, if any.

REQUIRED SIGNATURE:

Authentisign
Yglesio Luciano Moyses Silva de Souza 07/28/25

Signature of a member or an authorized representative of a member.
This document is executed in accordance with section 605.0203 (1) (b), Florida Statutes. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.

YGLESIO LUCIANO MOYSES SILVA DE SOUZA
Typed or printed name of signee

Filing Fees:

$125.00 Filing Fee for Articles of Organization and Designation of Registered Agent
$ 30.00 Certified Copy (Optional)
$ 5.00 Certificate of Status (Optional)

L25000118123

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP ☐ WAIT ☐ MAIL

(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only

200456941462

FILED
2025 SEP -2 AM 9:40
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

D. L. 9/3/25

FLORIDA FILING & SEARCH SERVICES, INC.

P.O. BOX 10662 TALLAHASSEE, FL 32302
155 Office Plaza Dr Ste A Tallahassee FL 32301
PHONE: (800) 435-9371; FAX: (866) 860-8395

DATE: **09/02/2025**

NAME: MYG PROPERTIES REALE STATE INVESTMENTS LLC

TYPE OF FILING: **AMENDMENT**

COST: **25.00**

RETURN: **PLAIN COPY PLEASE**

ACCOUNT: **FCA000000015**

AUTHORIZATION: **ABBIE/PAUL HODGE**

Authentisign ID: 3815F521-0F85-F011-B484-00224822F75A

COVER LETTER

TO: **Registration Section**
Division of Corporations

SUBJECT: MYG PROPERTIES REAL ESTATE INVESTMENTS LLC
Name of Limited Liability Company

The enclosed Articles of Amendment and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

YGLESIO LUCIANO MOYSES SILVA DE SOUZA
Name of Person

MYG PROPERTIES REAL ESTATE INVESTMENTS LLC
Firm/Company

610 SYCAMORE STREET SUITE 315
Address

CELEBRATION, FL 34747
City/State and Zip Code

yglesio@hotmail.com
E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

YGLESIO LUCIANO MOYSES SILVA DE SOUZA at (+55) 98 9110-1412
Name of Person — Area Code — Daytime Telephone Number

Enclosed is a check for the following amount:

- ■ $25.00 Filing Fee
- ☐ $30.00 Filing Fee & Certificate of Status
- ☐ $55.00 Filing Fee & Certified Copy (additional copy is enclosed)
- ☐ $60.00 Filing Fee, Certificate of Status & Certified Copy (additional copy is enclosed)

Mailing Address:
Registration Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street Address:
Registration Section
Division of Corporations
The Centre of Tallahassee
2415 N. Monroe Street, Suite 810
Tallahassee, FL 32303

Authentisign ID: 3815F521-0F85-F011-B464-00224822F75A

ARTICLES OF AMENDMENT
TO
ARTICLES OF ORGANIZATION
OF

MYG PROPERTIES REAL ESTATE INVESTMENTS LLC

(Name of the Limited Liability Company as it now appears on our records.)
(A Florida Limited Liability Company)

The Articles of Organization for this Limited Liability Company were filed on 03/18/2025 and assigned Florida document number L25000118123.

This amendment is submitted to amend the following:

A. If amending name, enter the new name of the limited liability company here:

The new name must be distinguishable and contain the words "Limited Liability Company," the designation "LLC" or the abbreviation "L.L.C."

Enter new principal offices address, if applicable:
(Principal office address MUST BE A STREET ADDRESS)

Enter new mailing address, if applicable:
(Mailing address MAY BE A POST OFFICE BOX)

2025 SEP -2 AM 9:40
SECRETARY OF STATE
TALLAHASSEE, FLORIDA
FILED

B. If amending the registered agent and/or registered office address on our records, enter the name of the new registered agent and/or the new registered office address here:

Name of New Registered Agent:

New Registered Office Address:

Enter Florida street address

, **Florida**
City *Zip Code*

New Registered Agent's Signature, if changing Registered Agent:

I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 605, F.S. Or, if this document is being filed to merely reflect a change in the registered office address, I hereby confirm that the limited liability company has been notified in writing of this change.

If Changing Registered Agent, Signature of New Registered Agent

Authentisign ID: 3815F521-0F85-F011-B434-00224822F75A

If amending Authorized Person(s) authorized to manage, enter the title, name, and address of each person being added or removed from our records:

MGR = Manager
AMBR = Authorized Member

Title	Name	Address	Type of Action
AMBR	Yglesio Luciano M. Silva de Souza	RODOVIA MA-203 CONDOMINIO ALPHAVILLE	☐Add
		CASA370 PACO DO LUMIAR	■Remove
		MARANHAO 65130-000 BR	☐Change
AMBR	Juliana Britto Freire M. Moyses	RODOVIA MA-203 CONDOMINIO ALPHAVILLE	☐Add
		CASA370 PACO DO LUMIAR	■Remove
		MARANHAO 65130-000 BR	☐Change
AMBR	MY EMPREENDIMENTOS SOLU	RUA DAS LETRAS. 19. COHAFUMA	☐Add
		SAO LUIS-MA 65074780 BR	■Remove
			☐Change
AMBR	My Negocios S.A	14. AV DOS HOLANDESES. ED. CENTURY	■Add
		MULTIEMP. S 812	☐Remove
		SAO LUIZ. MARANHAO 65075-650 BR	☐Change
			☐Add
			☐Remove
			☐Change
			☐Add
			☐Remove
			☐Change

Authentisign ID: 3815F521-0F85-F011-B464-00224822F75A

D. If amending any other information, enter change(s) here: *(Attach additional sheets, if necessary.)*

REMOVE THE MEMBERS: YGLESIO LUCIANO MOYSES SILVA DE SOUZA

JULIANA BRITTO FREIRE MARTINS MOYSES

MY EMPREENDIMENTOS SOLUCOES E CONSULTORIA LTDA

ADD MEMEBER: MY NEGOCIOS S.A

E. Effective date, if other than the date of filing: _____ (optional)

(If an effective date is listed, the date must be specific and cannot be prior to date of filing or more than 90 days after filing.) Pursuant to 605.0207 (3)(b)

Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

If the record specifies a delayed effective date, but not an effective time, at 12:01 a.m. on the earlier of: (b) The 90th day after the record is filed.

Dated 29TH, AUGUST , 2025 .

Authentisign

YGLESIO LUCIANO MOYSES SILVA DE SOUZA 08/29/25

Signature of a member or authorized representative of a member

YGLESIO LUCIANO MOYSES SILVA DE SOUZA

Typed or printed name of signee

Filing Fee: $25.00

THESE DOCUMENTS HAVE BEEN AMENDED AND RESTATED.

ESCROW DEPOSIT FORM

Buyer's Name: MYG Properties Real Estate Investments LLC, a Florida limited liability company and Juliana Britto Freire Martins Moyses

Community: Waterleigh 50s

Lot Number: 01 Lot Legal:

Earnest Money Deposit:

Earnest Deposits					
Due Date	Collection Date	Payment Type	Check Number	Deposit Amount	Collection Amount
03/26/2025				$4,000.00	$4,000.00
	03/26/2025	Wire Transfer	1		$4,000.00
05/07/2025				$50,000.00	$50,000.00
	05/07/2025	Wire Transfer	1		$50,000.00
05/07/2025				$50,000.00	$50,000.00
	05/07/2025	Wire Transfer	2		$50,000.00
05/09/2025				$58,485.00	$ 0.00
05/10/2025				$76,245.00	$ 0.00
			Total	**$238,730.00**	**$104,000.00**

(No option deposits found.)

MYG Properties Real Estate Investments LLC, a Florida limited liability company (May 7, 2025 16:14 ADT) — May 7, 2025

Buyer: MYG Properties Real Estate Investments LLC, a Florida limited liability company — Date

Juliana Britto Freire Martins Moyses (May 8, 2025 19:17 ADT) — May 8, 2025

Co-Buyer: Juliana Britto Freire Martins Moyses — Date

Change Order Number 4

ADDENDUM TO CONTRACT BETWEEN MYG Properties Real Estate Investments LLC, a Florida limited liability company and Juliana Britto Freire Martins Moyses, Buyer And D.R. Horton, Inc., Seller

Date: 5/7/2025
Change Order Type: Construction
Change Order Created By: DRHI\JHStaley
Change Order Created Date: 5/7/2025 9:43:00 AM
Change Order Status: Submitted
Change Order Approved By: Creator

Community: Waterleigh **Section/Phase:**
Plan/Elevation/Series: 3225/L/L
Plan/Elevation Name: TORREY
Lot Swing: L - **Job:** 382620963
Lot: 01 **Block:**
Lot Address:
16207 Point Rock Drive
WINTER GARDEN, FL 34787

Payment Changes:		Tracking#	Amount
Added 5/7/2025 9:43:00 AM	**Wire Transfer** **Notes:**	**1650403**	**50000.00**
Added 5/7/2025 9:43:00 AM	**Wire Transfer** **Notes:**	**1650404**	**50000.00**

Price Summary:	Amount
Adjusted Base Price	**$653,990.00**
Adjusted Lot Premium	**$95,000.00**
Total Option Price	**$97,391.00**
Deco Coupon Total	**$ 0.00**
Deco Coupon Remaining	**$ 0.00**
Current Selling Price	**$846,381.00**
Total Net Change	**$ 0.00**

APPRAISED VALUE (Applicable to VA and FHA Loans Only). It is expressly agreed that, notwithstanding any other provision in the Agreement or this Addendum, the Purchaser shall not be obligated to complete the purchase of the Property or to incur any penalty by forfeiture of deposits or otherwise unless Purchaser has been given, in accordance with HUD/FHA or VA requirements, a written statement by the Federal Housing Commissioner, Department of Veterans Affairs or a Direct Endorsement lender setting forth the appraised value of the property of not less than **$846,381.00**. The Purchaser shall have the privilege and option of proceeding with consumption of the contract without regard to the amount of the appraised valuation. The appraised valuation is arrived at to determine the maximum mortgage the Department of Housing and Urban Development ("HUD") will insure. HUD does not warrant the value or the condition of the property. Purchaser should satisfy himself/herself that the price and condition of the property are acceptable.

MYG Properties Real Estate Investments LLC, a Florida limited liability company (May 7, 2025 16:14 ADT) — May 7, 2025

Buyer: MYG Properties Real Estate Investments LLC, a Florida limited liability company — Date

Juliana Britto Freire Martins Moyses (May 8, 2025 19:17 ADT) — May 8, 2025

Co-Buyer: Juliana Britto Freire Martins Moyses — Date

SELLER'S ACCEPTANCE:
D.R. Horton, Inc.

Mike Robertson (May 9, 2025 10:13 EDT) — May 9, 2025

Mike Robertson
Assistant Secretary — Date

Initials Ylms (Buyer) May 7, 2025 — JB (Co-Buyer) May 8, 2025

Purchase Agreement for Property at 16207 Point Rock Drive, WINTER GARDEN, FL

Final Audit Report 2025-05-09

Created:	2025-05-07
By:	D.R. Horton (noreply-esign@drhorton.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA_l2jS7VHbEFRAaCysLsgFQt1qxjQ9Guo
Number of Documents:	1
Document page count:	3
Number of supporting files:	0
Supporting files page count:	0

"Purchase Agreement for Property at 16207 Point Rock Drive, W INTER GARDEN, FL" History

Document created by D.R. Horton (noreply-esign@drhorton.com)
2025-05-07 - 2:44:01 PM GMT

Document emailed to yglesio@yahoo.com for signature
2025-05-07 - 2:44:05 PM GMT

Document emailed to julianabrittofreire@gmail.com for signature
2025-05-07 - 2:44:05 PM GMT

Document emailed to noreply-edocs@drhorton.com for signature
2025-05-07 - 2:44:05 PM GMT

Email viewed by yglesio@yahoo.com
2025-05-07 - 4:23:40 PM GMT

Agreement viewed by yglesio@yahoo.com
2025-05-07 - 4:23:41 PM GMT

Signer yglesio@yahoo.com entered name at signing as MYG Properties Real Estate Investments LLC, a Florida limited liability company
2025-05-07 - 7:14:51 PM GMT

Document e-signed by MYG Properties Real Estate Investments LLC, a Florida limited liability company (yglesio@yahoo.com)
Signature Date: 2025-05-07 - 7:14:53 PM GMT - Time Source: server

Email viewed by julianabrittofreire@gmail.com
2025-05-08 - 10:15:51 PM GMT

Agreement viewed by julianabrittofreire@gmail.com
2025-05-08 - 10:15:51 PM GMT

Signer julianabrittofreire@gmail.com entered name at signing as Juliana Britto Freire Martins Moyses
2025-05-08 - 10:17:11 PM GMT

Document e-signed by Juliana Britto Freire Martins Moyses (julianabrittofreire@gmail.com)
Signature Date: 2025-05-08 - 10:17:13 PM GMT - Time Source: server

D.R. Horton (noreply-esign@drhorton.com) replaced signer noreply-edocs@drhorton.com with Mike Robertson (mjrobertson@drhorton.com)
2025-05-09 - 2:13:11 PM GMT

Document emailed to Mike Robertson (mjrobertson@drhorton.com) for signature
2025-05-09 - 2:13:12 PM GMT

Agreement viewed by Mike Robertson (mjrobertson@drhorton.com)
Agreement hosted by D.R. Horton (noreply-esign@drhorton.com)
2025-05-09 - 2:13:16 PM GMT

Document e-signed by Mike Robertson (mjrobertson@drhorton.com)
Signing Link is created by D.R. Horton (noreply-esign@drhorton.com)
Signature Date: 2025-05-09 - 2:13:33 PM GMT - Time Source: server

Agreement completed.
2025-05-09 - 2:13:33 PM GMT

THESE DOCUMENTS HAVE BEEN AMENDED AND RESTATED.

ESCROW DEPOSIT FORM

Buyer's Name: MYG Properties Real Estate Investments LLC, a Florida limited liability company and Juliana Britto Freire Martins Moyses

Community: Waterleigh 50s

Lot Number: 01 Lot Legal:

Earnest Money Deposit:

Earnest Deposits					
Due Date	Collection Date	Payment Type	Check Number	Deposit Amount	Collection Amount
03/26/2025				$4,000.00	$4,000.00
	03/26/2025	Wire Transfer	1		$4,000.00
05/07/2025				$50,000.00	$50,000.00
	05/07/2025	Wire Transfer	1		$50,000.00
05/07/2025				$50,000.00	$50,000.00
	05/07/2025	Wire Transfer	2		$50,000.00
05/08/2025				$40,000.00	$40,000.00
	05/08/2025	Wire Transfer	4		$40,000.00
05/09/2025				$18,485.00	$ 0.00
05/10/2025				$76,245.00	$ 0.00
			Total	**$238,730.00**	**$144,000.00**

(No option deposits found.)

MYG Properties Real Estate Investments LLC, a Florida limited liability company (May 8, 2025 19:13 ADT) May 8, 2025

Buyer: MYG Properties Real Estate Investments LLC, a Florida limited liability company Date

Juliana Britto Freire Martins Moyses (May 8, 2025 19:15 ADT) May 8, 2025

Co-Buyer: Juliana Britto Freire Martins Moyses Date

D·R·HORTON
America's Builder

Change Order Number 5

ADDENDUM TO CONTRACT BETWEEN MYG Properties Real Estate Investments LLC, a Florida limited liability company and Juliana Britto Freire Martins Moyses, Buyer And D.R. Horton, Inc., Seller

Date: 5/8/2025
Change Order Type: Construction
Change Order Created By: DRHI\JHStaley
Change Order Created Date: 5/8/2025 11:07:00 AM
Change Order Status: Submitted
Change Order Approved By: Creator

Community: Waterleigh **Section/Phase:**
Plan/Elevation/Series: 3225/L/L
Plan/Elevation Name: TORREY
Lot Swing: L - **Job:** 382620963
Lot: 01 **Block:**
Lot Address:
16207 Point Rock Drive
WINTER GARDEN, FL 34787

Payment Changes:		Tracking#	Amount
Added 5/8/2025 11:07:00 AM	**Wire Transfer** **Notes:**	**1651024**	**40000.00**

Price Summary:	Amount
Adjusted Base Price	**$653,990.00**
Adjusted Lot Premium	**$95,000.00**
Total Option Price	**$97,391.00**
Deco Coupon Total	**$ 0.00**
Deco Coupon Remaining	**$ 0.00**
Current Selling Price	**$846,381.00**
Total Net Change	**$ 0.00**

APPRAISED VALUE (Applicable to VA and FHA Loans Only). It is expressly agreed that, notwithstanding any other provision in the Agreement or this Addendum, the Purchaser shall not be obligated to complete the purchase of the Property or to incur any penalty by forfeiture of deposits or otherwise unless Purchaser has been given, in accordance with HUD/FHA or VA requirements, a written statement by the Federal Housing Commissioner, Department of Veterans Affairs or a Direct Endorsement lender setting forth the appraised value of the property of not less than **$846,381.00**. The Purchaser shall have the privilege and option of proceeding with consumption of the contract without regard to the amount of the appraised valuation. The appraised valuation is arrived at to determine the maximum mortgage the Department of Housing and Urban Development ("HUD") will insure. HUD does not warrant the value or the condition of the property. Purchaser should satisfy himself/herself that the price and condition of the property are acceptable.

MYG Properties Real Estate Investments LLC, a Florida limited liability company (May 8, 2025 19:13 ADT) — May 8, 2025

Buyer: MYG Properties Real Estate Investments LLC, a Florida limited liability company — Date

Juliana Britto Freire Martins Moyses (May 8, 2025 19:15 ADT) — May 8, 2025

Co-Buyer: Juliana Britto Freire Martins Moyses — Date

SELLER'S ACCEPTANCE:
D.R. Horton, Inc.

Mike Robertson (May 9, 2025 10:14 EDT) — May 9, 2025
Mike Robertson — Date
Assistant Secretary

Initials Ylms — Buyer — May 8, 2025 — Date — JB — Co-Buyer — May 8, 2025 — Date

Purchase Agreement for Property at 16207 Point Rock Drive, WINTER GARDEN, FL

Final Audit Report 2025-05-09

Created:	2025-05-08
By:	D.R. Horton (noreply-esign@drhorton.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAR4fTsfd4FG_92L1AYQhfhgI3O4gN8Ep0
Number of Documents:	1
Document page count:	3
Number of supporting files:	0
Supporting files page count:	0

"Purchase Agreement for Property at 16207 Point Rock Drive, W INTER GARDEN, FL" History

Document created by D.R. Horton (noreply-esign@drhorton.com)
2025-05-08 - 4:08:50 PM GMT

Document emailed to yglesio@yahoo.com for signature
2025-05-08 - 4:08:54 PM GMT

Document emailed to julianabrittofreire@gmail.com for signature
2025-05-08 - 4:08:54 PM GMT

Document emailed to noreply-edocs@drhorton.com for signature
2025-05-08 - 4:08:55 PM GMT

Email viewed by yglesio@yahoo.com
2025-05-08 - 10:12:59 PM GMT

Agreement viewed by yglesio@yahoo.com
2025-05-08 - 10:12:59 PM GMT

Signer yglesio@yahoo.com entered name at signing as MYG Properties Real Estate Investments LLC, a Florida limited liability company
2025-05-08 - 10:13:56 PM GMT

Document e-signed by MYG Properties Real Estate Investments LLC, a Florida limited liability company (yglesio@yahoo.com)
Signature Date: 2025-05-08 - 10:13:58 PM GMT - Time Source: server

Email viewed by julianabrittofreire@gmail.com
2025-05-08 - 10:14:18 PM GMT

Agreement viewed by julianabrittofreire@gmail.com
2025-05-08 - 10:14:19 PM GMT

Signer julianabrittofreire@gmail.com entered name at signing as Juliana Britto Freire Martins Moyses
2025-05-08 - 10:15:28 PM GMT

Document e-signed by Juliana Britto Freire Martins Moyses (julianabrittofreire@gmail.com)
Signature Date: 2025-05-08 - 10:15:30 PM GMT - Time Source: server

D.R. Horton (noreply-esign@drhorton.com) replaced signer noreply-edocs@drhorton.com with Mike Robertson (mjrobertson@drhorton.com)
2025-05-09 - 2:13:53 PM GMT

Document emailed to Mike Robertson (mjrobertson@drhorton.com) for signature
2025-05-09 - 2:13:53 PM GMT

Agreement viewed by Mike Robertson (mjrobertson@drhorton.com)
Agreement hosted by D.R. Horton (noreply-esign@drhorton.com)
2025-05-09 - 2:13:57 PM GMT

Document e-signed by Mike Robertson (mjrobertson@drhorton.com)
Signing Link is created by D.R. Horton (noreply-esign@drhorton.com)
Signature Date: 2025-05-09 - 2:14:08 PM GMT - Time Source: server

Agreement completed.
2025-05-09 - 2:14:08 PM GMT

FILING SUCCESSFUL - Beneficial Ownership Information Report (BOIR) Status

Submission Information	
Status	FILING SUCCESSFUL
BOIR ID	50000016302079
Submission Tracking ID	BOIR7geEcIehcWRAdRBe
Received Timestamp (UTC)	2025-09-08T13:34:11Z
Reporting Company FinCEN ID	

Submitter Information	
First name	Yglesio Luciano
Last name	Moyses Silva de Souza
E-mail address	samuel.b.santtos@gmail.com

Validation Information	
Code	**Description**
No validation errors	

#50000016302079 - Beneficial Ownership Information Report (BOIR) Transcript

Filing Information	
Type of filing	Update prior report
Legal name	MYG PROPERTIES REAL ESTATE INVESTMENTS LLC
Tax Identification type	EIN
Tax Identification number	334100934
Country/Jurisdiction (if foreign tax ID only)	
Date prepared (assigned upon finalization)	09/08/2025

Reporting Company Information	Back to top
Request to receive FinCEN Identifier (FinCEN ID)	
Foreign pooled investment vehicle	
Reporting Company legal name	MYG PROPERTIES REAL ESTATE INVESTMENTS LLC
Alternate name (e.g. trade name, DBA)	
Tax Identification type	EIN
Tax Identification number	334100934
Country/Jurisdiction (if foreign tax ID only)	
Country/Jurisdiction of formation	United States
State of formation	Florida
Tribal jurisdiction of formation	
Name of the other Tribe	
State of first registration	
Tribal jurisdiction of first registration	
Name of the other Tribe	
Address (number, street, and apt. or suite no.)	610 SYCAMORE STREET SUITE 315
City	CELEBRATION
U.S. or U.S. Territory	United States
State	Florida
ZIP Code	34747
Existing Reporting Company	Checked

#50000016302079 - Beneficial Ownership Information Report (BOIR) Transcript

Beneficial Owner Information	Back to top
Parent/Guardian information instead of minor child	
FinCEN ID	
Exempt entity	
Individuals's last name or entity's legal name	Moyses Silva de Souza
First name	Yglesio Luciano
Middle name	
Suffix	
Date of birth	09/19/1980
Address (number, street, and apt. or suite no.)	14 AV DOS HOLANDESES. ED. CENTURY MULTIEMP. S 812
City	Sao Luiz
Country/Jurisdiction	Brazil
State	
ZIP/Foreign postal code	65075650
Identifying document type	Foreign passport
Identifying document number	GD501924
Country/Jurisdiction	Brazil
State	
Local/tribal	
Other local/Tribal description	
Identifying document image	Passport Yglesio_compressed.pdf

Authentisign ID: 3DDFF3B2-A38C-F011-B483-000D3A4FF5B1

Form **SS-4** (Rev. December 2019)
Department of the Treasury
Internal Revenue Service

Application for Employer Identification Number

(For use by employers, corporations, partnerships, trusts, estates, churches, government agencies, Indian tribal entities, certain individuals, and others.)
▶ **Go to *www.irs.gov/FormSS4* for instructions and the latest information.**
▶ **See separate instructions for each line.** ▶ **Keep a copy for your records.**

OMB No. 1545-0003

EIN

Type or print clearly.

1 Legal name of entity (or individual) for whom the EIN is being requested
MYG PROPERTIES REAL ESTATE INVESTMENTS LLC

2 Trade name of business (if different from name on line 1)

3 Executor, administrator, trustee, "care of" name

4a Mailing address (room, apt., suite no. and street, or P.O. box)
610 SYCAMORE STREET SUITE 315

5a Street address (if different) (Don't enter a P.O. box.)

4b City, state, and ZIP code (if foreign, see instructions)
CELEBRATION, FL 34747

5b City, state, and ZIP code (if foreign, see instructions)

6 County and state where principal business is located
Osceola County

7a Name of responsible party
MY NEGOCIOS S.A.

7b SSN, ITIN, or EIN

8a Is this application for a limited liability company (LLC) (or a foreign equivalent)? ☑ Yes ☐ No

8b If 8a is "Yes," enter the number of LLC members ▶ 1

8c If 8a is "Yes," was the LLC organized in the United States? ☑ Yes ☐ No

9a **Type of entity** (check only one box). **Caution:** If 8a is "Yes," see the instructions for the correct box to check.

- ☐ Sole proprietor (SSN) _____
- ☑ Partnership
- ☐ Corporation (enter form number to be filed) ▶ _____
- ☐ Personal service corporation
- ☐ Church or church-controlled organization
- ☐ Other nonprofit organization (specify) ▶ _____
- ☐ Other (specify) ▶
- ☐ Estate (SSN of decedent) _____
- ☐ Plan administrator (TIN) _____
- ☐ Trust (TIN of grantor) _____
- ☐ Military/National Guard ☐ State/local government
- ☐ Farmers' cooperative ☐ Federal government
- ☐ REMIC ☐ Indian tribal governments/enterprises

Group Exemption Number (GEN) if any ▶

9b If a corporation, name the state or foreign country (if applicable) where incorporated — State: _____ Foreign country: _____

10 **Reason for applying** (check only one box)

- ☑ Started new business (specify type) ▶ Real Estate Investments
- ☐ Hired employees (Check the box and see line 13.)
- ☐ Compliance with IRS withholding regulations
- ☐ Other (specify) ▶
- ☐ Banking purpose (specify purpose) ▶
- ☐ Changed type of organization (specify new type) ▶
- ☐ Purchased going business
- ☐ Created a trust (specify type) ▶
- ☐ Created a pension plan (specify type) ▶

11 Date business started or acquired (month, day, year). See instructions.

12 Closing month of accounting year December

13 Highest number of employees expected in the next 12 months (enter -0- if none). If no employees expected, skip line 14.

Agricultural	Household	Other

14 If you expect your employment tax liability to be $1,000 or less in a full calendar year **and** want to file Form 944 annually instead of Forms 941 quarterly, check here. (Your employment tax liability generally will be $1,000 or less if you expect to pay $5,000 or less in total wages.) If you don't check this box, you must file Form 941 for every quarter. ☐

15 First date wages or annuities were paid (month, day, year). **Note:** If applicant is a withholding agent, enter date income will first be paid to nonresident alien (month, day, year) ▶

16 Check **one** box that best describes the principal activity of your business.

- ☐ Construction ☐ Rental & leasing ☐ Transportation & warehousing ☐ Health care & social assistance ☐ Accommodation & food service ☐ Wholesale-agent/broker ☐ Wholesale-other ☐ Retail
- ☑ Real estate ☐ Manufacturing ☐ Finance & insurance ☐ Other (specify) ▶

17 Indicate principal line of merchandise sold, specific construction work done, products produced, or services provided.

18 Has the applicant entity shown on line 1 ever applied for and received an EIN? ☐ Yes ☐ No
If "Yes," write previous EIN here ▶

Third Party Designee

Complete this section **only** if you want to authorize the named individual to receive the entity's EIN and answer questions about the completion of this form.

Designee's name: Cristiano Gomes de Almeida
Designee's telephone number (include area code): +1 (321) 402-9442
Address and ZIP code: 1391 BRENTWOOD DRIVE KISSIMMEE, FL 34746
Designee's fax number (include area code):

Under penalties of perjury, I declare that I have examined this application, and to the best of my knowledge and belief, it is true, correct, and complete.

Name and title (type or print clearly) ▶ MY NEGOCIOS S.A.
Applicant's telephone number (include area code): 407 487-8282

Signature ▶ Authentisign Yglesio Luciano Moyses Silva de Souza
Date ▶ 09/08/25
Applicant's fax number (include area code):

Authentisign ID: 3DDFF3B2-A38C-F011-B483-000D3A4FF5B1

Do I Need an EIN?

File Form SS-4 if the applicant entity doesn't already have an EIN but is required to show an EIN on any return, statement, or other document.[1] See also the separate instructions for each line on Form SS-4.

IF the applicant...	AND...	THEN...
started a new business	doesn't currently have (nor expect to have) employees	complete lines 1, 2, 4a–8a, 8b–c (if applicable), 9a, 9b (if applicable), and 10–14 and 16–18.
hired (or will hire) employees, including household employees	doesn't already have an EIN	complete lines 1, 2, 4a–6, 7a–b, 8a, 8b–c (if applicable), 9a, 9b (if applicable), 10–18.
opened a bank account	needs an EIN for banking purposes only	complete lines 1–5b, 7a–b, 8a, 8b–c (if applicable), 9a, 9b (if applicable), 10, and 18.
changed type of organization	either the legal character of the organization or its ownership changed (for example, you incorporate a sole proprietorship or form a partnership)[2]	complete lines 1–18 (as applicable).
purchased a going business[3]	doesn't already have an EIN	complete lines 1–18 (as applicable).
created a trust	the trust is other than a grantor trust or an IRA trust[4]	complete lines 1–18 (as applicable).
created a pension plan as a plan administrator[5]	needs an EIN for reporting purposes	complete lines 1, 3, 4a–5b, 7a–b, 9a, 10, and 18.
is a foreign person needing an EIN to comply with IRS withholding regulations	needs an EIN to complete a Form W-8 (other than Form W-8ECI), avoid withholding on portfolio assets, or claim tax treaty benefits[6]	complete lines 1–5b, 7a–b (SSN or ITIN as applicable), 8a, 8b–c (if applicable), 9a, 9b (if applicable), 10, and 18.
is administering an estate	needs an EIN to report estate income on Form 1041	complete lines 1–7b, 9a, 10–12, 13–17 (if applicable), and 18.
is a withholding agent for taxes on nonwage income paid to an alien (that is, individual, corporation, or partnership, etc.)	is an agent, broker, fiduciary, manager, tenant, or spouse who is required to file Form 1042, Annual Withholding Tax Return for U.S. Source Income of Foreign Persons	complete lines 1, 2, 3 (if applicable), 4a–5b, 7a–b, 8a, 8b–c (if applicable), 9a, 9b (if applicable), 10, and 18.
is a state or local agency	serves as a tax reporting agent for public assistance recipients under Rev. Proc. 80-4, 1980-1 C.B. 581[7]	complete lines 1, 2, 4a–5b, 7a–b, 9a, 10, and 18.
is a single-member LLC (or similar single-member entity)	needs an EIN to file Form 8832, Entity Classification Election, for filing employment tax returns and excise tax returns, or for state reporting purposes[8], or is a foreign-owned U.S. disregarded entity and needs an EIN to file Form 5472, Information Return of a 25% Foreign-Owned U.S. Corporation or a Foreign Corporation Engaged in a U.S. Trade or Business	complete lines 1–18 (as applicable).
is an S corporation	needs an EIN to file Form 2553, Election by a Small Business Corporation[9]	complete lines 1–18 (as applicable).

[1] For example, a sole proprietorship or self-employed farmer who establishes a qualified retirement plan, or is required to file excise, employment, alcohol, tobacco, or firearms returns, must have an EIN. A partnership, corporation, REMIC (real estate mortgage investment conduit), nonprofit organization (church, club, etc.), or farmers' cooperative must use an EIN for any tax-related purpose even if the entity doesn't have employees.

[2] However, don't apply for a new EIN if the existing entity only (a) changed its business name, (b) elected on Form 8832 to change the way it is taxed (or is covered by the default rules), or (c) terminated its partnership status because at least 50% of the total interests in partnership capital and profits were sold or exchanged within a 12-month period. The EIN of the terminated partnership should continue to be used. See Regulations section 301.6109-1(d)(2)(iii).

[3] Don't use the EIN of the prior business unless you became the "owner" of a corporation by acquiring its stock.

[4] However, grantor trusts that don't file using Optional Method 1 and IRA trusts that are required to file Form 990-T, Exempt Organization Business Income Tax Return, must have an EIN. For more information on grantor trusts, see the Instructions for Form 1041.

[5] A plan administrator is the person or group of persons specified as the administrator by the instrument under which the plan is operated.

[6] Entities applying to be a Qualified Intermediary (QI) need a QI-EIN even if they already have an EIN. See Rev. Proc. 2000-12.

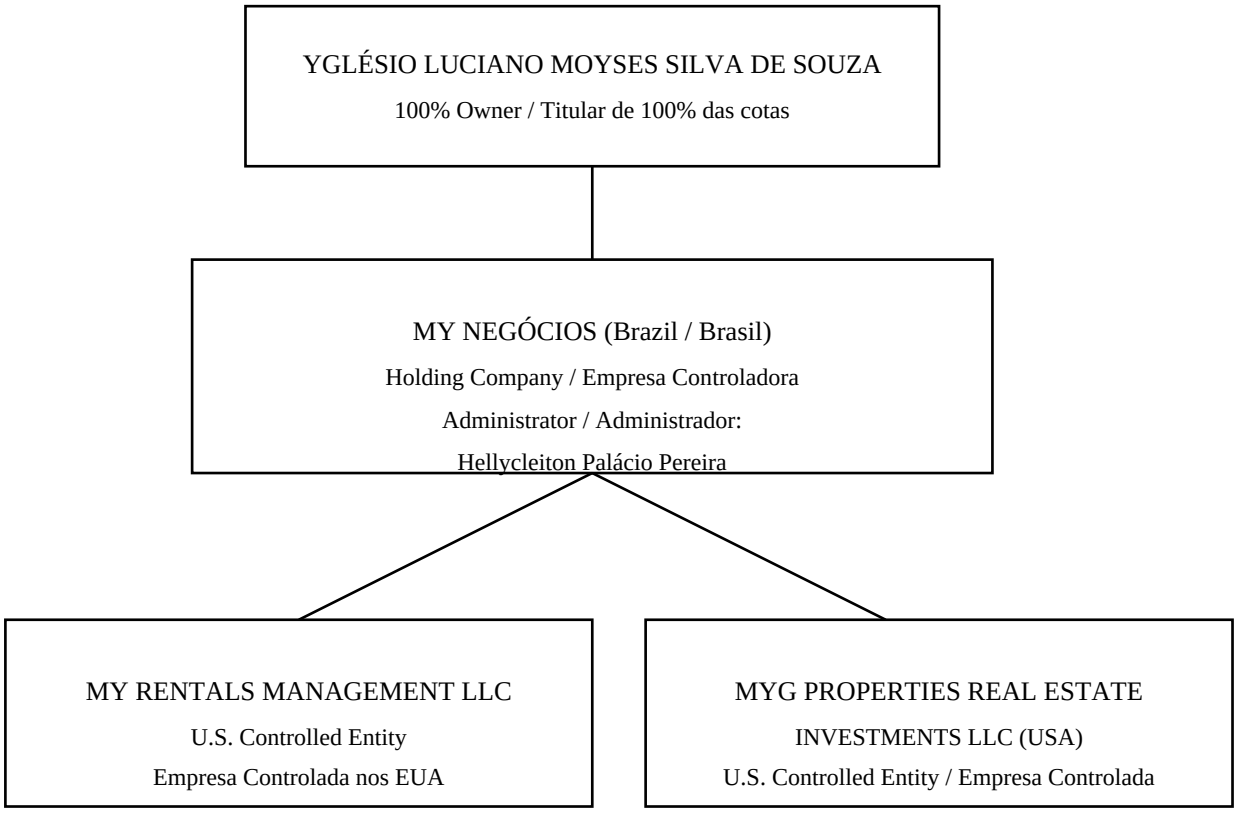
[7] See also *Household employer agent* in the instructions. **Note:** State or local agencies may need an EIN for other reasons, for example, hired employees.

[8] See *Disregarded entities* in the instructions for details on completing Form SS-4 for an LLC.

[9] An existing corporation that is electing or revoking S corporation status should use its previously-assigned EIN.

CORPORATE OWNERSHIP FLOWCHART / FLUXOGRAMA SOsocietário

Prepared for USCIS evidentiary purposes / Documento para fins probatórios junto ao USCIS



This flowchart demonstrates the corporate ownership and control structure for immigration purposes. The individual identified above holds one hundred percent (100%) ownership of the Brazilian holding company, which exercises full control over the U.S.-based entities listed herein.

Este fluxograma demonstra a estrutura de propriedade e controle societário para fins imigratórios. O indivíduo acima identificado detém cem por cento (100%) das cotas da empresa holding brasileira, a qual exerce controle integral sobre as entidades sediadas nos Estados Unidos.

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This agreement is between Florida Fun Tourism (*hereafter termed as the Manager*), and based 7828 West Irlo Bronson Highway, Kissimmee - FL 34747 and MYG PROPERTIES REAL ESTATE INVESTMENTS LLC (hereafter termed as Owner), represented by **Yglesio Luciano Moyses Silva de Souza**, whose current address 2368 Distant Sun Trl, Kissimmee, FL 34747, who agrees to enter into this contract for the management and rental of a Vacation Home located **2368 Distant Sun Trl, Kissimmee, FL 34747.**

And jointly agrees to the following:

1. The Manager shall use his best endeavors to procure short-term rentals for the vacation home listed above and for the benefit of the owner. The Manager will list the property on its Web Site and other associated sites, where prudent trading agreements will be established between Florida Fun Tourism and other trading associates in the U.S. and worldwide;
2. The Web Site will be promoted through other recognized forms of advertising in other sectors of the Tourism Industry;
3. The manager will manage all rental bookings generated by his own advertising media;
4. The Manager will pay monthly expenses related to the consumption of Electricity, Water and Sewage, Internet service provider and cable TV, Gas Company and HOA monthly, from funds provided by the owner, either from rental income or own resources. Manager may also provide the option to register the Homeowner's bank account, credit or debit card into the autopay system for the billing.
5. The owner is responsible for other property-related expenses, such as the Florida State Taxes, mortgage installments, and insurance.
6. The Property Manager shall be solely responsible for the collection and payment of all applicable Florida State Sales Tax, Tourist Development Tax, and for obtaining and maintaining the necessary short-term rental license(s) required for the property. While the taxes will be collected from the guest at the time of booking, the homeowner agrees to cover the costs associated with obtaining and issuing the required licenses, as well as the creation of any necessary accounts for tax reporting purposes. The Property Manager shall ensure that all required taxes are properly remitted to the appropriate authorities in compliance with Florida state and local regulations.
7. The Management Team will carry out all maintenance when necessary; and send the cost estimate for the owner's prior approval.
8. The Property Manager shall provide the homeowner with an online statement by the 6th business day of each month, detailing all income and expenses related to the property for the preceding month. This statement will include a breakdown of all financial transactions, including rental income, fees, taxes, and any other expenses incurred.

The Property Manager will also remit payment to the homeowner for any net income due, by the same 6th business day of each month. However, the homeowner acknowledges that the payment may take longer to be received, depending on the processing times and policies of the homeowner's bank, over which the Property Manager has no control. The Property Manager

Rubricar

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will not be held liable for any delays resulting from the homeowner's bank or financial institution.

9. The Manager will have the Copyrights for all videos and pictures of all professional pictures taken of the property.

10. The manager has access to all of the homeowner's HOA information. Including but not limited to account number, balances, ledgers, payment information and any other information necessary to access the HOA website and complete the payment.

The Manager will always be obliged and will have the right to offer the Vacation Home for rent during the term of this contract, UNLESS PRE-BOOKED BY THE OWNER. From the total rental income received, including any extras and after deducting all possible expenses (accounts described in item 4), the balance will be credited to the Owners' account informed by the Owners. In the case of the owner making reservations on his own account, he or she must pay only the administrative fees and provide the details for payment of possible expenses (account described in item 4).

Termination

a) Either party may terminate this agreement upon 30 days of written notice for any reason whatsoever. Should the Owner terminate this agreement, the Owner must honor any and all previous and existing obligations or commitments for this Vacation Home at the time of termination. The Owner failure to honor their commitments shall result in the Owner being responsible for any maintenance costs, rental loss, service fees and new rental payments which may arise. All bookings procured by the Management Company shall revert to the Management Company.

Should the Owner sell the Vacation Home, all existing bookings procured by the company shall revert to the company, unless the new Owners appoint Florida Fun Tourism as managers. The Owner shall notify the Company of the impending sale of the Vacation Home while the Vacation Home is offered for sale on the open market. The same period of 30 days of notice is in force.

b) The Management Company may cancel this contract with a 30 day notice if the Owner does not honor its obligations relating to the Vacation Home as set forth under this agreement. Under this circumstance, the Management Company will distribute the amounts owed to it and other third parties relating to the property and, within a reasonable time, provide the owner with any remaining amount in the owner's property account and a summary of the distributions.

Rubricar

c) Upon the termination of this contract, any outstanding balances owed by either the homeowner or the property manager must be settled in full within thirty (30) days. Failure to remit payment within the specified time frame will result in the initiation of legal action to recover any unpaid amounts. Both parties

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acknowledge that timely settlement of open balances is essential to avoid escalation of the matter through legal channels.

Miscellaneous provisions

1. There are no other representations, promises, incentives or agreements between the parties that are not within this agreement.
2. If the dispute arises as a result of this agreement, then the venue will be Osceola County, Florida, USA, regardless of where this agreement is signed.
3. The current party may recover your attorney's fees, including fees at trial and appeal levels and all costs including but not limited to copying long distant costs, witness fees and travel costs.
4. The Management Company failure to enforce any provision in this agreement shall not constitute a waiver or estoppels by the company.
5. If any terms of the provisions of this agreement are deemed unenforceable, the agreement itself will remain valid and binding on both parties.
6. This agreement is not assignable by the Owner.

Cleaning fees (payment made by the guest);

03 Bedroom Homes $175.00	07 Bedroom Homes $299.00	12 Bedroom Homes $459.00
04 Bedroom Homes $175.00	08 Bedroom Homes $339.00	13 Bedroom Homes $499.00
05 Bedroom Homes $230.00	09 Bedroom Homes $399.00	14 Bedroom Homes $549.00
06 Bedroom Homes $270.00	10 Bedroom Homes $420.00	15 Bedroom Homes $599.00

Our monthly management charges:

Administration fee is $00.00 monthly (Includes administrative services, basic preventive maintenance (batteries, lamps), cleaning of the external area with each guest change and automation of the house (online control of the lock and thermostat).

Management and Rental Vacation Home Fee (From the total rental income received and including any extras, the Manager will deduct 15% commission)

Monthly pool cleaning values:

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(The balance of the chemicals and the cleaning of the pool will be done with each guest change and filters cleaned regularly).

Up to 5 Bedrooms: $100.00

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06 to 09 Rooms: $120.00
10 to 15 Rooms: $140.00

Pest Control $45 monthly

These are our main monthly fees, but other eventual costs may occur. The owner will always receive budget for approval provided when any further cost is necessary.

We will provide a property cleaning service (extra fee paid by the guest) after each guest leaves the Vacation Home. This includes laundering of bed linen, towels and a thorough clean of the Vacation Home. Special attention will be made to the sanitization of all bathrooms. A complete check of the property will be made, carried out by a company inspector to check any possible damage. If damage is found the Manager shall contact the platform and/or guest for the reimbursement for the damage. The homeowner will not be liable for damages caused by the guest **UNLESS** if the damage was caused by the homeowner or their private guests. The Property Manager is not liable for damages caused by wear and tear of the home.

All our properties will have a Touch Pad entry door lock, to facilitate the access of the guest in the house and favor the safety and control of the flow of people in the house. In addition to the Touch Pad lock, the house must have a lock box containing a copy of the physical key for emergency cases where touchpad access is not possible. If the property does not already have these types of devices installed, it is the owner's responsibility to pay for them.

Homeowner Benefits

Deep cleaning performed at the property will not generate any cost to the homeowner.

Homeowner shall not have any expenses due to bedsheets and towels.

Carpet and upholstery cleaning performed by a professional licensed company without any additional cost to the homeowner.

Basic maintenance to the property such as common light bulb replacements, controller batteries, unclogging of sinks and toilets, and other basic maintenance will not generate any cost to the homeowner.

Rubricar

TO ALL PERSONS, be it known that I, MYG PROPERTIES REAL ESTATE INVESTMENTS LLC (hereafter termed as Owner), represented by **Yglesio Luciano Moyses Silva de Souza,** Property Address: **2368 Distant Sun Trl, Kissimmee, FL 34747.**

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As Grantor, do herby make and grant a limited specific power of attorney to *Jediael Pereira da Silva Junior of Florida Fun Tourism* and appoint and constitute said individual as my attorney- in-fact starting today.

My named attorney-in-fact shall have full power and authority to undertake, commit and perform only the following acts on my behalf to the same extent as if I had done so personally, all with full power of substitution and revocation in the presence:

1.To speak to Utility Companies Regarding my Property

2.To pay State and Local Taxes on all Bookings place by Florida Fun Tourism;

3.To enter and permit third parties (with their permission) to enter the above property.

The authority granted shall include such incidental acts as is reasonably required or necessary to carry out and perform the specific authorities and duties stated or contemplated herein.

My attorney-in-fact agrees to accept this appointment subject to its term and agrees to act and perform in said fiduciary capacity consistent with my best interest as he in his discretion deems advisable, and I thereupon ratify all acts so carried out.

I agree to reimburse my attorney-in-fact all reasonable costs and expenses incurred in the fulfillment of the duties and responsibilities enumerated herein.

Special durable provisions:

This power of attorney shall constitute in full force and effect until revoked by subsequent writing.

Other terms, signed in the presence of

Assinado por: _____ Grantor (owner) 9/15/2025 Date

DocuSigned by: Jediael Silva Junior _____ Attorney-in-fact 9/15/2025 Date

Docusign Envelope ID: 86F68592-2E8B-4101-911E-3A033EE79B35

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This agreement is between Florida Fun Tourism (*hereafter termed as the Manager*), and based 7828 West Irlo Bronson Highway, Kissimmee - FL 34747 and MYG PROPERTIES REAL ESTATE INVESTMENTS LLC (*hereafter termed as Owner*), represented by Yglesio Luciano Moyses Silva de Souza, whose current address 2340 Salty Winds Way, Kissimmee, FL 34747 who agrees to enter into this contract for the management and rental of a Vacation Home located **2340 Salty Winds Way, Kissimmee, FL 34747.**

And jointly agrees to the following:

1. The Manager shall use his best endeavors to procure short-term rentals for the vacation home listed above and for the benefit of the owner. The Manager will list the property on its Web Site and other associated sites, where prudent trading agreements will be established between Florida Fun Tourism and other trading associates in the U.S. and worldwide;
2. The Web Site will be promoted through other recognized forms of advertising in other sectors of the Tourism Industry;
3. The manager will manage all rental bookings generated by his own advertising media;
4. The Manager will pay monthly expenses related to the consumption of Electricity, Water and Sewage, Internet service provider and cable TV, Gas Company and HOA monthly, from funds provided by the owner, either from rental income or own resources. Manager may also provide the option to register the Homeowner's bank account, credit or debit card into the autopay system for the billing.
5. The owner is responsible for other property-related expenses, such as the Florida State Taxes, mortgage installments, and insurance.
6. The Property Manager shall be solely responsible for the collection and payment of all applicable Florida State Sales Tax, Tourist Development Tax, and for obtaining and maintaining the necessary short-term rental license(s) required for the property. While the taxes will be collected from the guest at the time of booking, the homeowner agrees to cover the costs associated with obtaining and issuing the required licenses, as well as the creation of any necessary accounts for tax reporting purposes. The Property Manager shall ensure that all required taxes are properly remitted to the appropriate authorities in compliance with Florida state and local regulations.
7. The Management Team will carry out all maintenance when necessary; and send the cost estimate for the owner's prior approval.
8. The Property Manager shall provide the homeowner with an online statement by the 6th business day of each month, detailing all income and expenses related to the property for the preceding month. This statement will include a breakdown of all financial transactions, including rental income, fees, taxes, and any other expenses incurred.

   The Property Manager will also remit payment to the homeowner for any net income due, by the same 6th business day of each month. However, the homeowner acknowledges that the payment may take longer to be received, depending on the processing times and policies of the homeowner's bank, over which the Property Manager has no control. The Property Manager

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will not be held liable for any delays resulting from the homeowner's bank or financial institution.

9. The Manager will have the Copyrights for all videos and pictures of all professional pictures taken of the property.

10. The manager has access to all of the homeowner's HOA information. Including but not limited to account number, balances, ledgers, payment information and any other information necessary to access the HOA website and complete the payment.

The Manager will always be obliged and will have the right to offer the Vacation Home for rent during the term of this contract, UNLESS PRE-BOOKED BY THE OWNER. From the total rental income received, including any extras and after deducting all possible expenses (accounts described in item 4), the balance will be credited to the Owners' account informed by the Owners. In the case of the owner making reservations on his own account, he or she must pay only the administrative fees and provide the details for payment of possible expenses (account described in item 4).

Termination

a) Either party may terminate this agreement upon 30 days of written notice for any reason whatsoever. Should the Owner terminate this agreement, the Owner must honor any and all previous and existing obligations or commitments for this Vacation Home at the time of termination. The Owner failure to honor their commitments shall result in the Owner being responsible for any maintenance costs, rental loss, service fees and new rental payments which may arise. All bookings procured by the Management Company shall revert to the Management Company.

Should the Owner sell the Vacation Home, all existing bookings procured by the company shall revert to the company, unless the new Owners appoint Florida Fun Tourism as managers. The Owner shall notify the Company of the impending sale of the Vacation Home while the Vacation Home is offered for sale on the open market. The same period of 30 days of notice is in force.

b) The Management Company may cancel this contract with a 30 day notice if the Owner does not honor its obligations relating to the Vacation Home as set forth under this agreement. Under this circumstance, the Management Company will distribute the amounts owed to it and other third parties relating to the property and, within a reasonable time, provide the owner with any remaining amount in the owner's property account and a summary of the distributions.

c) Upon the termination of this contract, any outstanding balances owed by either the homeowner or the property manager must be settled in full within thirty (30) days. Failure to remit payment within the specified time frame will result in the initiation of legal action to recover any unpaid amounts. Both parties

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acknowledge that timely settlement of open balances is essential to avoid escalation of the matter through legal channels.

Miscellaneous provisions

1. There are no other representations, promises, incentives or agreements between the parties that are not within this agreement.
2. If the dispute arises as a result of this agreement, then the venue will be Osceola County, Florida, USA, regardless of where this agreement is signed.
3. The current party may recover your attorney's fees, including fees at trial and appeal levels and all costs including but not limited to copying long distant costs, witness fees and travel costs.
4. The Management Company failure to enforce any provision in this agreement shall not constitute a waiver or estoppels by the company.
5. If any terms of the provisions of this agreement are deemed unenforceable, the agreement itself will remain valid and binding on both parties.
6. This agreement is not assignable by the Owner.

Cleaning fees (payment made by the guest);

03 Bedroom Homes $175.00	07 Bedroom Homes $299.00	12 Bedroom Homes $459.00
04 Bedroom Homes $175.00	08 Bedroom Homes $339.00	13 Bedroom Homes $499.00
05 Bedroom Homes $230.00	09 Bedroom Homes $399.00	14 Bedroom Homes $549.00
06 Bedroom Homes $270.00	10 Bedroom Homes $420.00	15 Bedroom Homes $599.00

Our monthly management charges:

Administration fee is $00.00 monthly (Includes administrative services, basic preventive maintenance (batteries, lamps), cleaning of the external area with each guest change and automation of the house (online control of the lock and thermostat).

Management and Rental Vacation Home Fee (From the total rental income received and including any extras, the Manager will deduct 15% commission)

Monthly pool cleaning values:

(The balance of the chemicals and the cleaning of the pool will be done with each guest change and filters cleaned regularly).

Up to 5 Bedrooms: $100.00

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06 to 09 Rooms: $120.00
10 to 15 Rooms: $140.00

Pest Control $45 monthly

These are our main monthly fees, but other eventual costs may occur. The owner will always receive budget for approval provided when any further cost is necessary.

We will provide a property cleaning service (extra fee paid by the guest) after each guest leaves the Vacation Home. This includes laundering of bed linen, towels and a thorough clean of the Vacation Home. Special attention will be made to the sanitization of all bathrooms. A complete check of the property will be made, carried out by a company inspector to check any possible damage. If damage is found the Manager shall contact the platform and/or guest for the reimbursement for the damage. The homeowner will not be liable for damages caused by the guest **UNLESS** if the damage was caused by the homeowner or their private guests. The Property Manager is not liable for damages caused by wear and tear of the home.

All our properties will have a Touch Pad entry door lock, to facilitate the access of the guest in the house and favor the safety and control of the flow of people in the house. In addition to the Touch Pad lock, the house must have a lock box containing a copy of the physical key for emergency cases where touchpad access is not possible. If the property does not already have these types of devices installed, it is the owner's responsibility to pay for them.

Homeowner Benefits

Deep cleaning performed at the property will not generate any cost to the homeowner.

Homeowner shall not have any expenses due to bedsheets and towels.

Carpet and upholstery cleaning performed by a professional licensed company without any additional cost to the homeowner.

Basic maintenance to the property such as common light bulb replacements, controller batteries, unclogging of sinks and toilets, and other basic maintenance will not generate any cost to the homeowner.

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TO ALL PERSONS, be it known that I, MYG PROPERTIES REAL ESTATE INVESTMENTS LLC (*hereafter termed as Owner*), represented by Yglesio Luciano Moyses Silva de Souza, Property Address: **2340 Salty Winds Way, Kissimmee, FL 34747.**

As Grantor, do herby make and grant a limited specific power of attorney to *Jediael Pereira da Silva Junior of Florida Fun Tourism* and appoint and constitute said individual as my attorney- in-fact starting today.

My named attorney-in-fact shall have full power and authority to undertake, commit and perform only the following acts on my behalf to the same extent as if I had done so personally, all with full power of substitution and revocation in the presence:

1.To speak to Utility Companies Regarding my Property

2.To pay State and Local Taxes on all Bookings place by Florida Fun Tourism;

3.To enter and permit third parties (with their permission) to enter the above property.

The authority granted shall include such incidental acts as is reasonably required or necessary to carry out and perform the specific authorities and duties stated or contemplated herein.

My attorney-in-fact agrees to accept this appointment subject to its term and agrees to act and perform in said fiduciary capacity consistent with my best interest as he in his discretion deems advisable, and I thereupon ratify all acts so carried out.

I agree to reimburse my attorney-in-fact all reasonable costs and expenses incurred in the fulfillment of the duties and responsibilities enumerated herein.

Special durable provisions:

This power of attorney shall constitute in full force and effect until revoked by subsequent writing.

Other terms, signed in the presence of

Assinado por:
Yglesio Luciano Moyses Silva de Souza
CB33C153BBC04C6...
Grantor (owner) 5/19/2025 Date

Docusigned by:
Jediael Silva Junior
FB255CD8197141C...
Attorney-in-fact 5/6/2025 Date

Docusign Envelope ID: FCEF4BBF-41B8-44FA-9E94-B6889E91D104

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+1 (407) 473-3090
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This agreement is between Florida Fun Tourism (*hereafter termed as the Manager*), and based 7828 West Irlo Bronson Highway, Kissimmee - FL 34747 and Yglesio Luciano Moyses Silva de Souza (hereafter termed as Owner), represented by **MYG PROPERTIES REAL ESTATE INVESTMENTS LLC**., whose current address is 15874 Cape Coral Loop, Clermont, FL, 34714, who agrees to enter into this contract for the management and rental of a Vacation Home located at **15874 Cape Coral Loop, Clermont, FL, 34714.**

And jointly agrees to the following:

1. The Manager shall use his best endeavors to procure short-term rentals for the vacation home listed above and for the benefit of the owner. The Manager will list the property on its Web Site and other associated sites, where prudent trading agreements will be established between Florida Fun Tourism and other trading associates in the U.S. and worldwide;
2. The Web Site will be promoted through other recognized forms of advertising in other sectors of the Tourism Industry;
3. The manager will manage all rental bookings generated by his own advertising media;
4. The Manager will pay monthly expenses related to the consumption of Electricity, Water and Sewage, Internet service provider and cable TV, Gas Company and HOA monthly, from funds provided by the owner, either from rental income or own resources. Manager may also provide the option to register the Homeowner's bank account, credit or debit card into the autopay system for the billing.
5. The owner is responsible for other property-related expenses, such as the Florida State Taxes, mortgage installments, and insurance.
6. The Property Manager shall be solely responsible for the collection and payment of all applicable Florida State Sales Tax, Tourist Development Tax, and for obtaining and maintaining the necessary short-term rental license(s) required for the property. While the taxes will be collected from the guest at the time of booking, the homeowner agrees to cover the costs associated with obtaining and issuing the required licenses, as well as the creation of any necessary accounts for tax reporting purposes. The Property Manager shall ensure that all required taxes are properly remitted to the appropriate authorities in compliance with Florida state and local regulations.
7. The Management Team will carry out all maintenance when necessary; and send the cost estimate for the owner's prior approval.
8. The Property Manager shall provide the homeowner with an online statement by the 6th business day of each month, detailing all income and expenses related to the property for the preceding month. This statement will include a breakdown of all financial transactions, including rental income, fees, taxes, and any other expenses incurred.

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will not be held liable for any delays resulting from the homeowner's bank or financial institution.

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10. The manager has access to all of the homeowner's HOA information. Including but not limited to account number, balances, ledgers, payment information and any other information necessary to access the HOA website and complete the payment.

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(The balance of the chemicals and the cleaning of the pool will be done with each guest change and filters cleaned regularly).

Up to 5 Bedrooms: $100.00

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Basic maintenance to the property such as common light bulb replacements, controller batteries, unclogging of sinks and toilets, and other basic maintenance will not generate any cost to the homeowner.

DS YMSDS

TO ALL PERSONS, be it known that I, and Yglesio Luciano Moyses Silva de Souza (hereafter termed as Owner), represented by **MYG PROPERTIES REAL ESTATE INVESTMENTS LLC**.., Property Address: **15874 Cape Coral Loop, Clermont, FL, 34714**

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As Grantor, do herby make and grant a limited specific power of attorney to *Jediael Pereira da Silva Junior of Florida Fun Tourism* and appoint and constitute said individual as my attorney- in-fact starting today.

My named attorney-in-fact shall have full power and authority to undertake, commit and perform only the following acts on my behalf to the same extent as if I had done so personally, all with full power of substitution and revocation in the presence:

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2.To pay State and Local Taxes on all Bookings place by Florida Fun Tourism;

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The authority granted shall include such incidental acts as is reasonably required or necessary to carry out and perform the specific authorities and duties stated or contemplated herein.

My attorney-in-fact agrees to accept this appointment subject to its term and agrees to act and perform in said fiduciary capacity consistent with my best interest as he in his discretion deems advisable, and I thereupon ratify all acts so carried out.

I agree to reimburse my attorney-in-fact all reasonable costs and expenses incurred in the fulfillment of the duties and responsibilities enumerated herein.

Special durable provisions:

This power of attorney shall constitute in full force and effect until revoked by subsequent writing.

Other terms, signed in the presence of

DocuSigned by:
IGLESIO LUCIANO MOISES SILVA DE SOUZA
7F85FC9DC33B4CA...
Grantor (owner) 8/29/2025 Date

DocuSigned by:
Jediael Silva Junior
FB255CD8197141C...
Attorney-in-fact 8/29/2025 Date

Authentisign ID: 5C6D07A8-808A-F011-B484-00224822F75A

Nonlawyer Disclosure

Instructions to Licensee: Before you begin to complete the next form, you must give this nonlawyer disclosure to the landlord or tenant for whom you are filling in the blanks. (If you are filling in the blanks for both landlord and tenant, complete two nonlawyer disclosures and give one to each.)

1. Insert your name in the first 5 blank "*Name*" spaces and **sign** below.
2. Have the landlord or tenant whom you are assisting complete the provision regarding her/his ability to read English, and have her/him **sign** below.
3. Give this completed disclosure to the landlord or tenant, as appropriate. Keep a copy of this completed disclosure and all forms you give to the landlord or tenant in your files for at least 6 years.

Cristiano Almeida told me that he/she is a nonlawyer and may not give legal
(*Name*)
advice, cannot tell me what my rights or remedies are, cannot tell me how to testify in court, and cannot represent me in court.

Rule 10-2.1(b) of the Rules Regulating The Florida Bar defines a paralegal as a person who works under the supervision of a member of The Florida Bar, an out-of-state lawyer engaged in the authorized practice of law in Florida, or a foreign lawyer engaged in the authorized practice of law in Florida, and who performs specifically delegated substantive legal work for which the supervising lawyer is responsible. Only persons who meet the definition may call themselves paralegals. Cristiano Almeida informed me that he/she is
(*Name*)
not a paralegal as defined by the rule and cannot call himself/herself a paralegal.

Cristiano Almeida told me that he/she may only type the factual information
(*Name*)
provided by me in writing into the blanks on the form. Except for typing, Cristiano Almeida
(*Name*)
may not tell me what to put in the form and may not complete the form for me. However, if using a form approved by the Supreme Court of Florida, Cristiano Almeida may ask me factual questions to fill in
(*Name*)
the blanks on the form and may also tell me how to file the form.

Landlord or Tenant:

✘ I can read English.

_____ I cannot read English but this notice was read to me by _____
(*Name*)

in _____ which I understand.
(*Language*)

AuthentiSIGN MYG Properties Real Estate Investments
Landlord or Tenant signature

_____
Licensee signature

AuthentiSIGN Lemuel Lemes AuthentiSIGN Ingrid Luma
Landlord or Tenant signature

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Residential Lease for Single Family Home or Duplex (FOR A TERM NOT TO EXCEED ONE YEAR)

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A BOX (☐) OR A BLANK SPACE (____) INDICATES A PROVISION WHERE A CHOICE OR DECISION MUST BE MADE BY THE PARTIES.

THE LEASE IMPOSES IMPORTANT LEGAL OBLIGATIONS. MANY RIGHTS AND RESPONSIBILITIES OF THE PARTIES ARE GOVERNED BY CHAPTER 83, PART II, RESIDENTIAL LANDLORD AND TENANT ACT, FLORIDA STATUTES. A COPY OF THE RESIDENTIAL LANDLORD AND TENANT ACT IS ATTACHED TO THIS LEASE.

1. PARTIES. This is a lease (the "Lease") between MYG Properties Real Estate Investments (name and address of owner of the property) ("Landlord") and Lemuel Lemes Ingrid Luma (name(s) of person(s) to whom the property is leased) ("Tenant").

Landlord's E-mail Address: Yglesio@yahoo.com

Landlord's Telephone Number: ?+55 98 99110-1412?

Tenant's E-mail Address: Leulemes@gmail.com

Tenant's Telephone Number: +1 (407) 520-9342

2. PROPERTY RENTED. Landlord leases to Tenant the land and buildings located at 16207 Point Rock Drive (street address) WINTER GARDEN, Florida 34787 (zip code)

together with the following furniture and appliances [List all furniture and appliances. If none, write "none."] (In the Lease, the property leased, including furniture and appliances, if any, is called the "Premises"):

Oven,range,cooktop, microwave, blinds, dishwasher.

The Premises shall be occupied only by the Tenant and the following persons:
Lemuel Lemes / Ingrid Luma
Daniel Nishiyama Age:13 / Luma Lemes Age:7 / Samuel Lemes Age:6
Elizabeth Lemes Age:5 / Gabriel Lemes Age:2

3. TERM. This is a lease for a term, not to exceed twelve months, beginning on 11/1/2025 (month, day, year) and ending 11/1/2026 (month, day, year) (the "Lease Term").

4. RENT PAYMENTS, TAXES AND CHARGES. Tenant shall pay total rent in the amount of $49,200.00 (excluding taxes) for the Lease Term. The rent shall be payable by Tenant in advance in installments or in full as provided in the options below:

☒ in installments. If in installments, rent shall be payable

☒ monthly, on the 1st day of each month (if left blank, on the first day of each month) in the amount of $4,100.00 per installment.

OR

☐ weekly, on the _____ day of each week (If left blank, on Monday of each week.) in the amount of $_____ per installment.

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☐ in full on _____ (date) in the amount of $_____.

Tenant shall also be obligated to pay taxes on the rent when applicable in the amount of $_____ ☐ with each rent installment

☐ with the rent for the full term of the Lease. Landlord will notify Tenant if the amount of the tax changes.

Payment Summary

☒ **If rent is paid in installments, the total payment per installment including taxes shall be in the amount of $ 4,100.00 .**

☐ **If rent is paid in full, the total payment including taxes shall be in the amount of $_____.**

All rent payments shall be payable to MYG Properties Real Estate Investments (name) at WIRE OR ZELLE (address). (If left blank, to Landlord at Landlord's address.)

☐ If the tenancy starts on a day other than the first day of the month or week as designated above, the rent shall be prorated from _____ (date) through _____ (date) in the amount of $_____ and shall be due on _____ (date). (If rent paid monthly, prorate on a 30-day month.)

Tenant shall make rent payments required under the Lease by (choose all applicable) ☐ cash, ☐ personal check, ☐ money order, ☐ cashier's check, or ☒ other Zelle (specify). If payment is accepted by any means other than cash, payment is not considered made until the other instrument is collected.

If Tenant makes a rent payment with a worthless check, Landlord can require Tenant ☐ to pay all future payments by ☐ money order, cashier's check, or official bank check or ☐ cash or other (specify) _____, and ☐ to pay bad check fees in the amount of $_____ (not to exceed the amount prescribed by Section 68.065, Florida Statutes).

5. MONEY DUE PRIOR TO OCCUPANCY. Tenant shall pay the sum of $ 8,200.00 in accordance with this paragraph prior to occupying the Premises. Tenant shall not be entitled to move in or to keys to the Premises until all money due prior to occupancy has been paid. If no date is specified below, then funds shall be due prior to Tenant occupancy. Any funds designated in this paragraph due after occupancy, shall be paid accordingly. Any funds due under this paragraph shall be payable to Landlord at Landlord's address or to MYG Properties Real Estate Investments (name) at _____ (address).

First ☒ month's ☐ week's rent plus applicable taxes	$ 4,100.00	due	11/1/2025
Prorated rent plus applicable taxes	$	due	
Advance rent for ☐ month ☐ week of _____ plus applicable taxes	$	due	
Last ☐ month's ☐ week's rent plus applicable taxes	$	due	
Security deposit	$ 2,050.00	due	9/5/2025
Additional security deposit	$ 2,050.00	due	11/1/2025
Security deposit for homeowners' association	$	due	

Landlord (MP) ( ) and Tenant ( ) ( ) acknowledge receipt of a copy of this page which is Page 2 of 20

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Pet Deposit	$	due	
Other_____	$	due	
Other_____	$	due	

6. LATE FEES. (Complete if applicable) In addition to rent, Tenant shall pay a late charge in the amount of $ **500.00** (If left blank, 4% of the rent payment) for each rent payment made **3** days after the day it is due (if left blank, 5 days if rent is paid monthly, 1 day if rent is paid weekly).

7. PETS AND SMOKING. Unless this box ☐ is checked or a pet deposit is paid, Tenant may not keep pets or animals on the Premises. If Tenant may keep pets, the pets described in this paragraph are permitted on the Premises.

NO PETS ALLOWED

(Specify number of pets, type(s), breed, maximum adult weight of pets.)

Unless this box ☐ is checked, no smoking is permitted in the Premises.

8. NOTICES.

_____ is Landlord's Agent. All notices must be sent to

☒ Landlord **MYG Properties Real Estate Investments** at **Yglesio@yahoo.com**

☐ Landlord's Agent _____ at _____

unless Landlord gives Tenant written notice of a change. All notices of such names and addresses or changes thereto shall be delivered to the Tenant's residence or, if specified in writing by the Tenant, to any other address. All notices to the Landlord or the Landlord's Agent (whichever is specified above) shall be given by U.S. mail or by hand delivery.

Any notice to Tenant shall be given by U.S. mail or delivered to Tenant at the Premises. If Tenant is absent from the Premises, a notice to Tenant may be given by leaving a copy of the notice at Premises.

9. UTILITIES. Tenant shall pay for all utilities services during the Lease Term and connection charges and deposits for activating existing utility connections to the Premises except for _____, that Landlord agrees to provide at Landlord's expense (If blank, then "NONE").

10. MAINTENANCE. Landlord shall be responsible for compliance with Section 83.51, Florida Statutes, and shall be responsible for maintenance and repair of the Premises, unless otherwise stated below: (Fill in each blank space with "Landlord" for Landlord or "Tenant" for Tenant, if left blank, Landlord will be responsible for the item):

Landlord	Tenant		Landlord	Tenant		Landlord	Tenant		Landlord	Tenant	
☒	☐	roofs	☒	☐	windows	☒	☐	screens	☒	☐	steps
☒	☐	doors	☒	☐	floors	☒	☐	porches	☒	☐	exterior walls
☐	☐	foundations	☒	☐	plumbing	☒	☐	structural components			
☒	☐	heating	☒	☐	hot water	☒	☐	running water	☐	☒	locks and keys
☒	☐	electrical system				☒	☐	cooling	☐	☒	smoke detection devices

☐	☒	garbage removal/ outside receptacles
☒	☐	extermination of rats, mice, roaches, ants and bedbugs
☒	☐	extermination of wood-destroying organisms
☐	☒	lawn /shrubbery
☒	☐	water treatment
☒	☐	ceilings
☐	☒	Other (specify)

☒	☐	pool/spa/hot tub
☐	☒	filters (specify) **Change AC filters every 45 Days and add vinegar to AC.**
☒	☐	interior walls

(Any maintenance under $200)Tenants have to maintain the property to keep in the perfect conditions.

Tenant shall notify **MYG Properties Real Estate Investments** (name) at **Yglesio@yahoo.com** (address)

(if left blank, Landlord at Landlord's address) and _____ of maintenance and repair requests.
(telephone number)

Landlord (MP) (____) and Tenant (LL) (JL) acknowledge receipt of a copy of this page which is Page 3 of 20

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11. ASSIGNMENT. Unless this box ☐ is checked, Tenant may not assign the Lease or sublease all or any part of the Premises without first obtaining the Landlord's written approval and consent to the assignment or sublease.

12. KEYS AND LOCKS. Landlord shall furnish Tenant

_____ # of sets of keys to the dwelling
_____ # of mail box keys
_____ # of garage door openers

If there is a homeowners' association, Tenant will be provided with the following to access the association's common areas/facilities:

_____ # of keys to _____
_____ # of remote controls to _____
_____ # of electronic cards to _____
_____ other (specify) to _____

At end of Lease Term, all items specified in this paragraph shall be returned to _____
(name)
at _____ (If left blank, Landlord at Landlord's address).
(address)

13. LEAD-BASED PAINT. ☐ Check and complete if the dwelling was built before January 1, 1978. **Lead Warning Statement** (when used in this article, the term Lessor refers to Landlord and the term Lessee refers to Tenant).

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, Lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Lessor's Disclosure (initial)

_____(a) Presence of lead-based paint 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 housing (explain).

(ii) __☐__Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

_____(b) Records and reports available to the Lessor (check (i) or (ii) below):
(i) __☐__ Lessor has provided the Lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) __☐__ Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessee's Acknowledgment (initial)

_____(c) Lessee has received copies of all information listed above.
_____(d) Lessee has received the pamphlet ***Protect Your Family From Lead in Your Home***.

Agent's Acknowledgment (initial)

_____(e) Agent has informed the Lessor of the Lessor's obligations under 42 U.S.C. 4852d and is aware of his/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 provided by the signatory is true and accurate.

MYG Properties Real Estate Investments	09/06/2025		
Lessor's signature	Date	Lessor's signature	Date
MYG Properties Real Estate Investments Lemuel Lemes	09/05/2025	Ingrid Luma	09/05/2025
Lessee's signature	Date	Lessee's signature	Date
Lemuel Lemes Cristiano Almeida	09/05/2025	Ingrid Luma	
Agent's signature	Date	Agent's signature	Date
Cristiano Almeida			

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14. SERVICEMEMBER. If Tenant is a member of the United States Armed Forces on active duty or state active duty or a member of the Florida National Guard or United States Reserve Forces, the Tenant has rights to terminate the Lease as provided in Section 83.682, Florida Statutes, the provisions of which can be found in the attachment to this Lease.

15. LANDLORD'S ACCESS TO THE PREMISES. Landlord's Agent may enter the Premises in the following circumstances:

A. At any time for the protection or preservation of the Premises.

B. After reasonable notice to Tenant at reasonable times for the purpose of repairing the Premises.

C. To inspect the Premises; make necessary or agreed-upon repairs, decorations, alterations, or improvements; supply agreed services; or exhibit the Premises to prospective or actual purchasers, mortgagees, tenants, workers, or contractors under any of the following circumstances:

(1) with Tenant's consent;

(2) in case of emergency;

(3) when Tenant unreasonably withholds consent; or

(4) if Tenant is absent from the Premises for a period of at least one-half a rental installment period. (If the rent is current and Tenant notifies Landlord of an intended absence, then Landlord may enter only with Tenant's consent or for the protection or preservation of the Premises.)

16. HOMEOWNERS' ASSOCIATION. IF TENANT MUST BE APPROVED BY A HOMEOWNERS' ASSOCIATION ("ASSOCIATION"), LANDLORD AND TENANT AGREE THAT THE LEASE IS CONTINGENT UPON RECEIVING APPROVAL FROM THE ASSOCIATION. ANY APPLICATION FEE REQUIRED BY AN ASSOCIATION SHALL BE PAID BY ☐ LANDLORD ☐ TENANT. IF SUCH APPROVAL IS NOT OBTAINED PRIOR TO COMMENCEMENT OF LEASE TERM, EITHER PARTY MAY TERMINATE THE LEASE BY WRITTEN NOTICE TO THE OTHER GIVEN AT ANY TIME PRIOR TO APPROVAL BY THE ASSOCIATION, AND IF THE LEASE IS TERMINATED, TENANT SHALL RECEIVE RETURN OF DEPOSITS SPECIFIED IN ARTICLE 5, IF MADE. If the Lease is not terminated, rent shall abate until the approval is obtained from the association. Tenant agrees to use due diligence in applying for association approval and to comply with the requirements for obtaining approval. ☐ Landlord ☐ Tenant shall pay the security deposit required by the association, if applicable.

17. USE OF THE PREMISES. Tenant shall use the Premises for residential purposes. Tenant shall have exclusive use and right of possession to the dwelling. The Premises shall be used so as to comply with all state, county, municipal laws and ordinances, and all covenants and restrictions affecting the Premises and all rules and regulations of homeowners' associations affecting the Premises. Tenant may not paint or make any alterations or improvements to the Premises without first obtaining the Landlord's written consent to the alteration or improvement. However, unless this box ☐ is checked, Tenant may hang pictures and install window treatments in the Premises without Landlord's consent, provided Tenant removes all such items before the end of the Lease Term and repairs all damage resulting from the removal. Any improvements or alterations to the Premises made by the Tenant shall become Landlord's property. Tenant agrees not to use, keep, or store on the Premises any dangerous, explosive, toxic material which would increase the probability of fire or which would increase the cost of insuring the Premises.

18. RISK OF LOSS/INSURANCE.

A. Landlord and Tenant shall each be responsible for loss, damage, or injury caused by its own negligence or willful conduct.

B. Tenant should carry insurance covering Tenant's personal property and Tenant's liability insurance.

19. PROHIBITED ACTS BY LANDLORD. Landlord is prohibited from taking certain actions as described in Section 83.67, Florida Statutes, the provisions of which can be found in the attachment to this Lease.

20. CASUALTY DAMAGE. If the Premises are damaged or destroyed other than by wrongful or negligent acts of Tenant or persons on the Premises with Tenant's consent, so that the use of the Premises is substantially impaired, Tenant may terminate the Lease within 30 days after the damage or destruction and Tenant will immediately vacate the Premises. If Tenant vacates, Tenant is not liable for rent that would have been due after the date of termination. Tenant may vacate the part of the Premises rendered unusable by the damage or destruction, in which case Tenant's liability for rent shall be reduced by the fair rental value of the part of the Premises that was damaged or destroyed.

21. DEFAULTS/REMEDIES. Should a party to the Lease fail to fulfill their responsibilities under the Lease or need to determine whether there has been a default of the Lease, refer to Part II, Chapter 83, entitled Florida Residential Landlord and Tenant Act which contains information on defaults and remedies. A copy of the current version of this Act is attached to the Lease.

22. SUBORDINATION. The Lease is automatically subordinate to the lien of any mortgage encumbering the fee title to the Premises from time to time.

23. LIENS. THE INTEREST OF THE LANDLORD SHALL NOT BE SUBJECT TO LIENS FOR IMPROVEMENTS MADE BY THE TENANT AS PROVIDED IN SECTION 713.10, FLORIDA STATUTES. Tenant shall notify all parties performing work on the Premises at Tenant's request that the Lease does not allow any liens to attach to Landlord's interest.

24. RENEWAL/EXTENSION. The Lease can be renewed or extended only by a written agreement signed by both Landlord and Tenant, but the term of a renewal or extension together with the original Lease Term may not exceed one year. A new lease is required for each year.

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25. TENANT'S TELEPHONE NUMBER. Tenant shall, within 5 business days of obtaining telephone services at the Premises, send written notice to Landlord of Tenant's telephone numbers at the Premises.

26. ATTORNEYS' FEES. In any lawsuit brought to enforce the Lease or under applicable law, the party in whose favor a judgment or decree has been rendered may recover reasonable court costs, including attorneys' fees, from the non-prevailing party.

27. MISCELLANEOUS.

A. Time is of the essence of the performance of each party's obligations under the Lease.

B. The Lease shall be binding upon and for the benefit of the heirs, personal representatives, successors, and permitted assigns of Landlord and Tenant, subject to the requirements specifically mentioned in the Lease. Whenever used, the singular number shall include the plural or singular and the use of any gender shall include all appropriate genders.

C. The agreements contained in the Lease set forth the complete understanding of the parties and may not be changed or terminated orally.

D. No agreement to accept surrender of the Premises from Tenant will be valid unless in writing and signed by Landlord.

E. All questions concerning the meaning, execution, construction, effect, validity, and enforcement of the Lease shall be determined pursuant to the laws of Florida.

F. A facsimile copy of the Lease and any signatures hereon shall be considered for all purposes originals.

G. As required by law, Landlord makes the following disclosure: "RADON GAS." Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county health department.

28. BROKERS' COMMISSION. ☐ Check and complete if applicable. The brokerage companies named below will be paid the commission set forth in this paragraph by ☐ Landlord ☐ Tenant for procuring a tenant for this transaction.

Cristiano Almeida Real Estate Licensee	Real Estate Licensee
Authentic Real Estate Team Real Estate Brokerage Company	Real Estate Brokerage Company
Commission	Commission

29. TENANT'S PERSONAL PROPERTY. TENANT MUST INITIAL IN THIS BOX ☐ FOR THE FOLLOWING PROVISION TO APPLY. BY SIGNING THIS RENTAL AGREEMENT, THE TENANT AGREES THAT UPON SURRENDER, ABANDONMENT, OR RECOVERY OF POSSESSION OF THE DWELLING UNIT DUE TO THE DEATH OF THE LAST REMAINING TENANT, AS PROVIDED BY CHAPTER 83, FLORIDA STATUTES, THE LANDLORD SHALL NOT BE LIABLE OR RESPONSIBLE FOR STORAGE OR DISPOSITION OF THE TENANT'S PERSONAL PROPERTY.

The Lease has been executed by the parties on the dates indicated below.

Authentisign MYG Properties Real Estate Investments Landlord's Signature MYG Properties Real Estate Investments	09/06/2025 Date
Landlord's Signature	Date
Landlord's Signature	Date
Authentisign Lemuel Lemes Tenant's Signature **Lemuel Lemes**	09/05/2025 Date
Authentisign Ingrid Luma Tenant's Signature **Ingrid Luma**	09/05/2025 Date

This form was completed with the assistance of:

Name of Individual: **Cristiano Almeida**
Name of Business:
Address:
Telephone Number: **(321) 402-9442**

Landlord (MP **) (** **) and Tenant (** IL **) (** LL **) acknowledge receipt of a copy of this page which is Page 6 of 20**

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Early Termination Fee/Liquidated Damages Addendum

☒ I agree, as provided in the rental agreement, to pay $ 4,100.00 (an amount that does not exceed two months' rent) as liquidated damages or an early termination fee if I elect to terminate the rental agreement and the landlord waives the right to seek additional rent beyond the month in which the landlord retakes possession.

☐ I do not agree to liquidated damages or an early termination fee, and I acknowledge that the landlord may seek damages as provided by law.

MYG Properties Real Estate Investments Landlord's Signature	09/06/2025 Date
Landlord's Signature	Date
Landlord's Signature	Date
Lemuel Lemes Tenant's Signature **Lemuel Lemes**	09/05/2025 Date
Ingrid Luma Tenant's Signature **Ingrid Luma**	09/05/2025 Date

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PART II

RESIDENTIAL TENANCIES

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83.40 Short title.—This part shall be known as the "Florida Residential Landlord and Tenant Act."
History.—s. 2, ch. 73-330.

83.41 Application.—This part applies to the rental of a dwelling unit.
History.—s. 2, ch. 73-330; ss. 2, 20, ch. 82-66.

83.42 Exclusions from application of part.—This part does not apply to:
(1) Residency or detention in a facility, whether public or private, when residence or detention is incidental to the provision of medical, geriatric, educational, counseling, religious, or similar services. For residents of a facility licensed under part II of chapter 400, the provisions of s. 400.0255 are the exclusive procedures for all transfers and discharges.
(2) Occupancy under a contract of sale of a dwelling unit or the property of which it is a part in which the buyer has paid at least 12 months' rent or in which the buyer has paid at least 1 month's rent and a deposit of at least 5 percent of the purchase price of the property.
(3) Transient occupancy in a hotel, condominium, motel, roominghouse, or similar public lodging, or transient occupancy in a mobile home park.
(4) Occupancy by a holder of a proprietary lease in a cooperative apartment.
(5) Occupancy by an owner of a condominium unit.
History.—s. 2, ch. 73-330; s. 40, ch. 2012-160; s. 1, ch. 2013-136.

83.425 Preemption --- The regulation of residential tenancies, the landlord-tenant relationship, and all other matters covered under this part are preempted to the state. This section supersedes any local government regulations on matters covered under this part, including, but not limited to, the screening process used by a landlord in approving tenancies; security deposits; rental agreement applications and fees associated with such applications; terms and conditions of rental agreements; the rights and responsibilities of the landlord and tenant; disclosures concerning the premises, the dwelling unit, the rental agreement, or the rights and responsibilities of the landlord and tenant; fees charged by the landlord; or notice requirements.

83.43 Definitions.—As used in this part, the following words and terms shall have the following meanings unless some other meaning is plainly indicated:

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(1) “Building, housing, and health codes” means any law, ordinance, or governmental regulation concerning health, safety, sanitation or fitness for habitation, or the construction, maintenance, operation, occupancy, use, or appearance, of any dwelling unit.
(2) “Dwelling unit” means:
(a) A structure or part of a structure that is rented for use as a home, residence, or sleeping place by one person or by two or more persons who maintain a common household.
(b) A mobile home rented by a tenant.
(c) A structure or part of a structure that is furnished, with or without rent, as an incident of employment for use as a home, residence, or sleeping place by one or more persons.
(3) “Landlord” means the owner or lessor of a dwelling unit.
(4) “Tenant” means any person entitled to occupy a dwelling unit under a rental agreement.
(5) “Premises” means a dwelling unit and the structure of which it is a part and a mobile home lot and the appurtenant facilities and grounds, areas, facilities, and property held out for the use of tenants generally.
(6) “Rent” means the periodic payments due the landlord from the tenant for occupancy under a rental agreement and any other payments due the landlord from the tenant as may be designated as rent in a written rental agreement.
(7) “Rental agreement” means any written agreement, including amendments or addenda, or oral agreement for a duration of less than 1 year, providing for use and occupancy of premises.
(8) “Good faith” means honesty in fact in the conduct or transaction concerned.
(9) “Advance rent” means moneys paid to the landlord to be applied to future rent payment periods, but does not include rent paid in advance for a current rent payment period.
(10) “Transient occupancy” means occupancy when it is the intention of the parties that the occupancy will be temporary.
(11) “Deposit money” means any money held by the landlord on behalf of the tenant, including, but not limited to, damage deposits, security deposits, advance rent deposit, pet deposit, or any contractual deposit agreed to between landlord and tenant either in writing or orally.
(12) “Security deposits” means any moneys held by the landlord as security for the performance of the rental agreement, including, but not limited to, monetary damage to the landlord caused by the tenant’s breach of lease prior to the expiration thereof.
(13) “Legal holiday” means holidays observed by the clerk of the court.
(14) “Servicemember” shall have the same meaning as provided in s. 250.01.
(15) “Active duty” shall have the same meaning as provided in s. 250.01.
(16) “State active duty” shall have the same meaning as provided in s. 250.01.
(17) “Early termination fee” means any charge, fee, or forfeiture that is provided for in a written rental agreement and is assessed to a tenant when a tenant elects to terminate the rental agreement, as provided in the agreement, and vacates a dwelling unit before the end of the rental agreement. An early termination fee does not include:
(a) Unpaid rent and other accrued charges through the end of the month in which the landlord retakes possession of the dwelling unit.
(b) Charges for damages to the dwelling unit.
(c) Charges associated with a rental agreement settlement, release, buyout, or accord and satisfaction agreement.
History.—s. 2, ch. 73-330; s. 1, ch. 74-143; s. 1, ch. 81-190; s. 3, ch. 83-151; s. 17, ch. 94-170; s. 2, ch. 2003-72; s. 1, ch. 2008-131.

83.44 Obligation of good faith.—Every rental agreement or duty within this part imposes an obligation of good faith in its performance or enforcement.
History.—s. 2, ch. 73-330.

83.45 Unconscionable rental agreement or provision.—
(1) If the court as a matter of law finds a rental agreement or any provision of a rental agreement to have been unconscionable at the time it was made, the court may refuse to enforce the rental agreement, enforce the remainder of the rental agreement without the unconscionable provision, or so limit the application of any unconscionable provision as to avoid any unconscionable result.
(2) When it is claimed or appears to the court that the rental agreement or any provision thereof may be unconscionable, the parties shall be afforded a reasonable opportunity to present evidence as to meaning, relationship of the parties, purpose, and effect to aid the court in making the determination.
History.—s. 2, ch. 73-330.

83.46 Rent; duration of tenancies.—
(1) Unless otherwise agreed, rent is payable without demand or notice; periodic rent is payable at the beginning of each rent payment period; and rent is uniformly apportionable from day to day.
(2) If the rental agreement contains no provision as to duration of the tenancy, the duration is determined by the periods for which the rent is payable. If the rent is payable weekly, then the tenancy is from week to week; if payable monthly, tenancy is from month to month; if payable quarterly, tenancy is from quarter to quarter; if payable yearly, tenancy is from year to year.
(3) If the dwelling unit is furnished without rent as an incident of employment and there is no agreement as to the duration of the tenancy, the duration is determined by the periods for which wages are payable. If wages are payable weekly or more frequently, then the tenancy is from week to week; and if wages are payable monthly or no wages are payable, then the tenancy is from month to month. In the event that the employee ceases employment, the employer shall be entitled to rent for the period from the day after the employee ceases employment until the day that the dwelling unit is vacated at a rate equivalent to the rate charged for similarly situated residences in the area. This subsection shall not apply to an employee or a resident manager of an apartment house or an apartment complex when there is a written agreement to the contrary.
History.—s. 2, ch. 73-330; s. 2, ch. 81-190; s. 2, ch. 87-195; s. 2, ch. 90-133; s. 1, ch. 93-255.

83.47 Prohibited provisions in rental agreements.—
(1) A provision in a rental agreement is void and unenforceable to the extent that it:
(a) Purports to waive or preclude the rights, remedies, or requirements set forth in this part.
(b) Purports to limit or preclude any liability of the landlord to the tenant or of the tenant to the landlord, arising under law.

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(2) If such a void and unenforceable provision is included in a rental agreement entered into, extended, or renewed after the effective date of this part and either party suffers actual damages as a result of the inclusion, the aggrieved party may recover those damages sustained after the effective date of this part.
History.—s. 2, ch. 73-330.
83.48 Attorney fees.—In any civil action brought to enforce the provisions of the rental agreement or this part, the party in whose favor a judgment or decree has been rendered may recover reasonable attorney fees and court costs from the nonprevailing party. The right to attorney fees in this section may not be waived in a lease agreement. However, attorney fees may not be awarded under this section in a claim for personal injury damages based on a breach of duty under s. 83.51.
History.—s. 2, ch. 73-330; s. 4, ch. 83-151; s. 2, ch. 2013-136.
83.49 Deposit money or advance rent; duty of landlord and tenant.—
(1) Whenever money is deposited or advanced by a tenant on a rental agreement as security for performance of the rental agreement or as advance rent for other than the next immediate rental period, the landlord or the landlord's agent shall either:
(a) Hold the total amount of such money in a separate non-interest-bearing account in a Florida banking institution for the benefit of the tenant or tenants. The landlord shall not commingle such moneys with any other funds of the landlord or hypothecate, pledge, or in any other way make use of such moneys until such moneys are actually due the landlord;
(b) Hold the total amount of such money in a separate interest-bearing account in a Florida banking institution for the benefit of the tenant or tenants, in which case the tenant shall receive and collect interest in an amount of at least 75 percent of the annualized average interest rate payable on such account or interest at the rate of 5 percent per year, simple interest, whichever the landlord elects. The landlord shall not commingle such moneys with any other funds of the landlord or hypothecate, pledge, or in any other way make use of such moneys until such moneys are actually due the landlord; or
(c) Post a surety bond, executed by the landlord as principal and a surety company authorized and licensed to do business in the state as surety, with the clerk of the circuit court in the county in which the dwelling unit is located in the total amount of the security deposits and advance rent he or she holds on behalf of the tenants or $50,000, whichever is less. The bond shall be conditioned upon the faithful compliance of the landlord with the provisions of this section and shall run to the Governor for the benefit of any tenant injured by the landlord's violation of the provisions of this section. In addition to posting the surety bond, the landlord shall pay to the tenant interest at the rate of 5 percent per year, simple interest. A landlord, or the landlord's agent, engaged in the renting of dwelling units in five or more counties, who holds deposit moneys or advance rent and who is otherwise subject to the provisions of this section, may, in lieu of posting a surety bond in each county, elect to post a surety bond in the form and manner provided in this paragraph with the office of the Secretary of State. The bond shall be in the total amount of the security deposit or advance rent held on behalf of tenants or in the amount of $250,000, whichever is less. The bond shall be conditioned upon the faithful compliance of the landlord with the provisions of this section and shall run to the Governor for the benefit of any tenant injured by the landlord's violation of this section. In addition to posting a surety bond, the landlord shall pay to the tenant interest on the security deposit or advance rent held on behalf of that tenant at the rate of 5 percent per year simple interest.
(2) The landlord shall, in the lease agreement or within 30 days after receipt of advance rent or a security deposit, give written notice to the tenant which includes disclosure of the advance rent or security deposit. Subsequent to providing such written notice, if the landlord changes the manner or location in which he or she is holding the advance rent or security deposit, he or she must notify the tenant within 30 days after the change as provided in paragraphs (a)-(d). The landlord is not required to give new or additional notice solely because the depository has merged with another financial institution, changed its name, or transferred ownership to a different financial institution. This subsection does not apply to any landlord who rents fewer than five individual dwelling units. Failure to give this notice is not a defense to the payment of rent when due. The written notice must:
(a) Be given in person or by mail to the tenant.
(b) State the name and address of the depository where the advance rent or security deposit is being held or state that the landlord has posted a surety bond as provided by law.
(c) State whether the tenant is entitled to interest on the deposit.
(d) Contain the following disclosure:

YOUR LEASE REQUIRES PAYMENT OF CERTAIN DEPOSITS. THE LANDLORD MAY TRANSFER ADVANCE RENTS TO THE LANDLORD'S ACCOUNT AS THEY ARE DUE AND WITHOUT NOTICE. WHEN YOU MOVE OUT, YOU MUST GIVE THE LANDLORD YOUR NEW ADDRESS SO THAT THE LANDLORD CAN SEND YOU NOTICES REGARDING YOUR DEPOSIT. THE LANDLORD MUST MAIL YOU NOTICE, WITHIN 30 DAYS AFTER YOU MOVE OUT, OF THE LANDLORD'S INTENT TO IMPOSE A CLAIM AGAINST THE DEPOSIT. IF YOU DO NOT REPLY TO THE LANDLORD STATING YOUR OBJECTION TO THE CLAIM WITHIN 15 DAYS AFTER RECEIPT OF THE LANDLORD'S NOTICE, THE LANDLORD WILL COLLECT THE CLAIM AND MUST MAIL YOU THE REMAINING DEPOSIT, IF ANY.

IF THE LANDLORD FAILS TO TIMELY MAIL YOU NOTICE, THE LANDLORD MUST RETURN THE DEPOSIT BUT MAY LATER FILE A LAWSUIT AGAINST YOU FOR DAMAGES. IF YOU FAIL TO TIMELY OBJECT TO A CLAIM, THE LANDLORD MAY COLLECT FROM THE DEPOSIT, BUT YOU MAY LATER FILE A LAWSUIT CLAIMING A REFUND.

YOU SHOULD ATTEMPT TO INFORMALLY RESOLVE ANY DISPUTE BEFORE FILING A LAWSUIT. GENERALLY, THE PARTY IN WHOSE FAVOR A JUDGMENT IS RENDERED WILL BE AWARDED COSTS AND ATTORNEY FEES PAYABLE BY THE LOSING PARTY.

THIS DISCLOSURE IS BASIC. PLEASE REFER TO PART II OF CHAPTER 83, FLORIDA STATUTES, TO DETERMINE YOUR LEGAL RIGHTS AND OBLIGATIONS.

(3) The landlord or the landlord's agent may disburse advance rents from the deposit account to the landlord's benefit when the advance rental period commences and without notice to the tenant. For all other deposits:

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(a) Upon the vacating of the premises for termination of the lease, if the landlord does not intend to impose a claim on the security deposit, the landlord shall have 15 days to return the security deposit together with interest if otherwise required, or the landlord shall have 30 days to give the tenant written notice by certified mail to the tenant's last known mailing address of his or her intention to impose a claim on the deposit and the reason for imposing the claim. The notice shall contain a statement in substantially the following form:

This is a notice of my intention to impose a claim for damages in the amount of _____ upon your security deposit, due to _____. It is sent to you as required by s. 83.49(3), Florida Statutes. You are hereby notified that you must object in writing to this deduction from your security deposit within 15 days from the time you receive this notice or I will be authorized to deduct my claim from your security deposit. Your objection must be sent to (landlord's address) .

If the landlord fails to give the required notice within the 30-day period, he or she forfeits the right to impose a claim upon the security deposit and may not seek a setoff against the deposit but may file an action for damages after return of the deposit.
(b) Unless the tenant objects to the imposition of the landlord's claim or the amount thereof within 15 days after receipt of the landlord's notice of intention to impose a claim, the landlord may then deduct the amount of his or her claim and shall remit the balance of the deposit to the tenant within 30 days after the date of the notice of intention to impose a claim for damages. The failure of the tenant to make a timely objection does not waive any rights of the tenant to seek damages in a separate action.
(c) If either party institutes an action in a court of competent jurisdiction to adjudicate the party's right to the security deposit, the prevailing party is entitled to receive his or her court costs plus a reasonable fee for his or her attorney. The court shall advance the cause on the calendar.
(d) Compliance with this section by an individual or business entity authorized to conduct business in this state, including Florida-licensed real estate brokers and sales associates, constitutes compliance with all other relevant Florida Statutes pertaining to security deposits held pursuant to a rental agreement or other landlord-tenant relationship. Enforcement personnel shall look solely to this section to determine compliance. This section prevails over any conflicting provisions in chapter 475 and in other sections of the Florida Statutes, and shall operate to permit licensed real estate brokers to disburse security deposits and deposit money without having to comply with the notice and settlement procedures contained in s. 475.25(1)(d).
(4) The provisions of this section do not apply to transient rentals by hotels or motels as defined in chapter 509; nor do they apply in those instances in which the amount of rent or deposit, or both, is regulated by law or by rules or regulations of a public body, including public housing authorities and federally administered or regulated housing programs including s. 202, s. 221(d)(3) and (4), s. 236, or s. 8 of the National Housing Act, as amended, other than for rent stabilization. With the exception of subsections (3), (5), and (6), this section is not applicable to housing authorities or public housing agencies created pursuant to chapter 421 or other statutes.
(5) Except when otherwise provided by the terms of a written lease, any tenant who vacates or abandons the premises prior to the expiration of the term specified in the written lease, or any tenant who vacates or abandons premises which are the subject of a tenancy from week to week, month to month, quarter to quarter, or year to year, shall give at least 7 days' written notice by certified mail or personal delivery to the landlord prior to vacating or abandoning the premises which notice shall include the address where the tenant may be reached. Failure to give such notice shall relieve the landlord of the notice requirement of paragraph (3)(a) but shall not waive any right the tenant may have to the security deposit or any part of it.
(6) For the purposes of this part, a renewal of an existing rental agreement shall be considered a new rental agreement, and any security deposit carried forward shall be considered a new security deposit.
(7) Upon the sale or transfer of title of the rental property from one owner to another, or upon a change in the designated rental agent, any and all security deposits or advance rents being held for the benefit of the tenants shall be transferred to the new owner or agent, together with any earned interest and with an accurate accounting showing the amounts to be credited to each tenant account. Upon the transfer of such funds and records to the new owner or agent, and upon transmittal of a written receipt therefor, the transferor is free from the obligation imposed in subsection (1) to hold such moneys on behalf of the tenant. There is a rebuttable presumption that any new owner or agent received the security deposit from the previous owner or agent; however, this presumption is limited to 1 month's rent. This subsection does not excuse the landlord or agent for a violation of other provisions of this section while in possession of such deposits.
(8) Any person licensed under the provisions of s. 509.241, unless excluded by the provisions of this part, who fails to comply with the provisions of this part shall be subject to a fine or to the suspension or revocation of his or her license by the Division of Hotels and Restaurants of the Department of Business and Professional Regulation in the manner provided in s. 509.261.
(9) In those cases in which interest is required to be paid to the tenant, the landlord shall pay directly to the tenant, or credit against the current month's rent, the interest due to the tenant at least once annually. However, no interest shall be due a tenant who wrongfully terminates his or her tenancy prior to the end of the rental term.
History.—s. 1, ch. 69-282; s. 3, ch. 70-360; s. 1, ch. 72-19; s. 1, ch. 72-43; s. 5, ch. 73-330; s. 1, ch. 74-93; s. 3, ch. 74-146; ss. 1, 2, ch. 75-133; s. 1, ch. 76-15; s. 1, ch. 77-445; s. 20, ch. 79-400; s. 21, ch. 82-66; s. 5, ch. 83-151; s. 13, ch. 83-217; s. 3, ch. 87-195; s. 1, ch. 87-369; s. 3, ch. 88-379; s. 2, ch. 93-255; s. 5, ch. 94-218; s. 1372, ch. 95-147; s. 1, ch. 96-146; s. 1, ch. 2001-179; s. 53, ch. 2003-164; s. 3, ch. 2013-136.
Note.—Former s. 83.261.

83.491 Fee in lieu of security deposit –

1(a) If a rental agreement requires a security deposit, a landlord may offer a tenant the option to pay a fee in lieu of a security deposit.

(b) A landlord may provide a tenant the option of paying a security deposit in monthly installments in an amount that is agreed upon between the tenant and the landlord while participating in the fee program.

2(a) If a tenant agrees to pay a fee in lieu of a security deposit, the landlord must notify the tenant within 30 days after the conclusion of the tenancy if there are any costs or fees due resulting from unpaid rent, fees, or other obligations under the rental agreement, including, but not limited to, costs required for repairing damage to the premises beyond normal wear and tear.

(b) A landlord may not submit a claim to an insurer to recover the landlord's losses associated with unpaid rent, fees, or other obligations under the rental agreement, including, but not limited to, costs required for repairing damage to the premises beyond normal wear and tear until at least 15 days after providing the tenant with the required notice under paragraph (a).

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1. The landlord must include an itemized list of any unpaid amounts and the dates such amounts were due, documentation supporting any itemized damages and costs of repairs, and a copy of any written objection or repot of any communication of objection by the tenant when the landlord submits a claim to an insurer.

2. If an insurer pays a claim that was submitted under this subsection to a landlord and the insurer has subrogation rights, the insurer may, within 1 year after the tenancy that was the subject of the claim ends, seek reimbursement from the tenant for the amounts paid to the landlord. If the insurer seeks reimbursement from the tenant, the following apply:

a. The insurer must provide the tenant with all documentation for losses which the landlord provided to the insurer in support of the landlord's claim and a copy of the settlement statement documenting the insurer's payment of the landlord's claim.

b. The tenant retains any defenses against the insurer which the tenant would otherwise have against the landlord.

3. A landlord may not accept payment from both a tenant and an insurer for amounts associated with the same rent, fees, or damages.

(3) If a landlord offers a tenant the option to pay a fee in lieu of a security deposit, the landlord must notify the tenant in writing of all of the following:

(a) That the tenant has the option to pay a security deposit instead of the fee at any time.

(b) That the tenant may, at any time, terminate the agreement to pay a fee in lieu of security deposit and instead pay a security deposit as listed in a rental agreement between the landlord and tenant or, if a security deposit was not agreed upon in a rental agreement between the landlord and tenant, in the amount that is otherwise offered to the new tenants for a substantially similar dwelling unit on the date that the tenant terminates the agreement.

(c) That the tenant may choose to pay the security deposit in monthly installments in an amount that is agreed upon between the landlord and tenant while participating in the fee program.

(d) Whether any additional charges apply for the options provided in paragraphs (a) and (b).

(e) The amount of the payments required for each option the landlord offers.

(f) That the fee is nonrefundable, if applicable.

(g) That the fee is only for securing occupancy without paying a required security deposit.

(h) That the fee payment does not limit or change the tenant's obligation to pay rent and fees, if any, under the rental agreement or limit or change the tenant's obligation to pay the costs of repairing damage to the premises beyond normal wear and tear.

(i) That if the landlord uses any portion of the fee to purchase insurance, the tenant is not insured and is not a beneficiary of the landlord's insurance coverage, and that the insurance does not limit or change the tenant's obligations to pay rent and fees under the rental agreement or change the tenant's obligation to pay the costs of repairing damage to the premises beyond normal wear and tear.

(4)(a) If a tenant decides to pay a fee in lieu of a security deposit, a written agreement to collect the fee must be signed by the landlord, or the landlord's agent, and the tenant. The written agreement may not contain any clause that contradicts s. 83.45 or s. 83.47. The written agreement must, at minimum, specify all of the following:

1. The amount of the fee, which may not be increased during the term of the rental agreement.

2. How and when the fee is to be collected.

3. The process and timeframe during which a tenant must pay the security deposit specified in the rental agreement if the tenant defaults on paying the fee, and that such default will not adversely affect the tenant's credit rating if the security deposit is timely paid.

4. That the written agreement may be terminated at any time as long as the tenant pays the amount of the security deposit specified in the rental agreement.

5. If the tenant pays the amount of the security deposit specified in the rental agreement, then the tenant's default on paying the fee or termination of the written agreement may not adversely impact the tenant's credit report.

(b). The written agreement specified under paragraph (a) must also include a disclosure in substantially the following form:

FEE IN LIEU OF SECURITY DEPOSIT

THIS IS NOT A SECURITY DEPOSIT AND PAYMENT OF THE FEE DOES NOT ABSOLVE THE TENANT OF ANY OBLIGATIONS UNDER THE RENTAL AGREEMENT, INCLUDING THE OBLIGATION TO PAY RENT AS IT BECOMES DUE AND ANY COSTS AND DAMAGES BEYOND NORMAL WEAR AND TEAR WHICH THE TENANT OR HIS OR HER GUESTS MAY CAUSE.

THE TENANT MAY TERMINATE THIS AGREEMENT AT ANY TIME AND STOP PAYING THE FEE AND INSTEAD PAY THE SECURITY DEPOSIT AS PROVIDED IN SECTION 83.491, FLORIDA STATUTES.

THIS AGREEMENT HAS BEEN ENTERED INTO VOLUNTARILY BY BOTH PARTIES AND THE TENANT AGREES TO PAY THE LANDLORD A FEE IN LIEU OF A SECURITY DEPOSIT AS AUTHORIZED UNDER SECTION 83.491, FLORIDA STATUTES.

IF THE LANDLORD USES ANY PORTION OF THE TENANT'S FEE TO PURCHASE INSURANCE, THE TENANT IS NOT INSURED AND IS NOT A BENEFICIARY OF SUCH COVERAGE, AND THE INSURANCE DOES NOT CHANGE THE TENANT'S FINANCIAL OBLIGATIONS UNDER THE RENTAL AGREEMENT.

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(5) A fee in lieu of security deposit may be:

(a) A recurring monthly fee, payable on the same date that the rent is due under the rental agreement; or

(b) Payable upon a schedule that the landlord and tenant choose and as specified in the written agreement.

(6) A fee collected under this section, or an insurance product or surety bond accepted, by a landlord in lieu of a security deposit is not a security deposit as defined in s. 83.43(12).

(7) A landlord has exclusive discretion as to whether to offer tenants the option to pay a fee in lieu of a security deposit and is not required to offer such fee option to tenants. However, if a landlord offers a tenant an option to pay a fee in lieu of a security deposit, the landlord may not use a prospective tenant's choice to pay, or offer to pay, a fee in lieu of a security deposit as criteria in the determination to approve or deny an application for occupancy, and the landlord must also offer all new tenants renting a dwelling unit on the same premises the option to pay a fee in lieu of security deposit, unless the landlord chooses to prospectively terminate the fee option for all new rental agreements.

(8)(a) This section does not:

1. Require a fee collected in lieu of security deposit to be used to purchase an insurance product or a surety bond; or

2. Prohibit a tenant from being offered or sold an insurance product or surety bond to present to the landlord in lieu of a security deposit if the offer or sale of such insurance product or surety bond complies with the laws of this state.

(b). Acceptance by a landlord of an insurance product or a surety bond that is purchased or procured by a tenant, a landlord, or an agent of the landlord may not be considered an offer on the part of the landlord to allow a tenant to pay a fee in lieu of security deposit for the purposes of subsection (7).

(9) This section applies to rental agreements entered into or renewed on or after July 1, 2023.

83.50 Disclosure of landlord's address.—In addition to any other disclosure required by law, the landlord, or a person authorized to enter into a rental agreement on the landlord's behalf, shall disclose in writing to the tenant, at or before the commencement of the tenancy, the name and address of the landlord or a person authorized to receive notices and demands in the landlord's behalf. The person so authorized to receive notices and demands retains authority until the tenant is notified otherwise. All notices of such names and addresses or changes thereto shall be delivered to the tenant's residence or, if specified in writing by the tenant, to any other address.

History.—s. 2, ch. 73-330; s. 443, ch. 95-147; s. 5, ch. 2013-136.

83.51 Landlord's obligation to maintain premises.—

(1) The landlord at all times during the tenancy shall:

(a) Comply with the requirements of applicable building, housing, and health codes; or

(b) Where there are no applicable building, housing, or health codes, maintain the roofs, windows, doors, floors, steps, porches, exterior walls, foundations, and all other structural components in good repair and capable of resisting normal forces and loads and the plumbing in reasonable working condition. The landlord, at commencement of the tenancy, must ensure that screens are installed in a reasonable condition. Thereafter, the landlord must repair damage to screens once annually, when necessary, until termination of the rental agreement.

The landlord is not required to maintain a mobile home or other structure owned by the tenant. The landlord's obligations under this subsection may be altered or modified in writing with respect to a single-family home or duplex.

(2)(a) Unless otherwise agreed in writing, in addition to the requirements of subsection (1), the landlord of a dwelling unit other than a single-family home or duplex shall, at all times during the tenancy, make reasonable provisions for:

1. The extermination of rats, mice, roaches, ants, wood-destroying organisms, and bedbugs. When vacation of the premises is required for such extermination, the landlord is not liable for damages but shall abate the rent. The tenant must temporarily vacate the premises for a period of time not to exceed 4 days, on 7 days' written notice, if necessary, for extermination pursuant to this subparagraph.

2. Locks and keys.

3. The clean and safe condition of common areas.

4. Garbage removal and outside receptacles therefor.

5. Functioning facilities for heat during winter, running water, and hot water.

(b) Unless otherwise agreed in writing, at the commencement of the tenancy of a single-family home or duplex, the landlord shall install working smoke detection devices. As used in this paragraph, the term "smoke detection device" means an electrical or battery-operated device which detects visible or invisible particles of combustion and which is listed by Underwriters Laboratories, Inc., Factory Mutual Laboratories, Inc., or any other nationally recognized testing laboratory using nationally accepted testing standards.

(c) Nothing in this part authorizes the tenant to raise a noncompliance by the landlord with this subsection as a defense to an action for possession under s. 83.59.

(d) This subsection shall not apply to a mobile home owned by a tenant.

(e) Nothing contained in this subsection prohibits the landlord from providing in the rental agreement that the tenant is obligated to pay costs or charges for garbage removal, water, fuel, or utilities.

(3) If the duty imposed by subsection (1) is the same or greater than any duty imposed by subsection (2), the landlord's duty is determined by subsection (1).

(4) The landlord is not responsible to the tenant under this section for conditions created or caused by the negligent or wrongful act or omission of the tenant, a member of the tenant's family, or other person on the premises with the tenant's consent.

History.—s. 2, ch. 73-330; s. 22, ch. 82-66; s. 4, ch. 87-195; s. 1, ch. 90-133; s. 3, ch. 93-255; s. 444, ch. 95-147; s. 8, ch. 97-95; s. 6, ch. 2013-136.

83.515 Background screening of apartment employees; employment disqualification.—

(1) The landlord of a public lodging establishment classified under s. 509.242(1)(d) or (e) as a nontransient apartment or transient apartment, respectively, must require that each employee of the establishment undergo a background screening as a condition of employment.

(2) The background screening required under subsection (1) must be performed by a consumer reporting agency in accordance with the federal Fair Credit Reporting Act, and must include a screening of criminal history records and sexual predator and sexual offender registries of all states and the District of Columbia.

(3) A landlord may disqualify a person from employment if the person has been convicted or found guilty of, or entered a plea of guilty or nolo contendere to, regardless of adjudication, any of the following offenses:

(a) A criminal offense involving disregard for the safety of others which, if committed in this state, is a felony or a misdemeanor of the first degree or, if committed in another state, would be a felony or a misdemeanor of the first degree if committed in this state.

(b) A criminal offense committed in any jurisdiction which involves violence, including, but not limited to, murder, sexual battery, robbery, carjacking, home-invasion robbery, and stalking.

83.52 Tenant's obligation to maintain dwelling unit.—The tenant at all times during the tenancy shall:
(1) Comply with all obligations imposed upon tenants by applicable provisions of building, housing, and health codes.
(2) Keep that part of the premises which he or she occupies and uses clean and sanitary.
(3) Remove from the tenant's dwelling unit all garbage in a clean and sanitary manner.
(4) Keep all plumbing fixtures in the dwelling unit or used by the tenant clean and sanitary and in repair.
(5) Use and operate in a reasonable manner all electrical, plumbing, sanitary, heating, ventilating, air-conditioning and other facilities and appliances, including elevators.
(6) Not destroy, deface, damage, impair, or remove any part of the premises or property therein belonging to the landlord nor permit any person to do so.
(7) Conduct himself or herself, and require other persons on the premises with his or her consent to conduct themselves, in a manner that does not unreasonably disturb the tenant's neighbors or constitute a breach of the peace.
History.—s. 2, ch. 73-330; s. 445, ch. 95-147.

83.53 Landlord's access to dwelling unit.—
(1) The tenant shall not unreasonably withhold consent to the landlord to enter the dwelling unit from time to time in order to inspect the premises; make necessary or agreed repairs, decorations, alterations, or improvements; supply agreed services; or exhibit the dwelling unit to prospective or actual purchasers, mortgagees, tenants, workers, or contractors.
(2) The landlord may enter the dwelling unit at any time for the protection or preservation of the premises. The landlord may enter the dwelling unit upon reasonable notice to the tenant and at a reasonable time for the purpose of repair of the premises. "Reasonable notice" for the purpose of repair is notice given at least 24 hours prior to the entry, and reasonable time for the purpose of repair shall be between the hours of 7:30 a.m. and 8:00 p.m. The landlord may enter the dwelling unit when necessary for the further purposes set forth in subsection (1) under any of the following circumstances:
(a) With the consent of the tenant;
(b) In case of emergency;
(c) When the tenant unreasonably withholds consent; or
(d) If the tenant is absent from the premises for a period of time equal to one-half the time for periodic rental payments. If the rent is current and the tenant notifies the landlord of an intended absence, then the landlord may enter only with the consent of the tenant or for the protection or preservation of the premises.
(3) The landlord shall not abuse the right of access nor use it to harass the tenant.
History.—s. 2, ch. 73-330; s. 5, ch. 87-195; s. 4, ch. 93-255; s. 446, ch. 95-147.

83.535 Flotation bedding system; restrictions on use.—No landlord may prohibit a tenant from using a flotation bedding system in a dwelling unit, provided the flotation bedding system does not violate applicable building codes. The tenant shall be required to carry in the tenant's name flotation insurance as is standard in the industry in an amount deemed reasonable to protect the tenant and owner against personal injury and property damage to the dwelling units. In any case, the policy shall carry a loss payable clause to the owner of the building.
History.—s. 7, ch. 82-66; s. 5, ch. 93-255.

83.54 Enforcement of rights and duties; civil action; criminal offenses.—Any right or duty declared in this part is enforceable by civil action. A right or duty enforced by civil action under this section does not preclude prosecution for a criminal offense related to the lease or leased property.
History.—s. 2, ch. 73-330; s. 7, ch. 2013-136.

83.55 Right of action for damages.—If either the landlord or the tenant fails to comply with the requirements of the rental agreement or this part, the aggrieved party may recover the damages caused by the noncompliance.
History.—s. 2, ch. 73-330.

83.56 Termination of rental agreement.—
(1) If the landlord materially fails to comply with s. 83.51(1) or material provisions of the rental agreement within 7 days after delivery of written notice by the tenant specifying the noncompliance and indicating the intention of the tenant to terminate the rental agreement by reason thereof, the tenant may terminate the rental agreement. If the failure to comply with s. 83.51(1) or material provisions of the rental

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agreement is due to causes beyond the control of the landlord and the landlord has made and continues to make every reasonable effort to correct the failure to comply, the rental agreement may be terminated or altered by the parties, as follows:
(a) If the landlord's failure to comply renders the dwelling unit untenantable and the tenant vacates, the tenant shall not be liable for rent during the period the dwelling unit remains uninhabitable.
(b) If the landlord's failure to comply does not render the dwelling unit untenantable and the tenant remains in occupancy, the rent for the period of noncompliance shall be reduced by an amount in proportion to the loss of rental value caused by the noncompliance.
(2) If the tenant materially fails to comply with s. 83.52 or material provisions of the rental agreement, other than a failure to pay rent, or reasonable rules or regulations, the landlord may:
(a) If such noncompliance is of a nature that the tenant should not be given an opportunity to cure it or if the noncompliance constitutes a subsequent or continuing noncompliance within 12 months of a written warning by the landlord of a similar violation, deliver a written notice to the tenant specifying the noncompliance and the landlord's intent to terminate the rental agreement by reason thereof. Examples of noncompliance which are of a nature that the tenant should not be given an opportunity to cure include, but are not limited to, destruction, damage, or misuse of the landlord's or other tenants' property by intentional act or a subsequent or continued unreasonable disturbance. In such event, the landlord may terminate the rental agreement, and the tenant shall have 7 days from the date that the notice is delivered to vacate the premises. The notice shall be in substantially the following form:

You are advised that your lease is terminated effective immediately. You shall have 7 days from the delivery of this letter to vacate the premises. This action is taken because (cite the noncompliance) .
(b) If such noncompliance is of a nature that the tenant should be given an opportunity to cure it, deliver a written notice to the tenant specifying the noncompliance, including a notice that, if the noncompliance is not corrected within 7 days from the date that the written notice is delivered, the landlord shall terminate the rental agreement by reason thereof. Examples of such noncompliance include, but are not limited to, activities in contravention of the lease or this part such as having or permitting unauthorized pets, guests, or vehicles; parking in an unauthorized manner or permitting such parking; or failing to keep the premises clean and sanitary. If such noncompliance recurs within 12 months after notice, an eviction action may commence without delivering a subsequent notice pursuant to paragraph (a) or this paragraph. The notice shall be in substantially the following form:

You are hereby notified that (cite the noncompliance) . Demand is hereby made that you remedy the noncompliance within 7 days of receipt of this notice or your lease shall be deemed terminated and you shall vacate the premises upon such termination. If this same conduct or conduct of a similar nature is repeated within 12 months, your tenancy is subject to termination without further warning and without your being given an opportunity to cure the noncompliance.
(3) If the tenant fails to pay rent when due and the default continues for 3 days, excluding Saturday, Sunday, and legal holidays, after delivery of written demand by the landlord for payment of the rent or possession of the premises, the landlord may terminate the rental agreement. Legal holidays for the purpose of this section shall be court-observed holidays only. The 3-day notice shall contain a statement in substantially the following form:

You are hereby notified that you are indebted to me in the sum of _____ dollars for the rent and use of the premises (address of leased premises, including county) , Florida, now occupied by you and that I demand payment of the rent or possession of the premises within 3 days (excluding Saturday, Sunday, and legal holidays) from the date of delivery of this notice, to wit: on or before the day of , (year) .

(landlord's name, address and phone number)
(4) The delivery of the written notices required by subsections (1), (2), and (3) shall be by mailing or delivery of a true copy thereof or, if the tenant is absent from the premises, by leaving a copy thereof at the residence. The notice requirements of subsections (1), (2), and (3) may not be waived in the lease.
(5)(a) If the landlord accepts rent with actual knowledge of a noncompliance by the tenant or accepts performance by the tenant of any other provision of the rental agreement that is at variance with its provisions, or if the tenant pays rent with actual knowledge of a noncompliance by the landlord or accepts performance by the landlord of any other provision of the rental agreement that is at variance with its provisions, the landlord or tenant waives his or her right to terminate the rental agreement or to bring a civil action for that noncompliance, but not for any subsequent or continuing noncompliance. However, a landlord does not waive the right to terminate the rental agreement or to bring a civil action for that noncompliance by accepting partial rent for the period. If partial rent is accepted after posting the notice for nonpayment, the landlord must:
1. Provide the tenant with a receipt stating the date and amount received and the agreed upon date and balance of rent due before filing an action for possession;
2. Place the amount of partial rent accepted from the tenant in the registry of the court upon filing the action for possession; or
3. Post a new 3-day notice reflecting the new amount due.
(b) Any tenant who wishes to defend against an action by the landlord for possession of the unit for noncompliance of the rental agreement or of relevant statutes must comply with s. 83.60(2). The court may not set a date for mediation or trial unless the provisions of s. 83.60(2) have been met, but must enter a default judgment for removal of the tenant with a writ of possession to issue immediately if the tenant fails to comply with s. 83.60(2).
(c) This subsection does not apply to that portion of rent subsidies received from a local, state, or national government or an agency of local, state, or national government; however, waiver will occur if an action has not been instituted within 45 days after the landlord obtains actual knowledge of the noncompliance.
(6) If the rental agreement is terminated, the landlord shall comply with s. 83.49(3).
History.—s. 2, ch. 73-330; s. 23, ch. 82-66; s. 6, ch. 83-151; s. 14, ch. 83-217; s. 6, ch. 87-195; s. 6, ch. 93-255; s. 6, ch. 94-170; s. 1373, ch. 95-147; s. 5, ch. 99-6; s. 8, ch. 2013-136.

83.5615 Termination of rental agreement upon foreclosure.—

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(1) If a tenant is occupying residential premises that are the subject of a foreclosure sale, upon issuance of a certificate of title following the sale, the purchaser named in the certificate of title takes title to the residential premises subject to the rights of the tenant under this section.

(a) The tenant may remain in possession of the premises for 30 days following the date of the purchaser's delivery of a written 30-day notice of termination.

(b) The tenant is entitled to the protections of s. 83.67.

(c) The 30-day notice of termination must be in substantially the following form:

NOTICE TO TENANT OF TERMINATION

You are hereby notified that your rental agreement is terminated on the date of delivery of this notice, that your occupancy is terminated 30 days following the date of the delivery of this notice, and that I demand possession of the premises on (date) . If you do not vacate the premises by that date, I will ask the court for an order allowing me to remove you and your belongings from the premises. You are obligated to pay rent during the 30-day period for any amount that might accrue during that period. Your rent must be delivered to (landlord's name and address) .

(d) The 30-day notice of termination shall be delivered in the same manner as provided in s. 83.56(4).

(2) The purchaser at the foreclosure sale may apply to the court for a writ of possession based upon a sworn affidavit that the 30-day notice of termination was delivered to the tenant and the tenant has failed to vacate the premises at the conclusion of the 30-day period. If the court awards a writ of possession, the writ must be served on the tenant. The writ of possession shall be governed by s. 83.62.

(3) This section does not apply if:

(a) The tenant is the mortgagor in the subject foreclosure or is the child, spouse, or parent of the mortgagor in the subject foreclosure.

(b) The tenant's rental agreement is not the result of an arm's length transaction.

(c) The tenant's rental agreement allows the tenant to pay rent that is substantially less than the fair market rent for the premises, unless the rent is reduced or subsidized due to a federal, state, or local subsidy.

(4) A purchaser at a foreclosure sale of a residential premises occupied by a tenant does not assume the obligations of a landlord, except as provided in paragraph (1)(b), unless or until the purchaser assumes an existing rental agreement with the tenant that has not ended or enters into a new rental agreement with the tenant.

History.—s. 1, ch. 2015-96.

83.57 Termination of tenancy without specific term.—A tenancy without a specific duration, as defined in s. 83.46(2) or (3), may be terminated by either party giving written notice in the manner provided in s. 83.56(4), as follows:
(1) When the tenancy is from year to year, by giving not less than 60 days' notice prior to the end of any annual period;
(2) When the tenancy is from quarter to quarter, by giving not less than 30 days' notice prior to the end of any quarterly period;
(3) When the tenancy is from month to month, by giving not less than 30 days' notice prior to the end of any monthly period; and
(4) When the tenancy is from week to week, by giving not less than 7 days' notice prior to the end of any weekly period.
History.—s. 2, ch. 73-330; s. 3, ch. 81-190; s. 15, ch. 83-217.

83.575 Termination of tenancy with specific duration.—
(1) A rental agreement with a specific duration may contain a provision requiring the tenant to notify the landlord within a specified period before vacating the premises at the end of the rental agreement, if such provision requires the landlord to notify the tenant within such notice period if the rental agreement will not be renewed; however, a rental agreement may not require more than 60 days' notice from either the tenant or the landlord.
(2) A rental agreement with a specific duration may provide that if a tenant fails to give the required notice before vacating the premises at the end of the rental agreement, the tenant may be liable for liquidated damages as specified in the rental agreement if the landlord provides written notice to the tenant specifying the tenant's obligations under the notification provision contained in the lease and the date the rental agreement is terminated. The landlord must provide such written notice to the tenant within 15 days before the start of the notification period contained in the lease. The written notice shall list all fees, penalties, and other charges applicable to the tenant under this subsection.
(3) If the tenant remains on the premises with the permission of the landlord after the rental agreement has terminated and fails to give notice required under s. 83.57(3), the tenant is liable to the landlord for an additional 1 month's rent.
History.—s. 3, ch. 2003-30; s. 1, ch. 2004-375; s. 9, ch. 2013-136.

83.58 Remedies; tenant holding over.—If the tenant holds over and continues in possession of the dwelling unit or any part thereof after the expiration of the rental agreement without the permission of the landlord, the landlord may recover possession of the dwelling unit in the manner provided for in s. 83.59. The landlord may also recover double the amount of rent due on the dwelling unit, or any part thereof, for the period during which the tenant refuses to surrender possession.
History.—s. 2, ch. 73-330; s. 10, ch. 2013-136.

83.59 Right of action for possession.—

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(1) If the rental agreement is terminated and the tenant does not vacate the premises, the landlord may recover possession of the dwelling unit as provided in this section.
(2) A landlord, the landlord's attorney, or the landlord's agent, applying for the removal of a tenant, shall file in the county court of the county where the premises are situated a complaint describing the dwelling unit and stating the facts that authorize its recovery. A landlord's agent is not permitted to take any action other than the initial filing of the complaint, unless the landlord's agent is an attorney. The landlord is entitled to the summary procedure provided in s. 51.011, and the court shall advance the cause on the calendar.
(3) The landlord shall not recover possession of a dwelling unit except:
(a) In an action for possession under subsection (2) or other civil action in which the issue of right of possession is determined;
(b) When the tenant has surrendered possession of the dwelling unit to the landlord;
(c) When the tenant has abandoned the dwelling unit. In the absence of actual knowledge of abandonment, it shall be presumed that the tenant has abandoned the dwelling unit if he or she is absent from the premises for a period of time equal to one-half the time for periodic rental payments. However, this presumption does not apply if the rent is current or the tenant has notified the landlord, in writing, of an intended absence; or
(d) When the last remaining tenant of a dwelling unit is deceased, personal property remains on the premises, rent is unpaid, at least 60 days have elapsed following the date of death, and the landlord has not been notified in writing of the existence of a probate estate or of the name and address of a personal representative. This paragraph does not apply to a dwelling unit used in connection with a federally administered or regulated housing program, including programs under s. 202, s. 221(d)(3) and (4), s. 236, or s. 8 of the National Housing Act, as amended.
(4) The prevailing party is entitled to have judgment for costs and execution therefor.
History.—s. 2, ch. 73-330; s. 1, ch. 74-146; s. 24, ch. 82-66; s. 1, ch. 92-36; s. 447, ch. 95-147; s. 1, ch. 2007-136; s. 11, ch. 2013-136.

83.595 Choice of remedies upon breach or early termination by tenant.—If the tenant breaches the rental agreement for the dwelling unit and the landlord has obtained a writ of possession, or the tenant has surrendered possession of the dwelling unit to the landlord, or the tenant has abandoned the dwelling unit, the landlord may:
(1) Treat the rental agreement as terminated and retake possession for his or her own account, thereby terminating any further liability of the tenant;
(2) Retake possession of the dwelling unit for the account of the tenant, holding the tenant liable for the difference between the rent stipulated to be paid under the rental agreement and what the landlord is able to recover from a reletting. If the landlord retakes possession, the landlord has a duty to exercise good faith in attempting to relet the premises, and any rent received by the landlord as a result of the reletting must be deducted from the balance of rent due from the tenant. For purposes of this subsection, the term "good faith in attempting to relet the premises" means that the landlord uses at least the same efforts to relet the premises as were used in the initial rental or at least the same efforts as the landlord uses in attempting to rent other similar rental units but does not require the landlord to give a preference in renting the premises over other vacant dwelling units that the landlord owns or has the responsibility to rent;
(3) Stand by and do nothing, holding the lessee liable for the rent as it comes due; or
(4) Charge liquidated damages, as provided in the rental agreement, or an early termination fee to the tenant if the landlord and tenant have agreed to liquidated damages or an early termination fee, if the amount does not exceed 2 months' rent, and if, in the case of an early termination fee, the tenant is required to give no more than 60 days' notice, as provided in the rental agreement, prior to the proposed date of early termination. This remedy is available only if the tenant and the landlord, at the time the rental agreement was made, indicated acceptance of liquidated damages or an early termination fee. The tenant must indicate acceptance of liquidated damages or an early termination fee by signing a separate addendum to the rental agreement containing a provision in substantially the following form:

☐ I agree, as provided in the rental agreement, to pay $ _____ (an amount that does not exceed 2 months' rent) as liquidated damages or an early termination fee if I elect to terminate the rental agreement, and the landlord waives the right to seek additional rent beyond the month in which the landlord retakes possession.

☐ I do not agree to liquidated damages or an early termination fee, and I acknowledge that the landlord may seek damages as provided by law.
(a) In addition to liquidated damages or an early termination fee, the landlord is entitled to the rent and other charges accrued through the end of the month in which the landlord retakes possession of the dwelling unit and charges for damages to the dwelling unit.
(b) This subsection does not apply if the breach is failure to give notice as provided in s. 83.575.
History.—s. 2, ch. 87-369; s. 4, ch. 88-379; s. 448, ch. 95-147; s. 2, ch. 2008-131.

83.60 Defenses to action for rent or possession; procedure.—
(1)(a) In an action by the landlord for possession of a dwelling unit based upon nonpayment of rent or in an action by the landlord under s. 83.55 seeking to recover unpaid rent, the tenant may defend upon the ground of a material noncompliance with s. 83.51(1), or may raise any other defense, whether legal or equitable, that he or she may have, including the defense of retaliatory conduct in accordance with s. 83.64. The landlord must be given an opportunity to cure a deficiency in a notice or in the pleadings before dismissal of the action.
(b) The defense of a material noncompliance with s. 83.51(1) may be raised by the tenant if 7 days have elapsed after the delivery of written notice by the tenant to the landlord, specifying the noncompliance and indicating the intention of the tenant not to pay rent by reason thereof. Such notice by the tenant may be given to the landlord, the landlord's representative as designated pursuant to s. 83.50, a resident manager, or the person or entity who collects the rent on behalf of the landlord. A material noncompliance with s. 83.51(1) by the landlord is a complete defense to an action for possession based upon nonpayment of rent, and, upon hearing, the court or the jury, as the case may be, shall determine the amount, if any, by which the rent is to be reduced to reflect the diminution in value of the dwelling unit during the period of noncompliance with s. 83.51(1). After consideration of all other relevant issues, the court shall enter appropriate judgment.
(2) In an action by the landlord for possession of a dwelling unit, if the tenant interposes any defense other than payment, including, but not limited to, the defense of a defective 3-day notice, the tenant shall pay into the registry of the court the accrued rent as alleged in the complaint or as determined by the court and the rent that accrues during the pendency of the proceeding, when due. The clerk shall notify the tenant of such requirement in the summons. Failure of the tenant to pay the rent into the registry of the court or to file a motion to

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determine the amount of rent to be paid into the registry within 5 days, excluding Saturdays, Sundays, and legal holidays, after the date of service of process constitutes an absolute waiver of the tenant's defenses other than payment, and the landlord is entitled to an immediate default judgment for removal of the tenant with a writ of possession to issue without further notice or hearing thereon. If a motion to determine rent is filed, documentation in support of the allegation that the rent as alleged in the complaint is in error is required. Public housing tenants or tenants receiving rent subsidies are required to deposit only that portion of the full rent for which they are responsible pursuant to the federal, state, or local program in which they are participating.
History.—s. 2, ch. 73-330; s. 7, ch. 83-151; s. 7, ch. 87-195; s. 7, ch. 93-255; s. 7, ch. 94-170; s. 1374, ch. 95-147; s. 12, ch. 2013-136.

83.61 Disbursement of funds in registry of court; prompt final hearing.—When the tenant has deposited funds into the registry of the court in accordance with the provisions of s. 83.60(2) and the landlord is in actual danger of loss of the premises or other personal hardship resulting from the loss of rental income from the premises, the landlord may apply to the court for disbursement of all or part of the funds or for prompt final hearing. The court shall advance the cause on the calendar. The court, after preliminary hearing, may award all or any portion of the funds on deposit to the landlord or may proceed immediately to a final resolution of the cause.
History.—s. 2, ch. 73-330; s. 2, ch. 74-146.

83.62 Restoration of possession to landlord.—
(1) In an action for possession, after entry of judgment in favor of the landlord, the clerk shall issue a writ to the sheriff describing the premises and commanding the sheriff to put the landlord in possession after 24 hours' notice conspicuously posted on the premises. Saturdays, Sundays, and legal holidays do not stay the 24-hour notice period.
(2) At the time the sheriff executes the writ of possession or at any time thereafter, the landlord or the landlord's agent may remove any personal property found on the premises to or near the property line. Subsequent to executing the writ of possession, the landlord may request the sheriff to stand by to keep the peace while the landlord changes the locks and removes the personal property from the premises. When such a request is made, the sheriff may charge a reasonable hourly rate, and the person requesting the sheriff to stand by to keep the peace shall be responsible for paying the reasonable hourly rate set by the sheriff. Neither the sheriff nor the landlord or the landlord's agent shall be liable to the tenant or any other party for the loss, destruction, or damage to the property after it has been removed.
History.—s. 2, ch. 73-330; s. 3, ch. 82-66; s. 5, ch. 88-379; s. 8, ch. 94-170; s. 1375, ch. 95-147; s. 2, ch. 96-146; s. 13, ch. 2013-136.

83.625 Power to award possession and enter money judgment.—In an action by the landlord for possession of a dwelling unit based upon nonpayment of rent, if the court finds the rent is due, owing, and unpaid and by reason thereof the landlord is entitled to possession of the premises, the court, in addition to awarding possession of the premises to the landlord, shall direct, in an amount which is within its jurisdictional limitations, the entry of a money judgment with costs in favor of the landlord and against the tenant for the amount of money found due, owing, and unpaid by the tenant to the landlord. However, no money judgment shall be entered unless service of process has been effected by personal service or, where authorized by law, by certified or registered mail, return receipt, or in any other manner prescribed by law or the rules of the court; and no money judgment may be entered except in compliance with the Florida Rules of Civil Procedure. The prevailing party in the action may also be awarded attorney's fees and costs.
History.—s. 1, ch. 75-147; s. 8, ch. 87-195; s. 6, ch. 88-379.

83.63 Casualty damage.—If the premises are damaged or destroyed other than by the wrongful or negligent acts of the tenant so that the enjoyment of the premises is substantially impaired, the tenant may terminate the rental agreement and immediately vacate the premises. The tenant may vacate the part of the premises rendered unusable by the casualty, in which case the tenant's liability for rent shall be reduced by the fair rental value of that part of the premises damaged or destroyed. If the rental agreement is terminated, the landlord shall comply with s. 83.49(3).
History.—s. 2, ch. 73-330; s. 449, ch. 95-147; s. 14, ch. 2013-136.

83.64 Retaliatory conduct.—
(1) It is unlawful for a landlord to discriminatorily increase a tenant's rent or decrease services to a tenant, or to bring or threaten to bring an action for possession or other civil action, primarily because the landlord is retaliating against the tenant. In order for the tenant to raise the defense of retaliatory conduct, the tenant must have acted in good faith. Examples of conduct for which the landlord may not retaliate include, but are not limited to, situations where:
(a) The tenant has complained to a governmental agency charged with responsibility for enforcement of a building, housing, or health code of a suspected violation applicable to the premises;
(b) The tenant has organized, encouraged, or participated in a tenant organization;
(c) The tenant has complained to the landlord pursuant to s. 83.56(1);
(d) The tenant is a servicemember who has terminated a rental agreement pursuant to s. 83.682;
(e) The tenant has paid rent to a condominium, cooperative, or homeowners' association after demand from the association in order to pay the landlord's obligation to the association; or
(f) The tenant has exercised his or her rights under local, state, or federal fair housing laws.
(2) Evidence of retaliatory conduct may be raised by the tenant as a defense in any action brought against him or her for possession.
(3) In any event, this section does not apply if the landlord proves that the eviction is for good cause. Examples of good cause include, but are not limited to, good faith actions for nonpayment of rent, violation of the rental agreement or of reasonable rules, or violation of the terms of this chapter.
(4) "Discrimination" under this section means that a tenant is being treated differently as to the rent charged, the services rendered, or the action being taken by the landlord, which shall be a prerequisite to a finding of retaliatory conduct.
History.—s. 8, ch. 83-151; s. 450, ch. 95-147; s. 3, ch. 2003-72; s. 15, ch. 2013-136.

83.67 Prohibited practices.—
(1) A landlord of any dwelling unit governed by this part shall not cause, directly or indirectly, the termination or interruption of any utility service furnished the tenant, including, but not limited to, water, heat, light, electricity, gas, elevator, garbage collection, or refrigeration, whether or not the utility service is under the control of, or payment is made by, the landlord.
(2) A landlord of any dwelling unit governed by this part shall not prevent the tenant from gaining reasonable access to the dwelling unit by any means, including, but not limited to, changing the locks or using any bootlock or similar device.

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(3) A landlord of any dwelling unit governed by this part shall not discriminate against a servicemember in offering a dwelling unit for rent or in any of the terms of the rental agreement.
(4) A landlord shall not prohibit a tenant from displaying one portable, removable, cloth or plastic United States flag, not larger than 4 and 1/2 feet by 6 feet, in a respectful manner in or on the dwelling unit regardless of any provision in the rental agreement dealing with flags or decorations. The United States flag shall be displayed in accordance with s. 83.52(6). The landlord is not liable for damages caused by a United States flag displayed by a tenant. Any United States flag may not infringe upon the space rented by any other tenant.
(5) A landlord of any dwelling unit governed by this part shall not remove the outside doors, locks, roof, walls, or windows of the unit except for purposes of maintenance, repair, or replacement; and the landlord shall not remove the tenant's personal property from the dwelling unit unless such action is taken after surrender, abandonment, recovery of possession of the dwelling unit due to the death of the last remaining tenant in accordance with s. 83.59(3)(d), or a lawful eviction. If provided in the rental agreement or a written agreement separate from the rental agreement, upon surrender or abandonment by the tenant, the landlord is not required to comply with s. 715.104 and is not liable or responsible for storage or disposition of the tenant's personal property; if provided in the rental agreement, there must be printed or clearly stamped on such rental agreement a legend in substantially the following form:

BY SIGNING THIS RENTAL AGREEMENT, THE TENANT AGREES THAT UPON SURRENDER, ABANDONMENT, OR RECOVERY OF POSSESSION OF THE DWELLING UNIT DUE TO THE DEATH OF THE LAST REMAINING TENANT, AS PROVIDED BY CHAPTER 83, FLORIDA STATUTES, THE LANDLORD SHALL NOT BE LIABLE OR RESPONSIBLE FOR STORAGE OR DISPOSITION OF THE TENANT'S PERSONAL PROPERTY.

For the purposes of this section, abandonment shall be as set forth in s. 83.59(3)(c).
(6) A landlord who violates any provision of this section shall be liable to the tenant for actual and consequential damages or 3 months' rent, whichever is greater, and costs, including attorney's fees. Subsequent or repeated violations that are not contemporaneous with the initial violation shall be subject to separate awards of damages.
(7) A violation of this section constitutes irreparable harm for the purposes of injunctive relief.
(8) The remedies provided by this section are not exclusive and do not preclude the tenant from pursuing any other remedy at law or equity that the tenant may have. The remedies provided by this section shall also apply to a servicemember who is a prospective tenant who has been discriminated against under subsection (3).
History.—s. 3, ch. 87-369; s. 7, ch. 88-379; s. 3, ch. 90-133; s. 3, ch. 96-146; s. 2, ch. 2001-179; s. 2, ch. 2003-30; s. 4, ch. 2003-72; s. 1, ch. 2004-236; s. 2, ch. 2007-136.

83.681 Orders to enjoin violations of this part.—
(1) A landlord who gives notice to a tenant of the landlord's intent to terminate the tenant's lease pursuant to s. 83.56(2)(a), due to the tenant's intentional destruction, damage, or misuse of the landlord's property may petition the county or circuit court for an injunction prohibiting the tenant from continuing to violate any of the provisions of that part.
(2) The court shall grant the relief requested pursuant to subsection (1) in conformity with the principles that govern the granting of injunctive relief from threatened loss or damage in other civil cases.
(3) Evidence of a tenant's intentional destruction, damage, or misuse of the landlord's property in an amount greater than twice the value of money deposited with the landlord pursuant to s. 83.49 or $300, whichever is greater, shall constitute irreparable harm for the purposes of injunctive relief.
History.—s. 8, ch. 93-255; s. 451, ch. 95-147.

83.682 Termination of rental agreement by a servicemember.—
(1) Any servicemember may terminate his or her rental agreement by providing the landlord with a written notice of termination to be effective on the date stated in the notice which is at least 30 days after the landlord's receipt of the notice if any of the following criteria are met:
(a) The servicemember is required, pursuant to a permanent change of station orders, to move 35 miles or more from the location of the rental premises;
(b) The servicemember is prematurely or involuntarily discharged or released from active duty or state active duty;
(c) The servicemember is released from active duty or state active duty after having leased the rental premises while on active duty or state active duty status and the rental premises is 35 miles or more from the servicemember's home of record before entering active duty or state active duty;
(d) After entering into a rental agreement, the servicemember receives military orders requiring him or her to move into government quarters or the servicemember becomes eligible to live in and opts to move into government quarters. For purposes of this paragraph, the term "government quarters" means any military housing option that is available to a servicemember, including privatized military housing that is owned, operated, or managed by a private sector company;
(e) The servicemember receives temporary duty orders, temporary change of station orders, or state active duty orders to an area 35 miles or more from the location of the rental premises, provided such orders are for a period exceeding 60 days; or
(f) The servicemember has leased the property, but before taking possession of the rental premises, receives a change of orders to an area that is 35 miles or more from the location of the rental premises.
(2) The notice to the landlord must be accompanied by either a copy of the official military orders or a written verification signed by the servicemember's commanding officer.
(3) In the event a servicemember dies during active duty, an adult member of his or her immediate family may terminate the servicemember's rental agreement by providing the landlord with a written notice of termination to be effective on the date stated in the notice that is at least 30 days after the landlord's receipt of the notice. The notice to the landlord must be accompanied by either a copy of the official military orders showing the servicemember was on active duty or a written verification signed by the servicemember's commanding officer and a copy of the servicemember's death certificate.
(4) Upon termination of a rental agreement under this section, the tenant is liable for the rent due under the rental agreement prorated to the effective date of the termination payable at such time as would have otherwise been required by the terms of the rental agreement. The

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tenant is not liable for any other rent or damages due to the early termination of the tenancy as provided for in this section. Notwithstanding any provision of this section to the contrary, if a tenant terminates the rental agreement pursuant to this section 14 or more days prior to occupancy, no damages or penalties of any kind will be assessable.
(5) The provisions of this section may not be waived or modified by the agreement of the parties under any circumstances.
History.—s. 6, ch. 2001-179; s. 1, ch. 2002-4; s. 1, ch. 2003-30; s. 5, ch. 2003-72.
83.683 Rental application by a servicemember. –
(1) If a landlord requires a prospective tenant to complete a rental application before residing in a rental unit, the landlord must complete processing of a rental application submitted by a prospective tenant who is a servicemember, as defined in s. 250.01, within 7 days after submission and must, within that 7-day period, notify the servicemember in writing of an application approval or denial and, if denied, the reason for denial. Absent a timely denial of the rental application, the landlord must lease the rental unit to the servicemember if all other terms of the application and lease are complied with.
(2) If a condominium association, as defined in chapter 718, a cooperative association, as defined in chapter 719, or a homeowners' association, as defined in chapter 720, requires a prospective tenant of a condominium unit, cooperative unit, or parcel within the association's control to complete a rental application before residing in a rental unit or parcel, the association must complete processing of a rental application submitted by a prospective tenant who is a servicemember, as defined in s. 250.01, within 7 days after submission and must, within that 7-day period, notify the servicemember in writing of an application approval or denial and, if denied, the reason for the denial. Absent timely denial of the rental application, the association must allow the unit or parcel owner to lease the rental unit or parcel to the servicemember and the landlord must lease the unit or parcel to the servicemember if all other terms of the application and lease are complied with.
(3) The provisions of this section may not be waived or modified by the agreement of the parties under any circumstances.
History.—s. 1, ch. 2016-242.

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American Land Title Association | ALTA Settlement Statement – Buyer
Adopted 05-01-2015

File No.: 110675938
Printed: 04/21/2025, 10:27 AM
Officer/Escrow Officer: April Samaniego/bh
Settlement Location:
13848 Tilden Road, Suite 248, Winter Garden, FL 34787

First American Title Insurance Company

13848 Tilden Road, Suite 248 • Winter Garden, FL 34787
Phone: (407)614-6266 Fax:
Final Settlement Statement

First American Title™

Property Address: 2340 Salty Winds Way, Kissimmee, FL 34747
Buyer: MYG Properties Real Estate Investments LLC
Seller: Mattamy Orlando LLC
Lender:
Settlement Date: 04/28/2025
Disbursement Date: 04/28/2025

	Buyer	
Description	**Debit**	**Credit**
Financial		
Sale Price	664,971.00	
Total Deposit/Earnest Money		130,000.00
Prorations/Adjustments		
County Taxes 01/01/25 to 04/28/25 @$1,104.32/yr		353.99
Non-Ad Valorem Assessments 04/28/25 to 10/01/25 @$1,982.43/yr	847.29	
Seller Credit		33,248.00
Builder Fee	4,995.00	
Termite Treatment Fee	100.00	
Title Charges & Escrow / Settlement Charges		
ALTA Owner's Policy Premium: $3400.00 Prom.: $3400.00 to Mattamy Homes Title Agency, LLC	3,400.00	
[ALTA 9.2 w/FL MOD] Restrictions, Encroachments & Minerals - Improved Land to Mattamy Homes Title Agency, LLC	340.00	
Search Fee to First American Title Insurance Company	200.00	
Closing Services Fee to First American Title Insurance Company	550.00	
Government Recording and Transfer Charges		
Record Warranty Deed to Osceola County Clerk of Courts	69.50	
Record Notice of Termination to Clerk of Circuit Court	35.50	
State Documentary Transfer Tax to Osceola County Clerk of Courts	4,655.00	
Miscellaneous		
Transaction fee to Authentic Real Estate Team	399.00	
Transaction Cordinator Fee to Authentic Real Estate Team	400.00	
Association Dues 4/28 - 4/30 @ $718/mon to Solara Resort HOA, Inc.	71.80	
Two Additional Months Association Dues to Solara Resort HOA, Inc.	1,436.00	
HOA Capital Contribution to Solara Resort HOA, Inc.	2,450.00	
Estoppel Fee to Leland Management	250.00	

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	Buyer	
Description	**Debit**	**Credit**
Survey (Reimburse Mattamy Home) to KPM Franklin	175.00	
Subtotals	685,345.09	163,601.99
Due From Buyer		521,743.10
Totals	685,345.09	685,345.09

*Reissue Credit of $0.00 Applied to Owners Policy by First American Title Insurance Company

*Agent's portion of the total title insurance premium $1,870.00 to Mattamy Homes Title Agency, LLC

*Underwriter's portion of the total title insurance premium $1,870.00 to First American Title Insurance Company

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize First American Title Insurance Company to cause the funds to be disbursed in accordance with this statement.

Buyer(s):

MYG Properties Real Estate Investments LLC, a Florida limited liability company

By: Juliana Britto Freire Martins Moyses
Juliana Britto Freire Martins Moyses (Apr 29, 2025 19:08 ADT)

Name: Juliana Britto Freire Martins Moyses

Title: Authorized Member

Yglesio Luciano Moyses Silva De Souza
Yglesio Luciano Moyses Silva De Souza (Apr 29, 2025 15:13 ADT)

A. Samaniego

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Escrow Officer: April Samaniego

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Florida Insurance Premium Disclosure & Settlement Agent Certification

File # 110675938 **Closing Date:**

The undersigned hereby certify that they have carefully reviewed the Closing Disclosure or other settlement statement form, and they approve and agree to the payment of all fees, costs, expenses and disbursement as reflected on the Closing Disclosure or other settlement statement form to be paid on their behalf. We further certify that we have received a copy of the Closing Disclosure or other settlement statement.

Seller

Mattamy Orlando LLC , a Delaware limited liability company

Date Signed

By:
Name: Neil Weiderhaft
Title: Vice President

Buyer

MYG Properties Real Estate Investments LLC, a Florida limited liability company

04/29/2025
Date Signed

Juliana Britto Freire Martins Moyses
Juliana Britto Freire Martins Moyses (Apr 29, 2025 19:08 ADT)

By:
Name: Juliana Britto Freire Martins Moyses
Title: Authorized Member

Yglesio Luciano Moyses Silva De Souza
Yglesio Luciano Moyses Silva De Souza (Apr 29, 2025 15:13 ADT)

Settlement Agent Certification

I have reviewed the Closing Disclosure, the settlement statement, the lender's closing instructions and any and all other forms relative to the escrow funds, including any disclosure of the Florida title insurance premiums being paid, and I agree to disburse the escrow funds in accordance with the terms of this transaction and Florida law.

A. Samaniego

Settlement Agent Signature

04/18/2025
Date Signed

First American Title Insurance Company
Settlement Agent Name

09-952562166
Florida License Number

Title Agency Holding Funds

Florida License Number

COMPLIANCE AND TAX PRORATION AGREEMENT

RE: Closing Date: 04/28/2025
Buyer(s): MYG Properties Real Estate Investments LLC, a Florida limited liability company
Seller(s): Mattamy Orlando LLC, a Delaware limited liability company
Property Address: 2340 Salty Winds Way,
Kissimmee, Florida 34747

We, the undersigned Buyer(s) herein acknowledge the following as conditions of the above referenced transaction:

1. All utility bills, including but not limited to water, sewer, gas, garbage and electric are the responsibility of the undersigned parties, not the closing agents. All matters regarding utility bills will be handled outside of closing;

2. The undersigned parties will fully cooperate if adjustment for clerical errors on any or all closing documentation is necessary, and will sign such additional documents as are necessary to correct such errors.

3. If applicable, calculations of payoff figures, or principal balance and escrow account balances and/or proration, were based on information obtained in writing from your existing lender(s). The closing agent will not be held liable for miscalculations as a result of calculation errors or of errors made by the lender(s). If there is/are discrepancies between the figures used in preparing the closing statements, and future information provided by the lender(s) resulting in a demand by the lender(s) for additional funds, owner will, upon request forward said funds forthwith;

4. Consent is hereby given, pursuant to Rule 4-186.008(3) of the Florida Administrative Code, to the placement of the settlement funds for the transaction into an interest bearing account in the name of First American Title Insurance Company. The parties understand the interest earned or other benefits earned, if any, on such account will be the property of First American Title Insurance Company;

5. If applicable, the undersigned parties understand and agree that any shortage in payments made to any debt holder as a "courtesy" or "accommodation" payoff, that are not secured by the property, (i.e. credit cards, car loans, student loans, etc.) will be the sole responsibility of the borrower.

6. _____ The proration of taxes reflected on the closing statement has been made on the basis of a tax figure calculated in compliance with instructions contained in the Purchase and Sale Agreement for this transaction or is based upon instructions received from the parties to this transaction if the Purchase and Sale Agreement does not contain instructions for tax proration.
OR
_____ No prorations have been made for current years taxes per Instructions received for closing and shall not be the liability of First American Title Insurance Company.

7. Authorization for use of Remote Online Notarization. The Parties to the above transaction agree that any document for use in this transaction may be executed electronically. Each party also agrees that any document, including a deed, deed of trust or mortgage, that requires notarization may be executed and notarized digitally using Remote Online Notarization, if requested by a party and is permitted by the title company for the transaction in the state and county where the property is located.

The undersigned herein acknowledge they **will not** receive homestead exemption for property taxes for the current year.

PLEASE NOTE!! If the final tax bill for the current year has not been issued, the amount utilized for the purpose of this closing should be considered an estimate and subject to change in the current and subsequent years, based on the value and tax rates assessed to the property by the appropriate taxing authorities. **BUYER INITIALS**

We understand that First American Title Insurance Company is relying on the statements contained herein to compute the applicable tax proration amounts between Buyers and/or the appropriate tax amount for the Lender's escrow account.

The closing agent will not be liable for any discrepancies that may arise in the proration figures when the actual tax bills for the year of closing are available, or for any shortages in escrow accounts. Upon receipt of the current tax state, the undersigned parties will make proration adjustments between themselves outside of the closing.

MYG Properties Real Estate Investments LLC, a Florida limited liability company

Juliana Britto Freire Martins Moyses
Juliana Britto Freire Martins Moyses (Apr 29, 2025 19:08 ADT)

By:_____
Name: Juliana Britto Freire Martins Moyses
Title: Authorized Member

Yglesio Luciano Moyses Silva De Souza
Yglesio Luciano Moyses Silva De Souza (Apr 29, 2025 15:13 ADT)

By:_____
Name: Yglesio Luciano Moyses Silva De Souza
Title: Authorized Member

CLARIFICATION OF TITLE VESTING

RE:	Closing Date:	04/28/2025
	Buyer(s):	MYG Properties Real Estate Investments LLC, a Florida limited liability company
	Property Address:	2340 Salty Winds Way, Kissimmee, Florida 34747
	File No.:	110675938

In order to clarify the manner in which I/We will be taking title to the above captioned property, I/We the undersigned herein direct and authorize First American Title Insurance Company to prepare the closing documents with the name of the buyer reflected as follows:

MYG Properties Real Estate Investments LLC, a Florida limited liability company

I/We hereby acknowledge that we fully understand the importance of the proper vesting of title to real property.

Mailing Address on Deed

_____

Forwarding Address after closing

_____

Further, I/We herein agree to indemnify and hold harmless First American Title Insurance Company from any loss or damage concerning the way title is vested on the Deed of Conveyance for this transaction other than its compliance with instructions contained herein.

MYG Properties Real Estate Investments LLC, a Florida limited liability company

Juliana Britto Freire Martins Moyses

Juliana Britto Freire Martins Moyses (Apr 29, 2025 19:08 ADT)

By:_____

Name: Juliana Britto Freire Martins Moyses

Title: Authorized Member

Yglesio Luciano Moyses Silva De Souza

Yglesio Luciano Moyses Silva De Souza (Apr 29, 2025 15:13 ADT)

By:_____

Name: Yglesio Luciano Moyses Silva De Souza

Title: Authorized Member

If you do not fully understand the importance of proper VESTING OF TITLE TO REAL PROPERTY, First American Title Insurance Company urges you to seek the advice of a Real Estate Attorney.

Affidavit

[Part III, Ch. 692 F.S. - Conveyances to Foreign Entities - By Natural Person Buyer]

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared Juliana Britto Freire Martins Moyses ("Affiant"), who deposes and says under penalties of perjury that:

(When used "Affiant" includes singular or plural as context so requires or admits.)

1. Affiant is purchasing or acquiring an interest in the following described real property:
   Lot 170R, SOLARA PHASE 3 REPLAT, according to the Plat thereof as recorded in Plat Book 34, Page 126, as Replat of SOLARA PHASE 3, Plat Book 33, Page 27, of the Public Records of Osceola County, Florida.

2. Affiant has been given the opportunity to consult with an attorney.

3. Affiant is (initial which is applicable):

   _____ Not a Foreign Principal as defined in s. 692.201, F.S., and is in compliance with the requirements set out in ss. 692.202-205, F.S.

   OR

   _____ A Foreign Principal as defined in s. 692.201, F.S., and is in compliance with the requirements set out in ss. 692.202-205, F.S.

4. Affiant acknowledges the foregoing representations will be relied upon to establish compliance with the law.

Juliana Britto Freire Martins Moyses
Juliana Britto Freire Martins Moyses (Apr 29, 2025 19:09 ADT)
(Affiant)
Print Name: Juliana Britto Freire Martins Moyses
Address: 2340 Salty Winds Way, Kissimmee, FL 34747

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 20 _____, by Juliana Britto Freire Martins Moyses who ☐ is personally known or ☐ has produced _____ as identification.

[Notary Seal]

_____
Notary Public
Printed Name: _____
My Commission Expires: _____

First American Title Insurance Company
13848 Tilden Road, Suite 248
Winter Garden, FL 34787
(407)614-6266
Fax:

To: **First American Title Insurance Company, "Settlement Agent"**
Brandon Hurst, Escrow Officer

File No.: **110675938**
Date: **April 29, 2025**

Re: **2340 Salty Winds Way, Kissimmee, FL 34747, "Property"**
MYG Properties Real Estate Investments LLC, "Buyer"
Mattamy Orlando LLC, "Seller"
Collectively, "Parties"

Purchase/Sale Settlement Instructions

This document contains the Buyer's and Seller's (the "Parties") agreed-upon instructions to the Settlement Agent (also known as and referred to as "Escrow Holder", "Escrow Agent" or "Closing Agent" in documents used in this transaction) for providing settlement services in addition to the issuance of title insurance. If applicable, this document may be modified by state-specific supplemental Settlement Instructions.

Settlement Agent is either a direct operation or wholly owned operation of First American Title Insurance Company, a national title insurance underwriter.

Settlement Agent may decline to provide settlement services if no title insurance policy is to be issued.

Important Facts to Help Reduce Cyber Fraud Risk

Real estate transactions are frequently targeted for cyber fraud. Parties to transactions can take steps to reduce the risk of falling victim. Here are some important facts you must know:

- **Settlement Agent banks only with First American Trust, FSB ABA Routing Number 122241255. DO NOT WIRE FUNDS TO ANY OTHER BANK OR ROUTING NUMBER. Your escrow officer's email address is FAFL-RA-BLDR5@firstam.com and any instructions that direct you to send funds to another bank may be fraudulent. Before wiring your funds, contact us at (407)614-6266. Ultimately, you are responsible to verify that you have correct instructions before you wire funds.**
- **Parties requesting that funds be wired will be asked to provide accurate and complete instructions prior to closing.**
- **Any changes to a party's wiring instructions must be verified in person.**

A. Settlement Agent Responsibilities

Settlement Agent's obligations and responsibilities are limited ***only*** to those it has agreed to in writing and as required to comply with applicable laws. No other obligation or duty will be assumed or implied.

B. Parties' Instructions to Settlement Agent

The Parties instruct and authorize Settlement Agent to perform the following services to complete and process the settlement of the purchase and sale of the Property pursuant to a real estate purchase contract that has been provided to the Settlement Agent by the Parties:

- Order a title insurance commitment or preliminary report for the purpose of issuing a policy or policies (collectively the "Policy") of title insurance upon the completion of the sale and transfer of the Property to the Buyers. The Policy to be issued to Buyer and/or Buyer's lender(s) will be issued by a title insurance company ("Title Insurer") that may be the Settlement Agent or an affiliated company.

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- Deposit funds presented into Settlement Agent's general escrow account. This account is non-interest bearing but may provide certain benefits to the Settlement Agent if permitted by applicable law.
- Obtain payoffs of loans, liens and assessments shown in the title insurance commitment or preliminary report that are to be paid as part of the settlement or as required to issue the Policy.
- Prepare a settlement statement itemizing charges to the Parties, including:
    - invoices submitted by or on behalf of the Parties;
    - payoff demands submitted by any person having a lien or interest in the Property;
    - property taxes, property owner's association dues and/or rents;
    - prorations of property taxes or other items between the Parties such as property owner's association dues, rents, or deposits;
    - fees and charges due to Settlement Agent and the Title Insurer;
    - fees due to a lender;
    - fees due pursuant to the contract or other instructions provided by the Parties;
    - other items that are part of this transaction.
- Adjust prorations based on the actual settlement date without further instruction from the Parties. Any adjustments or re-prorations after closing will be made between the Parties without Settlement Agent's involvement.
- Prepare or select a provider to prepare needed documents, including deeds, mortgages and deeds of trust, as permitted by law if customary in the property jurisdiction.
- Deliver copies of documents it receives to real estate agents, mortgage brokers, lenders and attorneys identified in the transaction in relation to their role. Documents delivered to an agent, attorney, or representative of any Party, or to a Party that is registered with our Transactions portal to the portal, will be deemed delivered to the Party.
- Coordinate with the Buyer's lender(s), if any, including providing requested information, and receiving and processing loan documents.
- Share taxpayer identification numbers of the respective Parties if required for federal withholding purposes, or in relation to financing provided by the Seller for the benefit of the Buyer's purchase of the Property.
- Make non-material corrections to documents, such as correction of typographical errors.
- Once all conditions precedent are satisfied, released, approved or waived, proceed to close the transaction absent written instructions to the contrary provided prior to the disbursement of funds or recording of documents.
- Deliver and disburse funds and documents to the Parties at the addresses provided.
- Deliver for filing with the appropriate government entity, documents delivered by the Parties to transfer and/or encumber the title to the Property.
- Deliver or cause to be delivered the Policy containing the exceptions shown on the title commitment or preliminary report other than those being paid or released in this transaction, and deeds of trust, mortgages or other voluntary liens, encumbrances or other restrictions or agreements executed or agreed to by Buyer in this transaction, subject to terms, provisions and conditions of the Policy.
- May, in its sole discretion, hold funds for title curative matters for which it does not have a final amount available to pay at time of closing.
- Report the sale to the IRS via form 1099-S with the Seller's U.S. taxpayer identification number (provided by the Seller) unless the Seller can prove an exemption from reporting. Settlement Agent may report the sale under federal regulations, even if the Seller claims an exemption.
- Submit payment and required forms for any state income tax withholding obligations of the Buyer from the Seller, resulting from the sale of real property if and as required by law.
- As a courtesy, issue payment for federal income tax withholding obligations of the Buyer from the Seller, due as a result of the sale of real property by a foreign seller per FIRPTA. ("FIRPTA" is the Foreign Investment in Real Property Tax Act of 1980, a United States tax law that imposes income tax on foreign persons disposing of US real property interests. Purchasers of real property interests sold by a foreign person are required to withhold tax on payment for the property. The amount of withholding may vary and purchasers may be liable if the withholding is not paid timely to the IRS.)
- Retain records of transactions in accordance with Settlement Agent's record retention policy.
- Provide other services as may be required by law or specified in written instructions by the parties and agreed to by Settlement Agent in writing.

C. Parties Obligations and Responsibilities

The Parties agree:

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- to execute documents required to complete the transaction and issue the Policy;
- to provide any additional instructions to Settlement Agent or modify existing instructions to Settlement Agent ***in writing***;
- to disclose in advance to Settlement Agent any deposits of funds to be made by third parties, such as gift funds; all such deposits are subject to Settlement Agent's acceptance of the funds and conditions and terms to be specified by Settlement Agent including providing contact information for any third-party depositors, furnishing their government issued identification, taxpayer identification (social security) number, address and occupation, and signing separate instructions regarding deposit and use of their funds;
- to notify Settlement Agent of any error or omission in the settlement statement immediately upon receipt;
- to comply with cancellation requirements of the Settlement Agent including payment of any service or cancellation fees required by Settlement Agent or applicable law;
- to make up any shortages in funds due from the respective Party inadvertently omitted by the Settlement Agent or as a result of incorrect amounts shown on the settlement statement; and if any documents do not accurately contain all of the agreed terms of the transaction due to an error by Settlement Agent, any of the Parties, or others, the Parties will execute new documents to correct the error upon request by the other Party or Settlement Agent.
- Parties will deposit funds in a timely manner, pursuant to contract terms, in the form of payment acceptable to Settlement Agent which payment must be made in compliance with the respective state's good funds laws; payments made in any manner other than via wire transfer may delay final closing while Settlement Agent verifies the payment.
- Buyer will be the withholding agent as prescribed under FIRPTA if the seller is subject to federal withholding; and
- at closing, after review of the title commitment or preliminary report, Seller will represent and warrant that all outstanding bills on the Property are paid current, and that there are no liens on the Property, and there are no tenants or parties in possession of any of the Property, except as disclosed in the title commitment or preliminary report. Seller also agrees not to borrow any more funds from a line of credit secured by the Property and authorizes Settlement Agent to close the line of credit on Seller's behalf.

D. Parties Acknowledge Limits of Settlement Agent Responsibilities

As the Settlement Agent's obligations are limited to the specific matters described above, unless otherwise provided for in these Instructions, the Parties and their agents will also be responsible for:

- obtaining their own legal, tax or financial services for which a license is required;
- obtaining fire, hazard or liability insurance from an insurance company or agent of Buyer's choice.
- coordinating delivery of possession (including keys) after closing;
- verifying the condition of the Property and the completion or sufficiency of repairs;
- tracking contract contingencies;
- handling personal property issues such as transferring title to equipment, fixtures and other personal property, clearing any loans or liens on those items, and payment of personal property taxes;
- transferring utilities;
- paying bills not secured by the Property other than those shown on the settlement statements (if payment of an unsecured debt or bill not associated with the transaction is required by the Buyer's lender, additional instructions are to be executed by buyer);
- resolving conflicting instructions between the Parties before Settlement Agent closes the transaction;
- paying or prorating any post-closing retroactive property tax assessment not insured against by the Policy including reassessment in value, change in land usage, including changes caused by natural disasters, construction of new improvements, failure to timely remove property tax exemptions, or loss of any homestead status; and
- Buyer acting as the withholding agent under FIRPTA.

E. Other Agreements of Parties

Copies of Documents; Electronic Signatures, Executed in Counterpart: Settlement Agent is authorized to rely upon a copy of any document as if it were an original, may agree to accept electronically signed documents, and may rely on documents executed in counterpart. If requested, original documents shall be delivered to Settlement Agent, which may withhold performing escrow functions such as providing documents or

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funds due to the party until the requested original documents are delivered to Settlement Agent. Documents to be recorded MUST contain original ink signatures unless use of a digital original has been approved in advance.

Remote Online Notary (RON) Authorization: Any document for use in this transaction may be executed electronically and any document, including deeds, mortgages, or deeds of trust that requires notarization, may be executed and notarized digitally using a notary in a state where there is a currently effective RON law.

This authorization permits, but does not require, electronic execution of documents or notarization via RON and is subject to requirements of Settlement Agent and Title Insurer. This authorization is contingent upon the governmental recorder of the Property accepting RON notarized documents for recording in electronic or paper form.

Additional Fees for Third Party Services: Settlement Agent may incur additional costs for services performed by third parties. The fees charged by Settlement Agent for such services including, but not limited to, wire transfers, overnight deliveries, messengers or other third-party services, may include a markup to cover costs incurred by the Settlement Agent, if and as permitted by applicable law.

Payoffs to Lenders/Lienholders: Payoffs of existing loans or liens may be made as required by the lender. Payoffs may include additional days of interest to account for delivery. Certain payments, such as home equity line of credit payoffs, may require additional time to process. Settlement Agent will not be responsible for obtaining a refund of any overages or return of escrow account balances.

Property Survey Matters: The title insurance commitment or preliminary report may disclose a standard policy survey exception, which will show on the Policy unless a survey meeting Settlement Agent's or government requirements is provided to the Settlement Agent prior to closing. Any encroachments or other matters disclosed on a survey may be added as additional exceptions on the Policy.

Indemnity, Hold Harmless and Limit of Liability: The Parties agree to indemnify and hold Settlement Agent harmless from any loss or damage arising from or pertaining to the Parties' conduct, requirements, action or inaction regarding the matters addressed herein or for any other loss or damage that is not caused by Settlement Agent. Settlement Agent's sole responsibility arises under the instructions given to and agreed to by Settlement Agent. **The Parties further waive any special, incidental, punitive or consequential damages arising out of or in connection with the instructions given to Settlement Agent.**

Interpleader Action: In the event of a dispute that may limit or affect Settlement Agent's performance or duties to provide its escrow services or any time after escrowed funds become dormant as determined by Settlement Agent, Settlement Agent may, AT ITS SOLE DISCRETION, file an action in interpleader, or file any other appropriate and necessary action, and deposit the escrowed funds with the clerk of the court. All costs, fees and expenses including attorney's fees incurred by the Settlement Agent in an action may be deducted from the escrowed funds held prior to or upon depositing any of the remaining escrowed funds with the clerk of the court. Upon filing of an action in interpleader, or other appropriate and necessary action, the Settlement Agent will be deemed fully released and discharged from any obligations, duties or requirements imposed by these or other instructions given to Settlement Agent. This paragraph does not limit any interpleader or other rights Settlement Agent may have under applicable law.

State Escheatment Requirements: Settlement Agent may forward any balance of escrowed funds held to the applicable state agency or department requiring the disposition or handling of unclaimed property pursuant to the applicable state's unclaimed property act or administrative rules (known as escheatment). Once funds have been escheated, it may be necessary for the Parties to file a claim with the State in order to receive the escheated funds. Settlement Agent will have no further duty with respect to the funds or to assist with any Party's claim to receive the funds.

Force Majeure: Settlement Agent shall not be liable for a failure or delay in performing any of its obligations to the extent that such failure or delay is due to causes beyond the reasonable control of the Settlement Agent, including but not limited to: (a) unusually severe weather or other acts of God; (b) fire, explosion or earthquake; (c) war, invasion, terrorism, riot or other civil unrest; (d) governmental laws, orders, restrictions, embargoes or blockages; (e) national or regional emergency; (f) highly infectious diseases, epidemics, pandemics; (g) injunctions, strikes, lockouts, or other industrial disturbances, (h) inability to obtain or use necessary

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transportation, power or infrastructure, (i) inability to obtain or use necessary products or materials, (j) cyber or ransomware attacks, unavailability of communications, data, or computer systems resulting from unauthorized actions or activity, business cessation, failure of any financial institution, or other forms of business interruption, or (k) other causes whether similar or dissimilar to the foregoing ("force majeure").

F. Dispute Resolution: Please read this arbitration provision carefully. It requires the resolution of disputes by arbitration on an individual basis rather than by jury trials or class actions.

(a) The Parties acknowledge that they are entering into this arbitration agreement in connection with escrow services related to a real estate transaction. The Parties agree that all disputes and claims involving Settlement Agent that arise out of or relate to the escrow services in any way must be resolved by arbitration. This arbitration agreement is intended to be broadly interpreted, and the obligation to arbitrate includes disputes or claims brought by or against the Parties' respective affiliates, owners, agents, employees, representatives, predecessors, successors, assigns, and any beneficiaries of the escrow services, such as those with an interest in the underlying real estate transaction or who are or intend to be occupants, tenants, or owners of the property. Notwithstanding the foregoing, any party may bring an individual action in small claims court, so long as the action remains in that court. Any dispute as to the arbitrability of claims or the scope or enforceability of this arbitration provision, or as to the interpretation of paragraph (d) below, is for the court to decide. The services provided by Settlement Agent evidence a transaction in interstate commerce, and thus the Federal Arbitration Act governs the interpretation and enforcement of this provision. This arbitration provision shall survive termination of the Escrow.

(b) Arbitration Procedures. The arbitrator shall be bound by the terms of this arbitration provision. The arbitration will be governed by the Commercial Arbitration Rules or, where applicable, the Consumer Arbitration Rules (collectively, "AAA Rules") of the American Arbitration Association ("AAA"), as modified by this arbitration provision. The AAA Rules are available online at www.adr.org or by calling the AAA at 1-800-778-7879. The AAA shall administer the arbitration. If the AAA is unavailable, the arbitration will be administered by another arbitration provider that the Parties agree to or that the court selects. Arbitrators may consider but shall not be bound by rulings in prior arbitrations involving different customers. Arbitrators shall be bound by rulings in prior arbitrations involving the same customer to the extent required by applicable law. Unless the Parties agree otherwise, any in-person arbitration hearings shall be in the county in which the underlying real estate at issue in the transaction is located.

(c) Arbitration Costs. The Settlement Agent will pay all AAA filing, administrative, and arbitrator fees for any arbitration that the Settlement Agent commences. If another party commences arbitration and the value of that claim is $75,000 or less (to either party), the Settlement Agent will pay all AAA fees. If, however, the arbitrator finds that the substance of such a claim or the relief sought is frivolous or brought for an improper purpose (as measured by the standards in Federal Rule of Civil Procedure 11(b)), then the payment of all AAA fees shall be governed by the AAA Rules.

(d) Prohibition of Class or Representative Actions and Non-Individualized Relief. UNDER THIS AGREEMENT, ANY CLAIM MUST BE BROUGHT ONLY IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS A PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY PURPORTED CLASS, REPRESENTATIVE, OR PRIVATE ATTORNEY GENERAL PROCEEDING. Further, unless all Parties agree otherwise, the arbitrator may not consolidate more than one person's claims and may not otherwise preside over any form of a class, representative, or private attorney general proceeding. The arbitrator may award any relief that a court could award, so long as the relief is individualized to the claimant and would not affect other persons. No party may seek non-individualized relief that would affect persons other than the Parties themselves. If a court decides that applicable law precludes enforcement of any of this paragraph's limitations as to a particular claim or request for a particular remedy (such as a request for injunctive relief), then that claim or request for that remedy must be brought in court and all other claims and requests for remedies must be arbitrated in accordance with this agreement.

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Buyer(s):

MYG Properties Real Estate Investments LLC, a Florida limited liability company

By:_____
Juliana Britto Freire Martins Moyses (Apr 29, 2025 19:08 ADT)
Name: Juliana Britto Freire Martins Moyses
Title: Authorized Member

By:_____
Yglesio Luciano Moyses Silva De Souza (Apr 29, 2025 15:13 ADT)
Name: Yglesio Luciano Moyses Silva De Souza
Title: Authorized Member

Seller(s):

Mattamy Orlando LLC , a Delaware limited liability company

By:_____
Name: Neil Weiderhaft
Title: Vice President

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Purchase/Sale Settlement Instructions - Supplemental - Florida

These instructions are not intended to alter, modify or change the purchase contract and/or Purchase/Sale Settlement Instructions between the parties, with any addendums/amendments thereto, for the above referenced Property except with respect to the following:

Notice to Purchaser
Pursuant to Section 627.798, F.S., notice is hereby given by the Title Insurer to the undersigned that if a lender title insurance policy is to be issued to the mortgage lender, such policy will not provide title insurance protection to you as the owner of the property.

NOTE: For nominal additional cost an Owner's title insurance policy is available.

Reissue Credit – Notice of Availability
You may be entitled to a reduced premium for title insurance. Eligibility for a discounted title insurance premium will depend on:

> SALES TRANSACTIONS: Provide Settlement Agent with a copy of the seller's current owner's policy of title insurance insuring title to the property. The effective date of the current owner's policy must be less than three years old, or the property insured by the policy must be unimproved (except roads, bridges, drainage facilities and utilities are not considered improvements for this purpose).

Municipal Lien Search
Parties are aware that Title Insurer will not provide coverage with respect to items that would be disclosed by an accurate Municipal Lien Search of the property on any Owner's Title Insurance Policy issued in this transaction.

Parties indemnify and hold harmless Settlement Agent from any fees, costs or expenses arising from the existence of any Building, Zoning and Permit matter, or other matters that may be disclosed on a Municipal Lien Search.

Prohibition of Purchases by Certain Foreign Principals
Parties are aware of Sections 692.201-692.205, Florida Statutes, entitled "Conveyances to Foreign Entities," (the "Statute") which provides for certain restrictions against ownership by foreign principals of designated foreign countries of concern of certain real property located in the State of Florida, as such terms and lands are defined and more fully described in the Statute. **Parties are advised to seek legal counsel regarding their respective obligations and liabilities under the Statute.**

Buyer declares they are not prohibited from acquiring the Property by the provisions of the Statute.

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Buyer(s):

MYG Properties Real Estate Investments LLC, a Florida limited liability company

By: 
Juliana Britto Freire Martins Moyses (Apr 29, 2025 19:08 ADT)
Name: Juliana Britto Freire Martins Moyses
Title: Authorized Member

By: 
Yglesio Luciano Moyses Silva De Souza (Apr 29, 2025 15:13 ADT)
Name: Yglesio Luciano Moyses Silva De Souza
Title: Authorized Member

Seller(s):

Mattamy Orlando LLC , a Delaware limited liability company

By:_____
Name: Neil Weiderhaft
Title: Vice President

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First American Title Insurance Company
13848 Tilden Road, Suite 248
Winter Garden, FL 34787
(407)614-6266
Fax:

RE: **2340 Salty Winds Way, Kissimmee, FL 34747 ("Property")** File No.: **110675938**

PROCEEDS/FUNDS DISBURSEMENT NOTICES

IMPORTANT: **Modified or amended disbursement instructions must be signed** by the parties at an office of First American Title Insurance Company. Proof of identity will be required.

IMPORTANT: **Disbursement instructions signed outside of the United States must be notarized**. If you are outside of the United States, this document must be signed in the presence of a notary public; take it with you to the American Consulate or Embassy when you sign the legal documents that must be notarized. It can also be completed during a Remote Online Notarization (RON) session. Contact our office if you would like to arrange for a RON.

Funds disbursed to other than record owner must be in writing with authorized approval by First American Title Insurance Company and possibly buyer/borrower's lender on a TILA-RESPA Integrated Disclosure (TRID) regulated loan.

Receiving Banks may impose a charge for the receipt of any electronic funds transfers.

First American Title Insurance Company is not responsible for delays in electronic funds transfer caused by time restrictions of the Federal Reserve Board/clearinghouse or late confirmation of recording.

When funds are wired to a bank outside the United States, First American Title Insurance Company shall not be responsible or liable for any loss or expense incurred as a result of currency exchange rates, delays in availability of funds, or delays due to the U.S. bank or foreign bank requiring additional information. First American Title Insurance Company shall have no liability or responsibility after properly initiating the outgoing wire transfer. For best results on an outgoing international wire transfer, the international bank should provide written wire instructions that include their preferred domestic (US) bank to facilitate the wire.

First American Title™

First American Title Insurance Company
13848 Tilden Road, Suite 248
Winter Garden, FL 34787
(407)614-6266
Fax:

RE: **2340 Salty Winds Way, Kissimmee, FL 34747 ("Property")** File No.: **110675938**

PROCEEDS/FUNDS DISBURSEMENT INSTRUCTIONS

The undersigned directs that the proceeds/funds due will be disbursed in the following manner:

PAPER CHECK

☐ **Hold for pick up** at the above office (ID will be required)

☐ **Delivery** ☐ via Overnight (cannot be a PO Box) **OR** ☐ via regular mail

Address: _____

☐ **Other**: _____

ELECTRONIC TRANSFER

☐ **Transfer to another First American Title Insurance Company transaction**
First American Title Insurance Company office location: _____
File #_____ Amount: $_____

☐ **Transfer to another title company** (attach instructions from other title company)
Title Company Name: _____
File #_____ Amount: $_____

Funds must be used for the benefit of payee. By signing below, authorization is given to provide the final settlement statement to the office handling other transaction.

☐ **Sent via Wire** transfer (Receiving account must be in payees name) (Receiving financial institutions may impose a charge to the recipient upon receipt.)

☐ **Sent via ACH** transfer (Receiving account must be in the payees name) (May take 24 hours or more to post to your account.) ***(State regulations do not allow for ACH disbursements in AK and TX.)***

Attach instructions of receiving financial institution or fill in below. With cyber fraud increasing, we suggest you mail, use an overnight service or hand-deliver any items containing banking or other private information.
Do <u>not</u> send via email.

Missing or inaccurate information may cause the transfer to be delayed.

Type of Account - Choose one **(required)**:

Select one: ☐ Personal Checking **OR** ☐ Business Checking

Select one: ☐ Personal Savings **OR** ☐ Business Savings

_____ _____
Financial Institution Name ABA No. (Federal Routing No.)

_____ _____
Name exactly as it appears on your Account Account No.

Any further instructions: _____

ACH Disbursement Acknowledgement (only applies if ACH is selected): I (we) hereby authorize First American Title Insurance Company, hereafter called COMPANY, to initiate credit entries to my account (and if necessary, electronically debit my account to correct erroneous credits) as indicated at the depository financial institution named below, hereafter called DEPOSITORY.

I (we) acknowledge that the origination of ACH transactions to my (our) account must comply with applicable law.

I (we) understand that this authorization will remain in full force and effect until I (we) notify COMPANY in writing that I (we) wish to revoke this authorization. I (we) understand that COMPANY requires at least 15 days prior notice in order to cancel this authorization.

I certify that I am an authorized signer for the account indicated above and that I have the authority to authorize this/these transactions. I have certified that the above bank account is enabled for ACH transactions and agree to reimburse First American Title Insurance Company for all penalties and fees incurred as a result of my bank rejecting ACH credits or debits as a result of the account not being properly configured for ACH transactions. Both parties agree to be bound by NACHA Operating Rules as they pertain to this transaction. I acknowledge that the origination of ACH transactions to my account must comply with the provisions of U.S. law. I agree not to dispute this transaction with my bank provided the transaction corresponds to the terms indicated in this authorization form.

MUST SIGN BELOW TO AUTHORIZE DISBURSEMENTS AS SELECTED ABOVE. BEST PHONE NUMBER IS REQUIRED.

IMPORTANT: This form must be completed and signed in the presence of a Notary Public if signed outside the United States. The Notary Public must attach the correct acknowledgment form.

I/We hereby give consent to First American Title Insurance Company to verify the bank account information provided herein.

Date:_____

_____

Best Phone No:_____

Forwarding Address: _____

_____

SURVEY ACKNOWLEDGMENT
HOLD HARMLESS AGREEMENT

RE:	Loan No.:	
	File No.:	110675938
	Closing Date:	04/28/2025
	Buyer(s):	MYG Properties Real Estate Investments LLC
	Seller(s):	Mattamy Orlando LLC
	Property Address:	2340 Salty Winds Way, Kissimmee, Florida 34747

I/We, the undersigned Buyers/Owners of the above described property herein acknowledge receipt of the survey prepared by KPM Franklin, dated 04/22/2025; reflecting the following encroachments including but not limited to 10' drainage and utility easement along the easterly lot line encroached by paver driveway and sidewalk and the driveway extends past the lot line into the right of way and 5' drainage and utility easement along the southerly lot line encroached by A/C pads, heater, pump and stoop and 10' drainage and utility easement along the northerly lot line encroached by 5' metal fence under job number 1958 for the above described property.

Further, I/We are aware that First American Title Insurance Company will not provide coverage with respect to any survey encroachments or violations on any Owner's Title Insurance Policy issued in this transaction.

I/We further agree to indemnify and hold harmless First American Title Insurance Company, Cash. their successors and/or assigns, Listing Realtor and/or Selling Realtor from any and all loss or damage concerning the matters listed above, including but not limited to, the enforced removal of said encroachments or violations, or the unmarketability of captioned property resulting from said matters.

MYG Properties Real Estate Investments LLC, a Florida limited liability company

Juliana Britto Freire Martins Moyses

Juliana Britto Freire Martins Moyses (Apr 29, 2025 19:08 ADT)

By:_____

Name: Juliana Britto Freire Martins Moyses

Title: Authorized Member

Yglesio Luciano Moyses Silva De Souza

Yglesio Luciano Moyses Silva De Souza (Apr 29, 2025 15:13 ADT)

By:_____

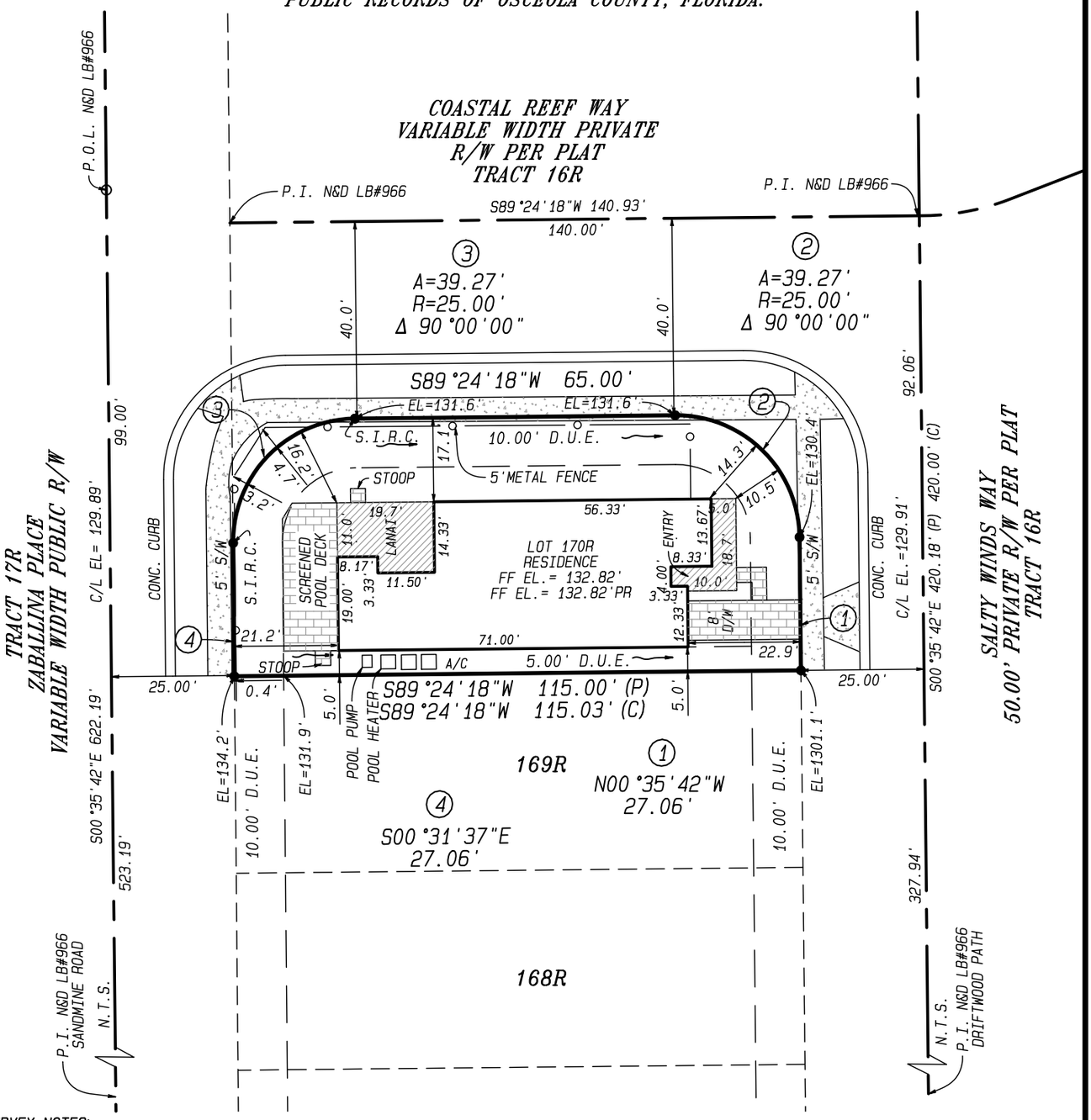
Name: Yglesio Luciano Moyses Silva De Souza

Title: Authorized Member

MAP OF SURVEY

"BOUNDARY WITH IMPROVEMENTS"

LOT 170R, SOLARA PHASE 3 REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 126, AS REPLAT OF SOLARA PHASE 3, PLAT BOOK 33, PAGE 27, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.



SURVEY NOTES:

- SETBACK REQUIREMENTS:
  FRONT= 10.00'
  GARAGE= 20.00'
  SIDES= 5.00'
  REAR= 10.00'
  CORNER LOTS= 15.00'
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988
- BEARINGS SHOWN HEREON ARE BASED ON THE RECORD PLAT, THE CENTERLINE OF SALTY WINDS WAY, BEARING BEING S00°35'42"E.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHTS-OF-WAY, DEED RESTRICTIONS, OR ADJOINERS OF RECORD.
- UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
- BEARINGS AND DISTANCES SHOWN HEREON ARE PLAT AND FIELD MEASURED, UNLESS NOTED OTHERWISE.
- UTILITIES SHOWN GRAPHICALLY. HAVE NOT BEEN DIMENSIONED.
- POL= POINT ON LINE
- ● - SET N&D LB#6605 UNLESS NOTED

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO.12097C0010G, EFFECTIVE 6/18/13 AND 12097C0020G, EFFECTIVE 6/18/13, THE PROPERTY DESCRIBED HEREON APPEARS TO LIE IN ZONE "X".

CERTIFIED TO AND FOR THE EXCLUSIVE BENEFIT OF:
FIRST AMERICAN TITLE INSURANCE COMPANY
MATTAMY HOMES TITLE AGENCY, LLC
MYG PROPERTIES REAL ESTATE INVESTMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY
MATTAMY ORLANDO LLC, A DELAWARE LIMITED LIABILITY COMPANY

PROPERTY ADDRESS:
2340 SALTY WINDS WAY
KISSIMMEE, FL 34747

N

SCALE 1" = 30'

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

I HEREBY CERTIFY THAT THE MAP OF SURVEY SHOWN HEREON IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE, AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Digitally signed by Michael Vukmanic
Date: 2025.04.11 15:39:13 -05'00'

ROBERT D. JOHNSTON, PSM NO. 5031
MICHAEL STEPHEN VUKMANIC, PLS NO. 5028
FLORIDA REGISTERED LAND SURVEYOR AND MAPPER. NOT VALID WITHOUT THE SIGNATURE & THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

A - ARC LENGTH	EL. - ELEVATION	N.R. - NON-RADIAL	P.R.C. - POINT OF REVERSE CURVE	U.E. - UTILITY EASEMENT
A/C - AIR CONDITIONING	ESMT - EASEMENT	N.T.S. - NOT TO SCALE	P.R.M. - PERMANENT REFERENCE MONUMENT	U.S.E. - UTILITY & SIDEWALK ESMT
B/W - BOTTOM OF WALL	EX - EXISTING	O.R.B. - OFFICIAL RECORD BOOK	P.S.M. - PROFESSIONAL SURVEYOR & MAPPER	Δ - DELTA/CENTRAL ANGLE
CDD - COMMUNITY DEVELOPMENT DISTRICT	F.C.M. - FOUND CONCRETE MONUMENT	P.B. - PLAT BOOK	P.T. - POINT OF TANGENT	(C) - CALCULATED MEASURMENT
CONC - CONCRETE	FF - FINISH FLOOR	P.C. - POINT OF CURVATURE	RAD. - RADIAL	(D) - DEED OR DESCRIPTION
C/L - CENTERLINE	F.I.R. - FOUND 5/8" IRON ROD	P.C.C. - POINT OF COMPOUND CURVE	R - RADIUS	(M) - FIELD MEASURED
C.M. - CONCRETE MONUMENT	F.I.R.C. - FOUND 5/8" IRON ROD & CAP	P.C.P. - PERMANENT CONTROL POINT	R.P. - RADIUS POINT	(P) - PLAT
D.E. - DRAINAGE EASEMENT	FND - FOUND	P.I. - POINT OF INTERSECTION	R/W - RIGHT OF WAY	→ - PROPOSED DRAINAGE FLOW
D.A.E. - DRAINAGE & ACCESS EASEMENT	LB - LICENSED BUSINESS	PK - PK NAIL	S/W - SIDEWALK	
D.U.E. - DRAINAGE & UTILITY EASEMENT	L.E. - LANDSCAPE EASEMENT	P.L.S. - PROFESSIONAL LAND SURVEYOR	S.I.R.C. - SET 5/8" IRON ROD & CAP (LB#6605)	
D/W - DRIVEWAY	N & D - NAIL & DISC	PR - PROPOSED	T/W - TOP OF WALL	

DATE OF FIELD SURVEY	
PLOT PLAN	08/22/23
BOUNDARY	11/22/23
FORMBOARD	12/01/23
FOUNDATION	
FINAL	**04/04/24**

KPMFranklin
ENGINEERS • PLANNERS • SURVEYORS
222 CHURCH STREET
KISSIMMEE, FL 34741 (407)846-1216
CERTIFICATE NO. LB 6605

PROJECT INFORMATION
JOB NO. 264169
DRAWN BY: IM
REVIEWED BY: RDJ/MSV

FILE NAME: S:\PLAT SUBDIVISION\SOLARA 3\SOLARA 3 - Lot 170.pro

HOMEOWNER'S INSURANCE NOTICE
(Cash Closings)

Dear Mattamy Homeowner,

You are receiving this notice because you are paying cash for your home and not obtaining a mortgage. Lender's require the buyer (aka: Borrower) to purchase homeowners insurance before their closing, whereas if you are paying cash, it is entirely your discretion as to whether you want to purchase a homeowner's insurance policy. This notice is simply to make you aware that unless you purchase homeowner's insurance, your home is not protected. Mattamy Homes' Builder Warranty is a limited warranty; please make sure to familiarize yourself with the **Mattamy Homes Warranty Booklet**.

What is Homeowners Insurance?

Home insurance, also commonly called hazard insurance or homeowner's insurance (often abbreviated in the real estate industry as HOI), is the type of property insurance that covers private homes. It is an insurance policy that combines various personal insurance protections, which can include losses occurring to one's home, its contents, loss of its use (additional living expenses), or loss of other personal possessions of the homeowner, as well as liability insurance for accidents that may happen at the home or at the hands of the homeowner within the policy territory. It requires that at least one of the named insured's occupies the home. The dwelling policy (DP) is similar, but used for residences which don't qualify for various reasons, such as vacancy/non-occupancy, seasonal/secondary residence, or age.

The cost of homeowner's insurance often depends on what it would cost to replace the house and which additional riders—additional items to be insured—are attached to the policy. The insurance policy itself is a lengthy contract, and names what will and what will not be paid in the case of various events. Typically, claims due to floods or war (whose definition typically includes a nuclear explosion from any source), amongst other standard exclusions (like termites), are excluded. Special insurance can be purchased for these possibilities, including flood insurance. Insurance should be adjusted to reflect replacement cost, usually upon application of an inflation factor or a cost index.

The home insurance policy is usually a term contract—a contract that is in effect for a fixed period of time. The payment the insured makes to the insurer is called the premium. The insured must pay the insurer the premium each term. Most insurers charge a lower premium if it appears less likely the home will be damaged or destroyed: for example, if the house is situated next to a fire station or is equipped with fire sprinklers and fire alarms; if the house exhibits wind mitigation measures, such as hurricane shutters; or if the house has a security system and has insurer-approved locks installed. Perpetual insurance, a type of home insurance without a fixed term, can also be obtained in certain areas.

Buyer's Acknowledgment:

Date: _____

MYG Properties Real Estate Investments LLC, a Florida limited liability company

By: Juliana Britto Freire Martins Moyses
Juliana Britto Freire Martins Moyses (Apr 29, 2025 19:08 ADT)
Name: Juliana Britto Freire Martins Moyses
Title: Authorized Member

By: Yglesio Luciano Moyses Silva De Souza
Yglesio Luciano Moyses Silva De Souza (Apr 29, 2025 15:13 ADT)
Name: Yglesio Luciano Moyses Silva De Souza
Title: Authorized Member

KEY RELEASE AUTHORIZATION

Buyer: MYG Properties Real Estate Investments LLC, a Florida limited liability company
Property Address: 2340 Salty Winds Way Kissimmee, FL 34747

PLEASE ADVISE WHAT TO DO WITH YOUR HOUSE KEYS (check one)

☐ HOLD THEM IN YOUR OFFICE & I WILL PICK THEM UP

☐ GIVE THEM TO MY REALTOR & I WILL ARRANGE TO PICK THEM UP

☐ PLEASE SEND KEYS TO SALES CENTER & I WILL ARRANGE TO PICK THEM UP

☐ ALTERNATIVE INSTRUCTIONS:

_____

MYG Properties Real Estate Investments LLC, a Florida limited liability company

By: Juliana Britto Freire Martins Moyses
Juliana Britto Freire Martins Moyses (Apr 29, 2025 19:08 ADT)
Name: Juliana Britto Freire Martins Moyses
Title: Authorized Member

By: Yglesio Luciano Moyses Silva De Souza
Yglesio Luciano Moyses Silva De Souza (Apr 29, 2025 15:13 ADT)
Name: Yglesio Luciano Moyses Silva De Souza

Title: Authorized Member

UTILITY TRANSFER NOTICE AND USAGE

URGENT

Please note utilities need to be transferred into Residents name on the day of closing. **Mattamy Homes will disconnect the Utilities 3 Business days after Closing**. Failure to transfer utilities can cause interruption of service. Please contact your local Power and Water Utility providers promptly.

*****SINGLE FAMILY HOMEOWNERS*****

The Irrigation System has been set up to establish your new yard with an increased watering schedule. Please check with your Local Government/ Water Management Authority on watering restrictions. Mattamy Homes is not responsible for increased usage after the utilities are transferred. **Failure to adjust the irrigation system settings after closing may result in an increased water bill and possible code enforcement penalties from Local Government.**

I have read and I understand the above information, and acknowledge I am responsible for transferring utilities and any usage incurred by additional water consumption.

Date: _____

MYG Properties Real Estate Investments LLC, a Florida limited liability company

By: Juliana Britto Freire Martins Moyses
Juliana Britto Freire Martins Moyses (Apr 29, 2025 19:08 ADT)

Name: Juliana Britto Freire Martins Moyses

Title: Authorized Member

By: Yglesio Luciano Moyses Silva De Souza
Yglesio Luciano Moyses Silva De Souza (Apr 29, 2025 15:13 ADT)

Name: Yglesio Luciano Moyses Silva De Souza

Title: Authorized Member

WARRANTY HOMEOWNER CONTACT SHEET

*** PLEASE PROVIDE THE BEST CONTACT INFORMATION FOR WARRANTY REQUEST***

HOMEOWNER NAME: MYG Properties Real Estate Investments LLC, a Florida limited liability company

COMMUNITY: SOLARA PHASE 3 REPLAT

CLOSING DATE : April 28, 2025

ADDRESS: 2340 Salty Winds Way , Kissimmee, FL 34747

LOT NUMBER: 170R

PROPERTY MANAGEMENT COMPANY NAME (if applicable):

_____

PROPERTY MANAGEMENT CONTACT NAME: _____

PROPERTY MANAGEMENT PHONE: _____

ALTERNATE PHONE # 1: _____

ALTERNATE PHONE # 2: _____

EMAIL ADDRESS #1: _____

EMAIL ADDRESS #2: _____

Prepared by and Return to:
Brandon Hurst, an employee of
First American Title Insurance Company
13848 Tilden Road, Suite 248
Winter Garden, Florida 34787
(407)614-6266

File No.: 110675938
Consideration: $664,971.00

Tax Parcel Identification Number: **R182527-52880001170R**

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this April 28, 2025, by **Mattamy Orlando LLC, a Delaware limited liability company** (the "Grantor") with a mailing address of 2450 Maitland Center Parkway Suite 300, Maitland , FL 32751, to **MYG Properties Real Estate Investments LLC, a Florida limited liability company** (collectively the "Grantee") with a mailing address of: 610 Sycamore Street , Suite 315, Celebration, FL 34747.

WITNESSETH: That the Grantor for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain property situated **Osceola** County, **Florida**, viz:

Lot 170R, SOLARA PHASE 3 REPLAT, according to the Plat thereof as recorded in Plat Book 34, Page 126, as Replat of SOLARA PHASE 3, Plat Book 33, Page 27, of the Public Records of Osceola County, Florida.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

FURTHER, the Grantor hereby covenants with said Grantee that Grantor is lawfully seized of real property in fee simple; that the Grantor has good right and lawful authority to sell and convey said real property; that the Grantor hereby warrants the title to said real property for any acts of Grantor and will defend the same against the lawful claims of all persons claiming by, through or under Grantor and that said real property is free from all encumbrances except, and is subject to the Permitted Exceptions set forth on Exhibit "A", attached hereto and incorporated herein by this reference, which reference hereto shall not reimpose same.

IN WITNESS WHEREOF, the said Grantor has executed this Special Warranty Deed on the day and year first written above.

Mattamy Orlando LLC, a Delaware limited liability company

By:_____
Name: Neil Weiderhaft
Title: Vice President

Signed, sealed and delivered in the presence of these witnesses:

_____	_____
Witness Signature	**Witness Signature**
Print Name: _____	**Print Name:** _____

State of _____

County of _____

The Foregoing Instrument Was Acknowledged before me by means of ☐ physical presence or ☐ online notarization, on _____, by **Neil Weiderhaft, as Vice President, on behalf of Mattamy Orlando LLC, a Delaware limited liability company**, existing under the laws of the State of **Delaware.**

_____
Notary Public

_____
(Printed Name)

My Commission expires: _____

{Notarial Seal}

Personally Known ☐ OR Produced Identification ☐
Type of Identification Produced a valid driver's license

EXHIBIT "A"

Permitted Exceptions

1. All conditions, restrictions, limitations, reservations, easements and other agreements of record affecting the Property, but this provision shall not operate to reimpose same.

2. All real estate, ad valorem and non-ad valorem taxes and all assessments by any community development, recreation, water control, water conservation, watershed improvement or special taxing districts (including, without limitation, the obligation to pay maintenance assessments and capital assessments) affecting the Property, for this and subsequent years not yet due and payable.

3. The requirements of Chapter 558 of the Florida Statutes (2019) as it may be renumbered and/or amended from time to time.

4. The requirements of Mattamy Homes Limited Warranty in effect on the date of this conveyance.

5. Grantor and Grantee specifically agree that this transaction involves interstate commerce and that any Dispute (as hereinafter defined) shall first be submitted to mediation and, if not settled during mediation, shall thereafter be submitted to binding arbitration as provided by the Federal Arbitration Act (9 U.S.C. §§1 et seq.) and not by or in a court of law or equity. "Disputes" (whether contract, warranty, tort, statutory or otherwise) shall include, but are not limited to, any and all controversies, disputes or claims (1) arising under, or related to, this Deed, the underlying purchase agreement for the sale and conveyance of the Property, the Property, the community in which the Property is located, or any dealings between Grantee and Grantor; (2) arising by virtue of any representations, promises or warranties alleged to have been made by Grantor or Grantor's representative; (3) relating to personal injury or property damage alleged to have been sustained by Grantee, Grantee's children or other occupants of the Property, or in the community in which the Property is located; or (4) issues of formation, validity or enforceability of this Section. Grantee has accepted this Deed on behalf of his or her children and other occupants of the Property with the intent that all such parties be bound hereby. Any Dispute shall be submitted for binding arbitration within a reasonable time after such Dispute has arisen. Nothing herein shall extend the time period by which a claim or cause of action may be asserted under the applicable statute of limitations or statute of repose, and in no event shall the Dispute be submitted for arbitration after the date when institution of a legal or equitable proceeding based on the underlying claims in such Dispute would be barred by the applicable statute of limitations or statute of repose.

    a) Any and all mediations commenced by Grantor or Grantee shall be filed with and administered by the American Arbitration Association or any successor thereto ("AAA") in accordance with the AAA's Home Construction Mediation Procedures in effect on the date of the request. If there are no Home Construction Mediation Procedures currently in effect, then the AAA's Construction Industry Mediation Rules in effect on the date of such request shall be utilized. Any party who will be relying upon an expert report or repair estimate at the mediation shall provide the mediator and the other parties with a copy of the reports. If one or more issues directly or indirectly relate to alleged deficiencies in design, materials or construction, all parties and their experts shall be allowed to inspect, document (by photograph, videotape or otherwise) and test the alleged deficiencies prior to mediation. Unless mutually waived in writing by the Grantor and Grantee, submission to mediation is a condition precedent to either party taking further action with regard to any matter covered hereunder.

b) If the Dispute is not fully resolved by mediation, the Dispute shall be submitted to binding arbitration and administered by the AAA in accordance with the AAA's Home Construction Arbitration Rules in effect on the date of the request. If there are no Home Construction Arbitration Rules currently in effect, then the AAA's Construction Industry Arbitration Rules in effect on the date of such request shall be utilized. Any judgment upon the award rendered by the arbitrator may be entered in and enforced by any court having jurisdiction over such Dispute. If the claimed amount exceeds $250,000.00 or includes a demand for punitive damages, the Dispute shall be heard and determined by three arbitrators; however, if mutually agreed to by the parties, then the Dispute shall be heard and determined by one arbitrator. Arbitrators shall have expertise in the area(s) of Dispute, which may include legal expertise if legal issues are involved. All decisions respecting the arbitrability of any Dispute shall be decided by the arbitrator(s). At the request of any party, the award of the arbitrator(s) shall be accompanied by detailed written findings of fact and conclusions of law. Except as may be required by law or for confirmation of an award, neither a party nor an arbitrator may disclose the existence, content, or results of any arbitration hereunder without the prior written consent of both Grantor and Grantee.

c) The waiver or invalidity of any portion of this Section shall not affect the validity or enforceability of the remaining portions of this Section of the Deed. Grantee and Grantor further agree (1) that any Dispute involving Grantor's affiliates, directors, officers, employees and agents shall also be subject to mediation and arbitration as set forth herein, and shall not be pursued in a court of law or equity; (2) that Grantor may, at its sole election, include Grantor's contractors, subcontractors and suppliers, as well as any warranty company and insurer as parties in the mediation and arbitration; and (3) that the mediation and arbitration will be limited to the parties specified herein.

d) To the fullest extent permitted by applicable law, Grantor and Grantee agree that no finding or stipulation of fact, no conclusion of law, and no arbitration award in any other arbitration, judicial, or similar proceeding shall be given preclusive or collateral estoppel effect in any arbitration hereunder unless there is mutuality of parties. In addition, Grantor and Grantee further agree that no finding or stipulation of fact, no conclusion of law, and no arbitration award in any arbitration hereunder shall be given preclusive or collateral estoppel effect in any other arbitration, judicial, or similar proceeding unless there is mutuality of parties.

e) Unless otherwise provided by law, each party shall bear its own costs and expenses, including attorneys' fees and paraprofessional fees, for any mediation and arbitration. Notwithstanding the foregoing, if a party unsuccessfully contests the validity or scope of arbitration in a court of law or equity, the non-contesting party shall be awarded reasonable attorneys' fees, paraprofessional fees and expenses incurred in defending such contest, including such fees and costs association with any appellate proceedings. In addition, if a party fails to abide by the terms of a mediation settlement or arbitration award, the other party shall be awarded reasonable attorneys' fees, paraprofessional fees and expenses incurred in enforcing such settlement or award.

f) Grantee may obtain additional information concerning the rules of the AAA by visiting its website at www.adr.org or by writing the AAA at 335 Madison Avenue, New York, New York 10017.

g) Grantor supports the principles set forth in the Consumer Due Process Protocol developed by the National Consumer Dispute Advisory Committee and agrees to the following:

h) Notwithstanding the requirements of arbitration stated in this Deed, Grantee shall have the option, after pursuing mediation as provided herein, to seek relief in a small claims court for

disputes or claims within the scope of the court's jurisdiction in lieu of proceeding to arbitration. This option does not apply to any appeal from a decision by a small claims court.

i) The fees for any claim pursued via arbitration shall be apportioned as provided in the Home Construction Rules of the AAA or other applicable rules.

j) Notwithstanding the foregoing, if either Grantor or Grantee seeks injunctive relief, and not monetary damages, from a court because irreparable damage or harm would otherwise be suffered by either party before mediation or arbitration could be conducted, such actions shall not be interpreted to indicate that either party has waived the right to mediate or arbitrate. The right to mediate and arbitrate should also not be considered waived by the filing of a counterclaim by either party once a claim for injunctive relief had been filed with a court.

6. GRANTOR AND GRANTEE AGREE THAT THE PARTIES MAY BRING CLAIMS AGAINST THE OTHER ONLY ON AN INDIVIDUAL BASIS AND NOT AS A MEMBER IN ANY PURPORTED CLASS OR REPRESENTATIVE ACTION OR COLLECTIVE PROCEEDING. THE ARBITRATOR(S) MAY NOT CONSOLIDATE OR JOIN CLAIMS REGARDING MORE THAN ONE PROPERTY AND MAY NOT OTHERWISE PRESIDE OVER ANY FORM OF A CONSOLIDATED, REPRESENTATIVE, OR CLASS PROCEEDING. ALSO, THE ARBITRATOR(S) MAY AWARD RELIEF (INCLUDING MONETARY, INJUNCTIVE, AND DECLARATORY RELIEF) ONLY IN FAVOR OF THE INDIVIDUAL PARTY SEEKING RELIEF AND ONLY TO THE EXTENT NECESSARY TO PROVIDE RELIEF NECESSITATED BY THAT PARTY'S INDIVIDUAL CLAIM(S). ANY RELIEF AWARDED CANNOT BE AWARDED ON CLASS-WIDE OR MASS-PARTY BASIS OR OTHERWISE AFFECT PARTIES WHO ARE NOT A PARTY TO THE ARBITRATION. NOTHING IN THE FOREGOING PREVENTS GRANTOR FROM EXERCISING ITS RIGHT TO INCLUDE IN THE MEDIATION AND ARBITRATION THOSE PERSONS OR ENTITIES REFERRED TO ABOVE.

7. Notwithstanding the Grantor and Grantee's obligation to submit any Dispute to mediation and arbitration, in the event that a particular dispute is not subject to the mediation or the arbitration provisions set forth in this Deed, then the Grantor and Grantee agree to the following provisions: GRANTEE ACKNOWLEDGES THAT JUSTICE WILL BEST BE SERVED IF ISSUES REGARDING THIS DEED ARE HEARD BY A JUDGE IN A COURT PROCEEDING, AND NOT A JURY. GRANTEE AND GRANTOR AGREE THAT ANY DISPUTE, CLAIM, DEMAND, ACTION, OR CAUSE OF ACTION SHALL BE HEARD BY A JUDGE IN A COURT PROCEEDING AND NOT A JURY. GRANTEE AND GRANTOR HEREBY WAIVE THEIR RESPECTIVE RIGHT TO A JURY TRIAL.

8. Notwithstanding the provisions contained within this Deed, in the event that Grantee believes that the Property or any portion of any improvement on the Property is defective in any respect, Grantee shall give written notice to Grantor detailing, the location and alleged actual cost of repairing the alleged failure or defect. Grantee agrees that once Grantee has given written notice to Grantor pursuant to this Section, Grantee shall be obligated to permit Grantor and its agents to perform inspections and tests and to make all repairs/replacements deemed necessary by Grantor to respond to such notice at all reasonable times. Grantee agrees that any inspection, test and/or repair/replacement scheduled on a business day between 9 a.m. and 5 p.m. shall be deemed scheduled at a reasonable time. The rights reserved in this Section include the right of Grantor to repair or address, in Grantor's sole option and expense, any aspect of the Property determined by Grantor during its inspections of the same. Grantee's failure to give the notice and/or otherwise comply with the provisions of this Section will damage Grantor. At this time, it is impossible to determine the actual damages Grantor might suffer. Accordingly, if Grantee fails to comply with its obligations under this Section in any respect, Grantee shall pay to Grantor liquidated damages in the amount of $10,000 per alleged defect which Grantee and Grantor agree are a fair and reasonable remedy.

9. All covenants, conditions and restrictions contained in this Deed are equitable perpetual servitudes.

10. All provisions of the COMMUNITY DECLARATION FOR SOLARA RESORT, recorded in Official Records Book 5168, Page 1865 of the Public Records of Osceola County, Florida, as amended, modified, and supplemented from time to time (collectively, the "**Declaration**"), which may include, without limitation, restrictions, covenants, conditions, easements, lien rights, obligations to pay assessments and architectural restrictions, which are all incorporated by reference in their entirety into this Deed.

11. Grantee acknowledges that no student under the age of nineteen (19) years shall be registered to attend school in Osceola County, Florida with any registration indicating the student resides on the Property. Grantee further acknowledges that, because there are no school-age students residing in the Property, the School Board of Osceola County, Florida ("**School Board**") does not intend to provide transportation to or from the Property. The restrictions in this Section D shall not be amended without the signed written consent of the Superintendent for the School District of Osceola County, Florida ("**School District**").

12. Pursuant to Osceola County Ordinance 2018-21, the Property is not eligible for homestead exemption status for a period of thirty (30) years after date of this Deed. The foregoing restriction shall not be amended without the signed written consent of the School District.

13. Grantee, and Grantee's successors in title upon each subsequent transfer of the Property, shall execute an acknowledgement in the form attached hereto as **Exhibit "B"** ("**Owner Acknowledgement**") and furnish the executed copy of same to the Association, as such term is defined in the Declaration. Each subsequent deed for conveyance of the Property shall include the foregoing restriction. In the event there is more than one prospective owner taking title to the Property, all prospective owners must execute the Owner Acknowledgement upon transfer of the Property. The restrictions in this Section F shall not be amended without the signed written consent of the School District.

14. GRANTEE ACKNOWLEDGES THAT JUSTICE WILL BEST BE SERVED IF ISSUES REGARDING THIS DEED ARE HEARD BY A JUDGE IN A COURT PROCEEDING, AND NOT A JURY. GRANTEE AND GRANTOR AGREE THAT ANY DISPUTE, CLAIM, DEMAND, ACTION, OR CAUSE OF ACTION IN CONNECTION WITH THIS DEED SHALL BE HEARD BY A JUDGE IN A COURT PROCEEDING AND NOT A JURY. GRANTEE AND GRANTOR HEREBY WAIVE THEIR RESPECTIVE RIGHT TO A JURY TRIAL.

15. THE ABOVE WRITTEN COVENANTS AND RESTRICTIONS ARE HEREBY INCORPORATED INTO THE DEED TO GRANTEE AND ARE COVENANTS RUNNING WITH THE LAND IN PERPETUITY, BINDING UPON ALL SUBSEQUENT GRANTEES, PURCHASERS, SUCCESSORS AND ASSIGNS.

ADDENDUM TO DEED

This is an Addendum to, and forms part of, the Deed (the "Addendum") and is consistent with the terms set forth in the Home Purchase Agreement executed between Grantor and Grantee.

1. **Dispute Resolution.** Grantor and Grantee specifically agree that this transaction involves interstate commerce and that any Dispute shall be submitted in the manner as provided in this Addendum. "Disputes" (whether contract, warranty, tort, statutory or otherwise), shall include, but are not limited to, any and all controversies, disputes or claims (1) arising under, or related to, this Contract, the Property, the Community, the design or construction of the Home, the improvement, development or maintenance of the Lot or Community or any dealings between Grantee and Grantor; (2) arising by virtue of any representations, promises or warranties alleged to have been made by Grantor or Grantor's representative; (3) relating to personal injury or property damage alleged to have been sustained by Grantee, Grantee's children or other occupants of the Property, or in the Community; or (4) issues of formation, validity or enforceability of this Addendum. Grantee has acquired the Property on behalf of his or her children and other occupants of the Property with the intent that all such parties be bound hereby. Nothing herein shall extend the time period by which a claim or cause of action may be asserted under the applicable statute of limitations or statute of repose, and in no event shall the Dispute be submitted for arbitration after the date when institution of a legal or equitable proceeding based on the underlying claims in such Dispute would be barred by the applicable statute of limitations or statute of repose. If a court determines that the procedures or limitations in Addendum are not applicable to all parties in a dispute or to all disputed matters, then the procedures and limitations which are not invalidated shall still apply to all parties except any party explicitly found not to be subject to the provisions of this Addendum. Grantee agrees that any individual claims Grantee may wish to assert against Grantor or qualifying agent must also be brought under these dispute resolution procedures. Any persons or parties related or associated in any way to Grantor may also require Grantee to follow these dispute resolution procedures whether or not they have signed the Contract and regardless of whether Grantee brings action against Grantor.
2. **Dispute Resolution For Disputes Arising After Closing: Chapter 558 and Mandatory Mediation and Arbitration.**. Section 14.b. of the contract between Grantor and Grantee shall be the exclusive and mandatory means for resolving any Dispute brought after Closing, or any other disputes by and between the Grantee and Grantor or any entity affiliated with Grantor. Such Disputes shall first be submitted to mediation and, if not settled during mediation, shall thereafter be submitted to binding arbitration as provided by the Federal Arbitration Act (9 U.S.C. §§1 et seq.) and not by or in a court of law or equity. Any Dispute shall be submitted for binding arbitration within a reasonable time after such Dispute has arisen.
3. **§558.005, Florida Statutes - Notice of Alternative Method to Resolve Construction Disputes.**

CHAPTER 558 - NOTICE OF CLAIM

ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES

To the extent all or any portion of a Dispute between Grantee and Grantor is covered by Chapter 558, Florida Statutes, Grantee and Grantor agree that as a condition precedent to commencement of any mediation or arbitration in accordance with this Addendum, Grantee and Grantor will try to resolve any Dispute(s) or any portion thereof using the procedures specified in Chapter 558 Florida Statutes.

4. **Mediation.** Any and all mediations commenced by Grantor or Grantee shall be filed with and administered by the American Arbitration Association or any successor thereto ("AAA") in accordance with the AAA's Home Construction Mediation Procedures in effect on the date of the

request. If there are no Home Construction Mediation Procedures currently in effect, then the AAA's Construction Industry Mediation Rules in effect on the date of such request shall be utilized. Any party who will be relying upon an expert report or repair estimate at the mediation shall provide the mediator and the other parties with a copy of the reports. If one or more issues directly or indirectly relate to alleged deficiencies in design, materials or construction, all parties and their experts shall be allowed to inspect, document (by photograph, videotape or otherwise) and test the alleged deficiencies prior to mediation. Unless mutually waived in writing by the parties, submission to mediation is a condition precedent to either party taking further action with regard to any matter covered hereunder.

5. **Binding Arbitration.** If the Dispute is not fully resolved by mediation, the Dispute shall be submitted to binding arbitration and administered by the AAA in accordance with the AAA's Home Construction Arbitration Rules in effect on the date of the request. If there are no Home Construction Arbitration Rules currently in effect, then the AAA's Construction Industry Arbitration Rules in effect on the date of such request shall be utilized. Any judgment upon the award rendered by the arbitrator may be entered in and enforced by any court having jurisdiction over such Dispute. If the claimed amount exceeds $250,000.00 or includes a demand for punitive damages, the Dispute shall be heard and determined by three arbitrators; however, if mutually agreed to by the parties, then the Dispute shall be heard and determined by one arbitrator. Arbitrators shall have expertise in the area(s) of Dispute, which may include legal expertise if legal issues are involved. All decisions respecting the arbitrability of any Dispute shall be decided by the arbitrator(s). At the request of any party, the award of the arbitrator(s) shall be accompanied by detailed written findings of fact and conclusions of law. Except as may be required by law or for confirmation of an award, neither a party nor an arbitrator may disclose the existence, content, or results of any arbitration hereunder without the prior written consent of both parties. Notwithstanding anything in the AAA Home Construction Arbitration Rules or the AAA Construction Industry Arbitration Rules, unless otherwise available at law, each party shall be responsible for their own attorneys' fees and costs during any arbitration proceeding regardless of which party prevails.
    i. The waiver or invalidity of any portion of this Addendum shall not affect the validity or enforceability of the remaining portions of this Addendum. Grantee and Grantor further agree (1) that any Dispute involving Grantor's affiliates, directors, officers, employees and agents shall also be subject to mediation and arbitration as set forth herein, and shall not be pursued in a court of law or equity; (2) that Grantor may, at its sole election, include Grantor's contractors, subcontractors and suppliers, as well as any warranty company and insurer as parties in the mediation and arbitration; and (3) that the mediation and arbitration will be limited to the parties specified herein.
6. **Estoppel.** To the fullest extent permitted by applicable law, Grantee and Grantor agree that no finding or stipulation of fact, no conclusion of law, and no arbitration award in any other arbitration, judicial, or similar proceeding shall be given preclusive or collateral estoppel effect in any arbitration hereunder unless there is mutuality of parties. In addition, Grantee and Grantor further agree that no finding or stipulation of fact, no conclusion of law, and no arbitration award in any arbitration hereunder shall be given preclusive or collateral estoppel effect in any other arbitration, judicial, or similar proceeding unless there is mutuality of parties.
7. **Scope.** Grantor and Grantee intend that the scope of this Addendum shall be broadly interpreted. The provisions of this Addendum apply not only to Grantee and Grantor, but also to anyone connected in any way to Grantee and Grantor. For example, these provisions apply to Grantor's affiliated companies or entities, contractors, sub-contractors, sub-sub-contractors, material suppliers, employees, officers, agents, and representatives; to all real estate brokers and agents, to Grantee's family, Grantee's heirs, successors and assigns; and to anyone who has any claim arising by or through Grantee.
8. **Fees and Costs.** Unless otherwise recoverable by law or statute, each party shall bear its own costs and expenses, including attorneys' fees and paraprofessional fees, for any action,

proceeding, mediation and arbitration. Notwithstanding the foregoing, if a party unsuccessfully contests the validity or scope of arbitration in a court of law or equity, the noncontesting party shall be awarded reasonable attorneys' fees, paraprofessional fees and expenses incurred in defending such contest, including such fees and costs associated with any appellate proceedings. In addition, if a party fails to abide by the terms of a mediation settlement or arbitration award, the other party shall be awarded reasonable attorneys' fees, paraprofessional fees and expenses incurred in enforcing such settlement or award.

a. Grantee may obtain additional information concerning the rules of the AAA by visiting its website at www.adr.org or by writing the AAA at 335 Madison Avenue, New York, New York 10017.
b. Grantor supports the principles set forth in the Consumer Due Process Protocol developed by the National Consumer Dispute Advisory Committee and agrees to the following:
    a. Notwithstanding the requirements of arbitration set forth in this Addendum, Grantee shall have the option, after pursuing mediation as provided herein, to seek relief in a small claims court for disputes or claims within the scope of the court's jurisdiction in lieu of proceeding to arbitration. This option does not apply to any appeal from a decision by a small claims court.
    b. Any mediator and associated administrative fees incurred shall be shared equally by Grantor and Grantee; however, Grantor and Grantee each agree to pay for their own attorneys' fees and costs.
c. Notwithstanding the foregoing, if either Grantor or Grantee seeks injunctive relief, and not monetary damages, from a court because irreparable damage or harm would otherwise be suffered by either party before mediation or arbitration could be conducted, such actions shall not be interpreted to indicate that either party has waived the right to mediate or arbitrate. The right to mediate and arbitrate should also not be considered waived by the filing of a counterclaim by either party once a claim for injunctive relief had been filed with a court.
d. GRANTEE AND GRANTOR AGREE THAT THE PARTIES MAY BRING CLAIMS AGAINST THE OTHER ONLY ON AN INDIVIDUAL BASIS AND NOT AS A MEMBER IN ANY PURPORTED CLASS OR REPRESENTATIVE ACTION OR COLLECTIVE PROCEEDING. THE ARBITRATOR(S) MAY NOT CONSOLIDATE OR JOIN CLAIMS REGARDING MORE THAN ONE PROPERTY AND MAY NOT OTHERWISE PRESIDE OVER ANY FORM OF A CONSOLIDATED, REPRESENTATIVE, OR CLASS PROCEEDING. ALSO, THE ARBITRATOR(S) MAY AWARD RELIEF (INCLUDING MONETARY, INJUNCTIVE, AND DECLARATORY RELIEF) ONLY IN FAVOR OF THE INDIVIDUAL PARTY SEEKING RELIEF AND ONLY TO THE EXTENT NECESSARY TO PROVIDE RELIEF NECESSITATED BY THAT PARTY'S INDIVIDUAL CLAIM(S). ANY RELIEF AWARDED CANNOT BE AWARDED ON CLASS-WIDE OR MASS-PARTY BASIS OR OTHERWISE AFFECT PARTIES WHO ARE NOT A PARTY TO THE ARBITRATION. NOTHING IN THE FOREGOING PREVENTS GRANTOR FROM EXERCISING ITS RIGHT TO INCLUDE IN THE MEDIATION AND ARBITRATION THOSE PERSONS OR ENTITIES REFERRED TO IN THIS ADDENDUM.

EXHIBIT "B"

OWNER ACKNOWLEDGEMENT

STATE OF Florida

COUNTY OF _____

MYG Properties Real Estate Investments LLC, a Florida limited liability company, (the "**Grantee**"), this day personally appeared, who being by me first duly sworn, acknowledges the following:

1. Grantee is being conveyed certain real property located in Osceola County, Florida, which is more particularly described as follows:

   Lot 170R, SOLARA PHASE 3 REPLAT, according to the Plat thereof as recorded in Plat Book 34, Page 126, as Replat of SOLARA PHASE 3, Plat Book 33, Page 27, of the Public Records of Osceola County, Florida.

2. Grantee is familiar with Ordinance 2018-21, which provides, in part, the property is not eligible for homestead exemption status for a period of thirty (30) years (the "**Ordinance**").

3. Grantee acknowledges and agrees that, upon Grantee's subsequent conveyance of the Property, it will obtain a similar acknowledgement in the form hereof from the subsequent successor title owner of the Property and furnish the same to the Association as defined in the **COMMUNITY DECLARATION FOR SOLARA RESORT**, recorded in Official Records Book **5168**, Page **1865** of the Public Records of Osceola County, Florida, as amended from time to time (collectively, the "**Declaration**").

4. This Acknowledgement is made for the sole purpose of satisfying the requirements stated in the Ordinance.

Dated: _____

MYG Properties Real Estate Investments LLC, a Florida limited liability company

By: Juliana Britto Freire Martins Moyses
Juliana Britto Freire Martins Moyses (Apr 29, 2025 19:08 ADT)

Name: Juliana Britto Freire Martins Moyses

Title: Authorized Member

By: Yglesio Luciano Moyses Silva De Souza
Yglesio Luciano Moyses Silva De Souza (Apr 29, 2025 15:13 ADT)

Name: Yglesio Luciano Moyses Silva De

Souza
Title: Authorized Member

2340 Salty winds Way closing docs tbs

Final Audit Report 2025-04-29

Created:	2025-04-29
By:	Brandon Hurst (bhurst@firstam.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAawALaALgiBnWJ_nsfUo5-S8PkGV0huuJ

"2340 Salty winds Way closing docs tbs" History

Document created by Brandon Hurst (bhurst@firstam.com)
2025-04-29 - 6:02:58 PM GMT

Document emailed to Juliana Britto Freire Martins Moyses (julianabrittofreire@gmail.com) for signature
2025-04-29 - 6:05:51 PM GMT

Document emailed to Yglesio Luciano Moyses Silva De Souza (yglesio@yahoo.com) for signature
2025-04-29 - 6:05:52 PM GMT

Email viewed by Yglesio Luciano Moyses Silva De Souza (yglesio@yahoo.com)
2025-04-29 - 6:12:18 PM GMT

Document e-signed by Yglesio Luciano Moyses Silva De Souza (yglesio@yahoo.com)
Signature Date: 2025-04-29 - 6:13:23 PM GMT - Time Source: server

Email viewed by Juliana Britto Freire Martins Moyses (julianabrittofreire@gmail.com)
2025-04-29 - 7:29:53 PM GMT

Document e-signed by Juliana Britto Freire Martins Moyses (julianabrittofreire@gmail.com)
Signature Date: 2025-04-29 - 10:08:13 PM GMT - Time Source: server

Agreement completed.
2025-04-29 - 10:08:13 PM GMT

DHI Title of Florida, Inc.
ALTA Universal ID: 1038283
10192 Dowden Road, Suite 100
Orlando, FL 32832

File No./Escrow No.:	110-251400662
Print Date & Time:	July 18, 2025 3:51 pm
Officer/Escrow Officer:	Roberta Teixeira
Settlement Location:	10192 Dowden Road, Suite 100 Orlando, FL 32832
Property Address:	16207 Point Rock Drive Winter Garden, FL 34787
Buyer:	MYG Properties Real Estate Investments LLC, a Florida limited liability company 610 Sycamore Street Suite 315 Celebration, FL 34747
Seller:	D.R. Horton, Inc., a Delaware Corporation 10192 Dowden Road Orlando, FL 32832
Lender:	
Settlement Date :	July 21, 2025
Disbursement Date :	July 21, 2025

Seller		Description	Buyer	
Debit	**Credit**		**Debit**	**Credit**
		Financial		
	846,381.00	Sale Price of Property	846,381.00	
		Deposit		244,000.00
11,000.00		Seller Credit		11,000.00
244,000.00		Excess Deposit		
		Prorations/Adjustments		
	250.00	Buyer Reimburse Seller Survey	250.00	
978.39		County Taxes 01/01/25-07/21/25		978.39
		Title Charges and Escrow/Settlement Charges		
		Electronic Recording Fee to DHI Title FBO Simplifile	14.00	
		Fee for Closing Services to DHI Title of Florida, Inc.	800.00	
		Fee for Title Search to DHI Title of Florida, Inc.	150.00	
		Owner's Title Insurance to DHI Title of Florida, Inc.	4,307.00	

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Seller		Description	Buyer	
Debit	Credit		Debit	Credit
		Title Charges and Escrow/Settlement Charges (continued)		
		Coverage: $846,381.00 Premium: $4,307.00 Version: ALTA Owner's Policy 2021 with Florida Modifications		
		Commissions		
25,391.43		Commissions to Authentic Real Estate Team		
		Broker Fee to Authentic Real Estate Team	399.00	
		Transaction Coordinator Fee to Authentic Real Estate Team	400.00	
		Government Recording and Transfer Charges		
		Recording Fees to DHI Title FBO Orange County Clerk of the Court	10.00	
		Documentary Stamp Tax on Deed to DHI Title FBO Orange County Clerk of the Court	5,924.80	
		LLC Affidavit to DHI Title FBO Orange County Clerk of the Court	10.00	
		Miscellaneous		
		Survey to American Surveying & Mapping, Inc. $250.00 paid outside closing by Seller		
		July HOA to Waterleigh PH5 SFH Community Association, Inc. 07/01/25-07/31/25	98.50	
		Capital Contribution to Waterleigh PH5 SFH Community Association, Inc.	500.00	
		SFH Transfer Fee to Access Management	150.00	
		Master Transfer Fee to Access Management	50.00	
		Master Capital Contribution to Waterleigh Master Community Association, Inc.	600.00	
		August HOA to Waterleigh PH5 SFH Community Association, Inc.	277.58	

Seller			Buyer	
Debit	Credit		Debit	Credit
281,369.82	846,631.00	**Subtotals**	860,321.88	255,978.39
		Due from Buyer		604,343.49
565,261.18		**Due to Seller**		
846,631.00	846,631.00	**Totals**	860,321.88	860,321.88

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Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize DHI Title of Florida, Inc. to cause the funds to be disbursed in accordance with this statement.

Buyer

MYG Properties Real Estate Investments LLC, a Florida limited liability company

By: Yglesio Luciano Moyses Silva de Souza, Member

By: Juliana Britto Freire Martins Moyses, Member

Seller

D.R. Horton, Inc., a Delaware Corporation:

Anthony Benitez, Assistant Secretary

Roberta Teixeira
Escrow Officer

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DHI Title of Florida, Inc.
ALTA Universal ID: 1038283
10192 Dowden Road, Suite 100
Orlando, FL 32832

File No./Escrow No.:	110-251400662
Print Date & Time:	July 18, 2025 3:51 pm
Officer/Escrow Officer:	Roberta Teixeira
Settlement Location:	10192 Dowden Road, Suite 100 Orlando, FL 32832
Property Address:	16207 Point Rock Drive Winter Garden, FL 34787
Buyer:	MYG Properties Real Estate Investments LLC, a Florida limited liability company 610 Sycamore Street Suite 315 Celebration, FL 34747
Seller:	D.R. Horton, Inc., a Delaware Corporation 10192 Dowden Road Orlando, FL 32832
Lender:	
Settlement Date :	July 21, 2025
Disbursement Date :	July 21, 2025

Seller		Description	Buyer	
Debit	**Credit**		**Debit**	**Credit**
		Financial		
	846,381.00	Sale Price of Property	846,381.00	
		Deposit		244,000.00
11,000.00		Seller Credit		11,000.00
244,000.00		Excess Deposit		
		Prorations/Adjustments		
	250.00	Buyer Reimburse Seller Survey	250.00	
978.39		County Taxes 01/01/25-07/21/25		978.39
		Title Charges and Escrow/Settlement Charges		
		Electronic Recording Fee to DHI Title FBO Simplifile	14.00	
		Fee for Closing Services to DHI Title of Florida, Inc.	800.00	
		Fee for Title Search to DHI Title of Florida, Inc.	150.00	
		Owner's Title Insurance to DHI Title of Florida, Inc.	4,307.00	

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Seller		Description	Buyer	
Debit	Credit		Debit	Credit
		Title Charges and Escrow/Settlement Charges (continued)		
		Coverage: $846,381.00 Premium: $4,307.00 Version: ALTA Owner's Policy 2021 with Florida Modifications		
		Commissions		
25,391.43		Commissions to Authentic Real Estate Team		
		Broker Fee to Authentic Real Estate Team	399.00	
		Transaction Coordinator Fee to Authentic Real Estate Team	400.00	
		Government Recording and Transfer Charges		
		Recording Fees to DHI Title FBO Orange County Clerk of the Court	10.00	
		Documentary Stamp Tax on Deed to DHI Title FBO Orange County Clerk of the Court	5,924.80	
		LLC Affidavit to DHI Title FBO Orange County Clerk of the Court	10.00	
		Miscellaneous		
		Survey to American Surveying & Mapping, Inc. $250.00 paid outside closing by Seller		
		July HOA to Waterleigh PH5 SFH Community Association, Inc. 07/01/25-07/31/25	98.50	
		Capital Contribution to Waterleigh PH5 SFH Community Association, Inc.	500.00	
		SFH Transfer Fee to Access Management	150.00	
		Master Transfer Fee to Access Management	50.00	
		Master Capital Contribution to Waterleigh Master Community Association, Inc.	600.00	
		August HOA to Waterleigh PH5 SFH Community Association, Inc.	277.58	

Seller			Buyer	
Debit	Credit		Debit	Credit
281,369.82	846,631.00	**Subtotals**	860,321.88	255,978.39
		Due from Buyer		604,343.49
565,261.18		**Due to Seller**		
846,631.00	846,631.00	**Totals**	860,321.88	860,321.88

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Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize DHI Title of Florida, Inc. to cause the funds to be disbursed in accordance with this statement.

Buyer

MYG Properties Real Estate Investments LLC, a Florida limited liability company

By: Yglesio Luciano Moyses Silva de Souza, Member

By: Juliana Britto Freire Martins Moyses, Member

Seller

D.R. Horton, Inc., a Delaware Corporation:

Anthony Benitez, Assistant Secretary

Roberta Teixeira
Escrow Officer

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Authentisign ID: 3DDFF3B2-A38C-F011-B483-000D3A4FF5B1

Form **SS-4** (Rev. December 2019)
Department of the Treasury
Internal Revenue Service

Application for Employer Identification Number

(For use by employers, corporations, partnerships, trusts, estates, churches, government agencies, Indian tribal entities, certain individuals, and others.)
▶ **Go to *www.irs.gov/FormSS4* for instructions and the latest information.**
▶ **See separate instructions for each line.** ▶ **Keep a copy for your records.**

OMB No. 1545-0003

EIN

Type or print clearly.

1 Legal name of entity (or individual) for whom the EIN is being requested
MYG PROPERTIES REAL ESTATE INVESTMENTS LLC

2 Trade name of business (if different from name on line 1)

3 Executor, administrator, trustee, "care of" name

4a Mailing address (room, apt., suite no. and street, or P.O. box)
610 SYCAMORE STREET SUITE 315

5a Street address (if different) (Don't enter a P.O. box.)

4b City, state, and ZIP code (if foreign, see instructions)
CELEBRATION, FL 34747

5b City, state, and ZIP code (if foreign, see instructions)

6 County and state where principal business is located
Osceola County

7a Name of responsible party
MY NEGOCIOS S.A.

7b SSN, ITIN, or EIN

8a Is this application for a limited liability company (LLC) (or a foreign equivalent)? ☑ Yes ☐ No

8b If 8a is "Yes," enter the number of LLC members ▶ 1

8c If 8a is "Yes," was the LLC organized in the United States? ☑ Yes ☐ No

9a **Type of entity** (check only one box). **Caution:** If 8a is "Yes," see the instructions for the correct box to check.

- ☐ Sole proprietor (SSN) _____
- ☑ Partnership
- ☐ Corporation (enter form number to be filed) ▶ _____
- ☐ Personal service corporation
- ☐ Church or church-controlled organization
- ☐ Other nonprofit organization (specify) ▶ _____
- ☐ Other (specify) ▶
- ☐ Estate (SSN of decedent) _____
- ☐ Plan administrator (TIN) _____
- ☐ Trust (TIN of grantor) _____
- ☐ Military/National Guard ☐ State/local government
- ☐ Farmers' cooperative ☐ Federal government
- ☐ REMIC ☐ Indian tribal governments/enterprises

Group Exemption Number (GEN) if any ▶

9b If a corporation, name the state or foreign country (if applicable) where incorporated — State: _____ Foreign country: _____

10 **Reason for applying** (check only one box)

- ☑ Started new business (specify type) ▶ Real Estate Investments
- ☐ Hired employees (Check the box and see line 13.)
- ☐ Compliance with IRS withholding regulations
- ☐ Other (specify) ▶
- ☐ Banking purpose (specify purpose) ▶
- ☐ Changed type of organization (specify new type) ▶
- ☐ Purchased going business
- ☐ Created a trust (specify type) ▶
- ☐ Created a pension plan (specify type) ▶

11 Date business started or acquired (month, day, year). See instructions.

12 Closing month of accounting year December

13 Highest number of employees expected in the next 12 months (enter -0- if none). If no employees expected, skip line 14.

Agricultural	Household	Other

14 If you expect your employment tax liability to be $1,000 or less in a full calendar year **and** want to file Form 944 annually instead of Forms 941 quarterly, check here. (Your employment tax liability generally will be $1,000 or less if you expect to pay $5,000 or less in total wages.) If you don't check this box, you must file Form 941 for every quarter. ☐

15 First date wages or annuities were paid (month, day, year). **Note:** If applicant is a withholding agent, enter date income will first be paid to nonresident alien (month, day, year) ▶

16 Check **one** box that best describes the principal activity of your business.

- ☐ Construction ☐ Rental & leasing ☐ Transportation & warehousing ☐ Health care & social assistance ☐ Accommodation & food service ☐ Wholesale-agent/broker ☐ Wholesale-other ☐ Retail
- ☑ Real estate ☐ Manufacturing ☐ Finance & insurance ☐ Other (specify) ▶

17 Indicate principal line of merchandise sold, specific construction work done, products produced, or services provided.

18 Has the applicant entity shown on line 1 ever applied for and received an EIN? ☐ Yes ☐ No
If "Yes," write previous EIN here ▶

Third Party Designee

Complete this section **only** if you want to authorize the named individual to receive the entity's EIN and answer questions about the completion of this form.

Designee's name: Cristiano Gomes de Almeida
Designee's telephone number (include area code): +1 (321) 402-9442
Address and ZIP code: 1391 BRENTWOOD DRIVE KISSIMMEE, FL 34746
Designee's fax number (include area code):

Under penalties of perjury, I declare that I have examined this application, and to the best of my knowledge and belief, it is true, correct, and complete.

Name and title (type or print clearly) ▶ MY NEGOCIOS S.A.
Applicant's telephone number (include area code): 407 487-8282

Signature ▶ Authentisign Yglesio Luciano Moyses Silva de Souza
Date ▶ 09/08/25
Applicant's fax number (include area code):

Authentisign ID: 3DDFF3B2-A38C-F011-B483-000D3A4FF5B1

Do I Need an EIN?

File Form SS-4 if the applicant entity doesn't already have an EIN but is required to show an EIN on any return, statement, or other document.[1] See also the separate instructions for each line on Form SS-4.

IF the applicant...	AND...	THEN...
started a new business	doesn't currently have (nor expect to have) employees	complete lines 1, 2, 4a–8a, 8b–c (if applicable), 9a, 9b (if applicable), and 10–14 and 16–18.
hired (or will hire) employees, including household employees	doesn't already have an EIN	complete lines 1, 2, 4a–6, 7a–b, 8a, 8b–c (if applicable), 9a, 9b (if applicable), 10–18.
opened a bank account	needs an EIN for banking purposes only	complete lines 1–5b, 7a–b, 8a, 8b–c (if applicable), 9a, 9b (if applicable), 10, and 18.
changed type of organization	either the legal character of the organization or its ownership changed (for example, you incorporate a sole proprietorship or form a partnership)[2]	complete lines 1–18 (as applicable).
purchased a going business[3]	doesn't already have an EIN	complete lines 1–18 (as applicable).
created a trust	the trust is other than a grantor trust or an IRA trust[4]	complete lines 1–18 (as applicable).
created a pension plan as a plan administrator[5]	needs an EIN for reporting purposes	complete lines 1, 3, 4a–5b, 7a–b, 9a, 10, and 18.
is a foreign person needing an EIN to comply with IRS withholding regulations	needs an EIN to complete a Form W-8 (other than Form W-8ECI), avoid withholding on portfolio assets, or claim tax treaty benefits[6]	complete lines 1–5b, 7a–b (SSN or ITIN as applicable), 8a, 8b–c (if applicable), 9a, 9b (if applicable), 10, and 18.
is administering an estate	needs an EIN to report estate income on Form 1041	complete lines 1–7b, 9a, 10–12, 13–17 (if applicable), and 18.
is a withholding agent for taxes on nonwage income paid to an alien (that is, individual, corporation, or partnership, etc.)	is an agent, broker, fiduciary, manager, tenant, or spouse who is required to file Form 1042, Annual Withholding Tax Return for U.S. Source Income of Foreign Persons	complete lines 1, 2, 3 (if applicable), 4a–5b, 7a–b, 8a, 8b–c (if applicable), 9a, 9b (if applicable), 10, and 18.
is a state or local agency	serves as a tax reporting agent for public assistance recipients under Rev. Proc. 80-4, 1980-1 C.B. 581[7]	complete lines 1, 2, 4a–5b, 7a–b, 9a, 10, and 18.
is a single-member LLC (or similar single-member entity)	needs an EIN to file Form 8832, Entity Classification Election, for filing employment tax returns and excise tax returns, or for state reporting purposes[8], or is a foreign-owned U.S. disregarded entity and needs an EIN to file Form 5472, Information Return of a 25% Foreign-Owned U.S. Corporation or a Foreign Corporation Engaged in a U.S. Trade or Business	complete lines 1–18 (as applicable).
is an S corporation	needs an EIN to file Form 2553, Election by a Small Business Corporation[9]	complete lines 1–18 (as applicable).

[1] For example, a sole proprietorship or self-employed farmer who establishes a qualified retirement plan, or is required to file excise, employment, alcohol, tobacco, or firearms returns, must have an EIN. A partnership, corporation, REMIC (real estate mortgage investment conduit), nonprofit organization (church, club, etc.), or farmers' cooperative must use an EIN for any tax-related purpose even if the entity doesn't have employees.

[2] However, don't apply for a new EIN if the existing entity only (a) changed its business name, (b) elected on Form 8832 to change the way it is taxed (or is covered by the default rules), or (c) terminated its partnership status because at least 50% of the total interests in partnership capital and profits were sold or exchanged within a 12-month period. The EIN of the terminated partnership should continue to be used. See Regulations section 301.6109-1(d)(2)(iii).

[3] Don't use the EIN of the prior business unless you became the "owner" of a corporation by acquiring its stock.

[4] However, grantor trusts that don't file using Optional Method 1 and IRA trusts that are required to file Form 990-T, Exempt Organization Business Income Tax Return, must have an EIN. For more information on grantor trusts, see the Instructions for Form 1041.

[5] A plan administrator is the person or group of persons specified as the administrator by the instrument under which the plan is operated.

[6] Entities applying to be a Qualified Intermediary (QI) need a QI-EIN even if they already have an EIN. See Rev. Proc. 2000-12.

[7] See also *Household employer agent* in the instructions. **Note:** State or local agencies may need an EIN for other reasons, for example, hired employees.

[8] See *Disregarded entities* in the instructions for details on completing Form SS-4 for an LLC.

[9] An existing corporation that is electing or revoking S corporation status should use its previously-assigned EIN.

Authentisign YLMSS

FLORIDA DEPARTMENT OF STATE
Division of Corporations

September 3, 2025

FLORIDA FILING & SEARCH
WALK IN
,

Re: Document Number L25000118123

The Articles of Amendment to the Articles of Organization for MYG PROPERTIES REAL ESTATE INVESTMENTS LLC, a Florida limited liability company, were filed on September 2, 2025.

Should you have any questions regarding this matter, please telephone (850) 245-6051, the Registration Section.

Rebekah Lefeavers
Supervisor
Division of Corporations

Letter Number: 525A00019691

Account number: FCA000000015

Amount charged: 25.00

Authentisign ID: 3815F521-0F85-F011-B484-00224822F75A

COVER LETTER

TO: Registration Section
Division of Corporations

SUBJECT: MYG PROPERTIES REAL ESTATE INVESTMENTS LLC
Name of Limited Liability Company

The enclosed Articles of Amendment and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

YGLESIO LUCIANO MOYSES SILVA DE SOUZA
Name of Person

MYG PROPERTIES REAL ESTATE INVESTMENTS LLC
Firm/Company

610 SYCAMORE STREET SUITE 315
Address

CELEBRATION, FL 34747
City/State and Zip Code

yglesio@hotmail.com
E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

YGLESIO LUCIANO MOYSES SILVA DE SOUZA at (+55 98) 9110-1412
Name of Person — Area Code — Daytime Telephone Number

Enclosed is a check for the following amount:

- ☒ $25.00 Filing Fee
- ☐ $30.00 Filing Fee & Certificate of Status
- ☐ $55.00 Filing Fee & Certified Copy (additional copy is enclosed)
- ☐ $60.00 Filing Fee, Certificate of Status & Certified Copy (additional copy is enclosed)

Mailing Address:
Registration Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street Address:
Registration Section
Division of Corporations
The Centre of Tallahassee
2415 N. Monroe Street, Suite 810
Tallahassee, FL 32303

Authentisign ID: 3815F521-0F65-F011-B484-00224822F75A

ARTICLES OF AMENDMENT
TO
ARTICLES OF ORGANIZATION
OF

MYG PROPERTIES REAL ESTATE INVESTMENTS LLC

(Name of the Limited Liability Company as it now appears on our records.)
(A Florida Limited Liability Company)

The Articles of Organization for this Limited Liability Company were filed on 03/18/2025 and assigned Florida document number L25000118123.

This amendment is submitted to amend the following:

A. If amending name, enter the new name of the limited liability company here:

The new name must be distinguishable and contain the words "Limited Liability Company," the designation "LLC" or the abbreviation "L.L.C."

Enter new principal offices address, if applicable:
(Principal office address MUST BE A STREET ADDRESS)

Enter new mailing address, if applicable:
(Mailing address MAY BE A POST OFFICE BOX)

FILED
2025 SEP -2 AM 9:40
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

B. If amending the registered agent and/or registered office address on our records, enter the name of the new registered agent and/or the new registered office address here:

Name of New Registered Agent:

New Registered Office Address:

Enter Florida street address

, **Florida**

City *Zip Code*

New Registered Agent's Signature, if changing Registered Agent:

I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 605, F.S. Or, if this document is being filed to merely reflect a change in the registered office address, I hereby confirm that the limited liability company has been notified in writing of this change.

If Changing Registered Agent, Signature of New Registered Agent

Authentisign ID: 3815F521-0F65-F011-B484-00224822F75A

If amending Authorized Person(s) authorized to manage, enter the title, name, and address of each person being added or removed from our records:

MGR = Manager
AMBR = Authorized Member

Title	Name	Address	Type of Action
AMBR	Yglesio Luciano M. Silva de Souza	RODOVIA MA-203 CONDOMINIO ALPHAVILLE	☐Add
		CASA370 PACO DO LUMIAR	■Remove
		MARANHAO 65130-000 BR	☐Change
AMBR	Juliana Britto Freire M. Moyses	RODOVIA MA-203 CONDOMINIO ALPHAVILLE	☐Add
		CASA370 PACO DO LUMIAR	■Remove
		MARANHAO 65130-000 BR	☐Change
AMBR	MY EMPREENDIMENTOS SOLU	RUA DAS LETRAS, 19, COHAFUMA	☐Add
		SAO LUIS-MA 65074780 BR	■Remove
			☐Change
AMBR	My Negocios S.A	14. AV DOS HOLANDESES. ED. CENTURY	■Add
		MULTIEMP. S 812	☐Remove
		SAO LUIZ, MARANHAO 65075-650 BR	☐Change
			☐Add
			☐Remove
			☐Change
			☐Add
			☐Remove
			☐Change

D. If amending any other information, enter change(s) here: *(Attach additional sheets, if necessary.)*

REMOVE THE MEMBERS: YGLESIO LUCIANO MOYSES SILVA DE SOUZA

JULIANA BRITTO FREIRE MARTINS MOYSES

MY EMPREENDIMENTOS SOLUCOES E CONSULTORIA LTDA

ADD MEMEBER: MY NEGOCIOS S.A

E. Effective date, if other than the date of filing: _____ (optional)

(If an effective date is listed, the date must be specific and cannot be prior to date of filing or more than 90 days after filing.) Pursuant to 605.0207 (3)(b)

Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

If the record specifies a delayed effective date, but not an effective time, at 12:01 a.m. on the earlier of: (b) The 90th day after the record is filed.

Dated 29TH, AUGUST, 2025.

Authentisign

YGLESIO LUCIANO MOYSES SILVA DE SOUZA 08/29/25

Signature of a member or authorized representative of a member

YGLESIO LUCIANO MOYSES SILVA DE SOUZA

Typed or printed name of signee

Filing Fee: $25.00

FILING SUCCESSFUL - Beneficial Ownership Information Report (BOIR) Status

Submission Information	
Status	FILING SUCCESSFUL
BOIR ID	50000016302079
Submission Tracking ID	BOIR7geEcIehcWRAdRBe
Received Timestamp (UTC)	2025-09-08T13:34:11Z
Reporting Company FinCEN ID	

Submitter Information	
First name	Yglesio Luciano
Last name	Moyses Silva de Souza
E-mail address	samuel.b.santtos@gmail.com

Validation Information	
Code	**Description**
No validation errors	

#50000016302079 - Beneficial Ownership Information Report (BOIR) Transcript

Filing Information	
Type of filing	Update prior report
Legal name	MYG PROPERTIES REAL ESTATE INVESTMENTS LLC
Tax Identification type	EIN
Tax Identification number	334100934
Country/Jurisdiction (if foreign tax ID only)	
Date prepared (assigned upon finalization)	09/08/2025

Reporting Company Information	Back to top
Request to receive FinCEN Identifier (FinCEN ID)	
Foreign pooled investment vehicle	
Reporting Company legal name	MYG PROPERTIES REAL ESTATE INVESTMENTS LLC
Alternate name (e.g. trade name, DBA)	
Tax Identification type	EIN
Tax Identification number	334100934
Country/Jurisdiction (if foreign tax ID only)	
Country/Jurisdiction of formation	United States
State of formation	Florida
Tribal jurisdiction of formation	
Name of the other Tribe	
State of first registration	
Tribal jurisdiction of first registration	
Name of the other Tribe	
Address (number, street, and apt. or suite no.)	610 SYCAMORE STREET SUITE 315
City	CELEBRATION
U.S. or U.S. Territory	United States
State	Florida
ZIP Code	34747
Existing Reporting Company	Checked

#50000016302079 - Beneficial Ownership Information Report (BOIR) Transcript

Beneficial Owner Information	Back to top
Parent/Guardian information instead of minor child	
FinCEN ID	
Exempt entity	
Individuals's last name or entity's legal name	Moyses Silva de Souza
First name	Yglesio Luciano
Middle name	
Suffix	
Date of birth	09/19/1980
Address (number, street, and apt. or suite no.)	14 AV DOS HOLANDESES. ED. CENTURY MULTIEMP. S 812
City	Sao Luiz
Country/Jurisdiction	Brazil
State	
ZIP/Foreign postal code	65075650
Identifying document type	Foreign passport
Identifying document number	GD501924
Country/Jurisdiction	Brazil
State	
Local/tribal	
Other local/Tribal description	
Identifying document image	Passport Yglesio_compressed.pdf

L25000118123

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP ☐ WAIT ☐ MAIL

(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only

200456941462

FILED
2025 SEP -2 AM 9:40
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

D. L. 9/3/25

FLORIDA FILING & SEARCH SERVICES, INC.

P.O. BOX 10662 TALLAHASSEE, FL 32302
155 Office Plaza Dr Ste A Tallahassee FL 32301
PHONE: (800) 435-9371; FAX: (866) 860-8395

DATE: **09/02/2025**

NAME: MYG PROPERTIES REALE STATE INVESTMENTS LLC

TYPE OF FILING: **AMENDMENT**

COST: **25.00**

RETURN: **PLAIN COPY PLEASE**

ACCOUNT: **FCA000000015**

AUTHORIZATION: **ABBIE/PAUL HODGE**

Authentisign ID: 3815F521-0F85-F011-B484-00224822F75A

COVER LETTER

TO: **Registration Section**
Division of Corporations

SUBJECT: MYG PROPERTIES REAL ESTATE INVESTMENTS LLC
Name of Limited Liability Company

The enclosed Articles of Amendment and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

YGLESIO LUCIANO MOYSES SILVA DE SOUZA
Name of Person

MYG PROPERTIES REAL ESTATE INVESTMENTS LLC
Firm/Company

610 SYCAMORE STREET SUITE 315
Address

CELEBRATION, FL 34747
City/State and Zip Code

yglesio@hotmail.com
E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

YGLESIO LUCIANO MOYSES SILVA DE SOUZA at (+55) 98 9110-1412
Name of Person — Area Code — Daytime Telephone Number

Enclosed is a check for the following amount:

- ■ $25.00 Filing Fee
- ☐ $30.00 Filing Fee & Certificate of Status
- ☐ $55.00 Filing Fee & Certified Copy (additional copy is enclosed)
- ☐ $60.00 Filing Fee, Certificate of Status & Certified Copy (additional copy is enclosed)

Mailing Address:
Registration Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street Address:
Registration Section
Division of Corporations
The Centre of Tallahassee
2415 N. Monroe Street, Suite 810
Tallahassee, FL 32303

Authentisign ID: 3815F521-0F85-F011-B464-00224822F75A

ARTICLES OF AMENDMENT
TO
ARTICLES OF ORGANIZATION
OF

MYG PROPERTIES REAL ESTATE INVESTMENTS LLC

(Name of the Limited Liability Company as it now appears on our records.)
(A Florida Limited Liability Company)

The Articles of Organization for this Limited Liability Company were filed on 03/18/2025 and assigned Florida document number L25000118123.

This amendment is submitted to amend the following:

A. If amending name, enter the new name of the limited liability company here:

The new name must be distinguishable and contain the words "Limited Liability Company," the designation "LLC" or the abbreviation "L.L.C."

Enter new principal offices address, if applicable:
(Principal office address MUST BE A STREET ADDRESS)

Enter new mailing address, if applicable:
(Mailing address MAY BE A POST OFFICE BOX)

2025 SEP -2 AM 9:40
SECRETARY OF STATE
TALLAHASSEE, FLORIDA
FILED

B. If amending the registered agent and/or registered office address on our records, enter the name of the new registered agent and/or the new registered office address here:

Name of New Registered Agent:

New Registered Office Address:
Enter Florida street address

City, **Florida** *Zip Code*

New Registered Agent's Signature, if changing Registered Agent:

I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 605, F.S. Or, if this document is being filed to merely reflect a change in the registered office address, I hereby confirm that the limited liability company has been notified in writing of this change.

If Changing Registered Agent, Signature of New Registered Agent

Authentisign ID: 3815F521-0F85-F011-B434-00224822F75A

If amending Authorized Person(s) authorized to manage, enter the title, name, and address of each person being added or removed from our records:

MGR = Manager
AMBR = Authorized Member

Title	Name	Address	Type of Action
AMBR	Yglesio Luciano M. Silva de Souza	RODOVIA MA-203 CONDOMINIO ALPHAVILLE	☐Add
		CASA370 PACO DO LUMIAR	■Remove
		MARANHAO 65130-000 BR	☐Change
AMBR	Juliana Britto Freire M. Moyses	RODOVIA MA-203 CONDOMINIO ALPHAVILLE	☐Add
		CASA370 PACO DO LUMIAR	■Remove
		MARANHAO 65130-000 BR	☐Change
AMBR	MY EMPREENDIMENTOS SOLU	RUA DAS LETRAS. 19. COHAFUMA	☐Add
		SAO LUIS-MA 65074780 BR	■Remove
			☐Change
AMBR	My Negocios S.A	14. AV DOS HOLANDESES. ED. CENTURY	■Add
		MULTIEMP. S 812	☐Remove
		SAO LUIZ. MARANHAO 65075-650 BR	☐Change
			☐Add
			☐Remove
			☐Change
			☐Add
			☐Remove
			☐Change

Authentisign ID: 3815F521-0F85-F011-B464-00224822F75A

D. If amending any other information, enter change(s) here: *(Attach additional sheets, if necessary.)*

REMOVE THE MEMBERS: YGLESIO LUCIANO MOYSES SILVA DE SOUZA

JULIANA BRITTO FREIRE MARTINS MOYSES

MY EMPREENDIMENTOS SOLUCOES E CONSULTORIA LTDA

ADD MEMEBER: MY NEGOCIOS S.A

E. Effective date, if other than the date of filing: _____ (optional)

(If an effective date is listed, the date must be specific and cannot be prior to date of filing or more than 90 days after filing.) Pursuant to 605.0207 (3)(b)

Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

If the record specifies a delayed effective date, but not an effective time, at 12:01 a.m. on the earlier of: (b) The 90th day after the record is filed.

Dated 29TH, AUGUST , 2025 .

Authentisign

YGLESIO LUCIANO MOYSES SILVA DE SOUZA 08/29/25

Signature of a member or authorized representative of a member

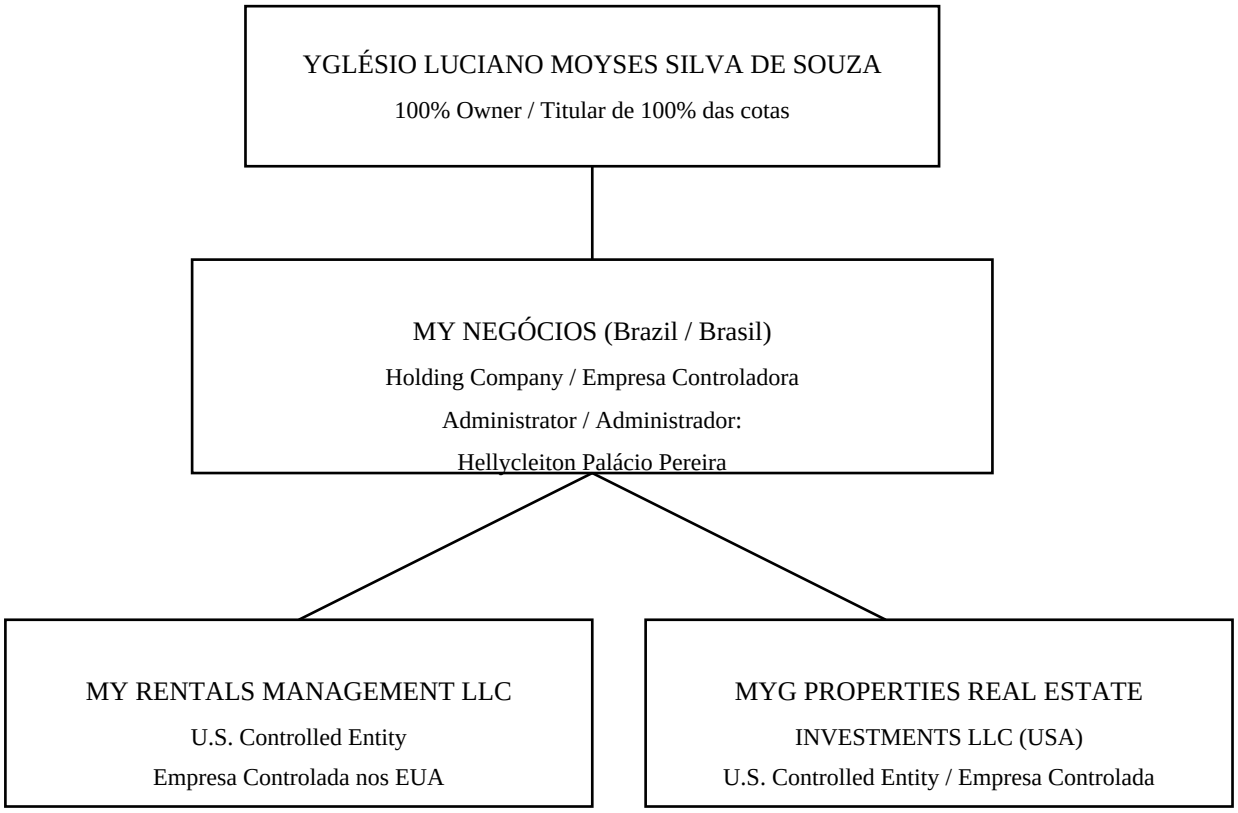
YGLESIO LUCIANO MOYSES SILVA DE SOUZA

Typed or printed name of signee

Filing Fee: $25.00

CORPORATE OWNERSHIP FLOWCHART / FLUXOGRAMA SOsocietário

Prepared for USCIS evidentiary purposes / Documento para fins probatórios junto ao USCIS



This flowchart demonstrates the corporate ownership and control structure for immigration purposes. The individual identified above holds one hundred percent (100%) ownership of the Brazilian holding company, which exercises full control over the U.S.-based entities listed herein.

Este fluxograma demonstra a estrutura de propriedade e controle societário para fins imigratórios. O indivíduo acima identificado detém cem por cento (100%) das cotas da empresa holding brasileira, a qual exerce controle integral sobre as entidades sediadas nos Estados Unidos.

Authentisign ID: 3DDFF3B2-A38C-F011-B483-000D3A4FF5B1

1

100%

MYG PROPERTIES REAL ESTATE INVESTMENTS LLC

This Certifies that MY NEGOCIOS S.A. is the owner of

One Hundred percent of the above Limited Liability Company

transferable only on the books of the Limited Liability Company by the holder hereof in person or by duty authorized Attorney upon surrender of this certificate properly endorsed. Transfer of this percent is subject to restrictions in the Operating Agreement Regulations for this Limited Liability Company. The Company will furnish without charge to each percent holder who so requests, the powers, designations, preferences and relative participation rights of percent holders and the qualifications, limitations or restrictions of such rights.

In Witness Whereof, the said Limited Liability Company has caused this Certificate to be signed by its duly authorized Member(s)/Manager(s) and to be sealed with the Seal of the Limited Liability Company.

Dated September 08, 2025

AuthentiSIGN

Yglesio Luciano Moyses Silva de Souza 09/08/25

Member

Authentisign ID: 3DDFF3B2-A38C-F011-B483-000D3A4FF5B1

OPERATING AGREEMENT
of
MYG PROPERTIES REAL ESTATE INVESTMENTS LLC

This Operating Agreement (the "Agreement") made and entered into this 08th day of September, 2025 (the "Execution Date"),

BY:

MY NEGOCIOS S.A. of 14 AV DOS HOLANDESES. ED. CENTURY MULTIEMP. S 812 SAO LUIZ, 65075-650 BR

(the "Member").

BACKGROUND:

A. The Member wishes to be the sole member of a limited liability company.

B. The terms and conditions of this Agreement will govern the Member within the limited liability company.

IN CONSIDERATION OF and as a condition of the Member entering into this Agreement and other valuable consideration, the receipt and sufficiency of which is acknowledged, the Member agrees as follows:

Formation

1. By this Agreement, the Member forms a Limited Liability Company (the "Company") in accordance with the laws of the State of Florida. The rights and obligations of the Member will be as stated in the Florida Revised Limited Liability Company Act (the "Act") except as otherwise provided in this agreement.

Name

2. The name of the Company will be MYG PROPERTIES REAL ESTATE INVESTMENTS LLC.

Authentisign ID: 3DDFF3B2-A38C-F011-B483-000D3A4FF5B1

Sole Member

3. While the Company consists only of one Member, any reference in this Agreement to two or more Members and that requires the majority consent or unanimous consent of Members, or that requires a certain percentage vote of Members, should be interpreted as only requiring the consent or vote of the sole Member.

Purpose

4. Real Estate Investments.

Term

5. The Company will continue until terminated as provided in this Agreement or may dissolve under conditions provided in the Act.

Place of Business

6. The Principal Office of the Company will be located at 610 SYCAMORE STREET, SUITE 315 CELEBRATION, FL 34747 or such other place as the Members may from time to time designate.

Capital Contributions

7. The following table shows the Initial Contributions of the initial Member. The Member agrees to make the Initial Contributions to the Company in full, according to the following terms:

Member	Contribution Description	Value of Contribution
MY NEGOCIOS S.A.	100%	$1,000.00

Allocation of Profits/Losses

8. Subject to the other provisions of this Agreement, the Net Profits or Losses, for both accounting and tax purposes, will accrue to and be borne by the sole Member:

MY NEGOCIOS S.A. of 14 AV DOS HOLANDESES. ED. CENTURY MULTIEMP. S 812

Authentisign ID: 3DDFF3B2-A38C-F011-B483-000D3A4FF5B1

SAO LUIZ, 65075-650 BR

9. No Member will have priority over any other Member for the distribution of Net Profits or Losses.

Nature of Interest

10. A Member's Interests in the Company will be considered personal property.

Withdrawal of Contribution

11. No Member will withdraw any portion of their Capital Contributions without the unanimous consent of the other Members.

Liability for Contribution

12. A Member's obligation to make their required Capital Contributions can only be compromised or released with the consent of all remaining Members or as otherwise provided in this Agreement. If a Member does not make the Capital Contributions when due, the Member is obligated at the option of any remaining Members to contribute cash equal to the agreed value of the Capital Contributions. This option is in addition to and not in lieu of any others rights, including the right to specific performance that the Company may have against the Member.

Additional Contributions

13. Capital Contributions may be amended from time to time, according to the business needs of the Company. However, if additional capital is determined to be required and an individual Member is unwilling or unable to meet the additional contribution requirement within a reasonable period, the remaining Members may contribute in proportion to their existing Capital Contributions to resolve the amount in default. In such case, the allocation of Net Profits or Losses and the Distribution of assets on dissociation or dissolution will be adjusted accordingly.

14. Any advance of money to the Company by any Member in excess of the amounts provided for in this Agreement or subsequently agreed to, will be deemed a debt due from the Company rather than an increase in the Capital Contributions of the Member. This liability will be repaid with interest at such rates and times to be determined by a majority of the Members. This liability will not entitle the lending Member to any increased share of the Company's profits nor to a greater voting power. Repayment of such debts will have priority over any other payments to Members.

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Capital Accounts

15. An individual capital account (the "Capital Account") will be maintained for each Member and their Initial Contributions will be credited to this account. Any Additional Contributions made by any Member will be credited to that Member's individual Capital Account.

Interest on Capital

16. No borrowing charge or loan interest will be due or payable to any Member on their agreed Capital Contributions inclusive of any agreed Additional Contributions.

Management

17. Management of this Company is vested in the Members.

Authority to Bind Company

18. Any Member has the authority to bind the Company in contract.

Duty of Loyalty

19. Any Member may invest in or engage in any business of any type, including without limitation, a business that is similar to the business of the Company whether or not in direct competition with the Company and whether or not within the established or contemplated market regions of the Company. Neither the Company nor any Member will have any right to that opportunity or any income derived from that opportunity.

Duty to Devote Time

20. Each Member will devote such time and attention to the business of the Company as the majority of the Members will from time to time reasonably determine for the conduct of the Company's business.

Member Meetings

21. A meeting may be called by any Member providing that reasonable notice has been given to the other Members.

22. Regular meetings of the Members will be held only as required.

Voting

23. Each Member will have a single equal vote on any matter.

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Admission of New Members

24. A new Member may only be admitted to the Company with a majority vote of the existing Members, except in the case of a prospective member, the admission of which would render the Company ineligible to elect out of the application of the Tax Rules, in which case a unanimous vote of the existing Members will be required to admit that member.

25. The new Member agrees to be bound by all the covenants, terms, and conditions of this Agreement, inclusive of all current and future amendments. Further, a new Member will execute such documents as are needed to affect the admission of the new Member. Any new Member will receive such business interest in the Company as determined by a unanimous decision of the other Members.

Voluntary Withdrawal of a Member

26. Any Member will have the right to voluntarily withdraw from the Company.

27. The voluntary withdrawal of a Member will have no effect upon the continuance of the Company.

28. It remains incumbent on the withdrawing Member to exercise this dissociation in good faith and to minimize any present or future harm done to the remaining Members as a result of the withdrawal.

Involuntary Withdrawal of a Member

29. Events leading to the involuntary withdrawal of a Member from the Company will include but not be limited to: death of a Member; Member mental incapacity; Member disability preventing reasonable participation in the Company; Member incompetence; breach of fiduciary duties by a Member; criminal conviction of a Member; Operation of Law against a Member; or a legal judgment against a Member that can reasonably be expected to bring the business or societal reputation of the Company into disrepute. Expulsion of a Member can also occur on application by the Company or another Member, where it has been judicially determined that the Member: has engaged in wrongful conduct that adversely and materially affected the Company's business; has willfully or persistently committed a material breach of this Agreement or of a duty owed to the Company or to the other Members; or has engaged in conduct relating to the Company's business that makes it not reasonably practicable to carry on the business with the Member.

30. The involuntary withdrawal of a Member will have no effect upon the continuance of the Company.

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Dissociation of a Member

31. Where the Company consists of two or more Members, in the event of either a voluntary or involuntary withdrawal of a Member, if the remaining Members elect to purchase the interest of the withdrawing Member, the remaining Members will serve written notice of such election, including the purchase price and method and schedule of payment for the withdrawing Member's Interests, upon the withdrawing Member, their executor, administrator, trustee, committee or analogous fiduciary within a reasonable period after acquiring knowledge of the change in circumstance to the affected Member. The purchase amount of any buyout of a Member's Interests will be determined as set out in the Valuation of Interest section of this Agreement.

32. Valuation and Distribution will be determined as described in the Valuation of Interest section of this Agreement.

33. The remaining Members retain the right to seek damages from a dissociated Member where the dissociation resulted from a malicious or criminal act by the dissociated Member or where the dissociated Member had breached their fiduciary duty to the Company or was in breach of this Agreement or had acted in a way that could reasonably be foreseen to bring harm or damage to the Company or to the reputation of the Company.

34. A dissociated Member will only have liability for Company obligations that were incurred during their time as a Member. On dissociation of a Member, the Company will prepare, file, serve, and publish all notices required by law to protect the dissociated Member from liability for future Company obligations.

35. Where the remaining Members have purchased the interest of a dissociated Member, the purchase amount will be paid in full, but without interest, within 90 days of the date of withdrawal. The Company will retain exclusive rights to use of the trade name and firm name and all related brand and model names of the Company.

Right of First Purchase

36. Where the Company consists of two or more Members, in the event that a Member's Interests in the Company is or will be sold, due to any reason, the remaining Members will have a right of first purchase of that Member's Interests. The value of that interest in the Company will be the lower of the value set out in the Valuation of Interest section of this Agreement and any third party offer that the Member wishes to accept.

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Assignment of Interest

37. A Member's financial interest in the Company can only be assigned to another Member and cannot be assigned to a third party except with the unanimous consent of the remaining Members.

38. In the event that a Member's Interests in the company is transferred or assigned as the result of a court order or Operation of Law, the trustee in bankruptcy or other person acquiring that Member's Interests in the Company will only acquire that Member's economic rights and interests and will not acquire any other rights of that Member or be admitted as a Member of the Company or have the right to exercise any management or voting interests.

Valuation of Interest

39. A Member's financial interest in the Company will be in proportion to their Capital Contributions, inclusive of any Additional Capital Contributions.

40. In the absence of a written agreement setting a value, the value of the Company will be based on the fair market value appraisal of all Company assets (less liabilities) determined in accordance with generally accepted accounting principles (GAAP). This appraisal will be conducted by an independent accounting firm agreed to by all Members. An appraiser will be appointed within a reasonable period of the date of withdrawal or dissolution. The results of the appraisal will be binding on all Members. The intent of this section is to ensure the survival of the Company despite the withdrawal of any individual Member.

41. No allowance will be made for goodwill, trade name, patents or other intangible assets, except where those assets have been reflected on the Company books immediately prior to valuation.

Dissolution

42. The Company may be dissolved by a unanimous vote of the Members. The Company will also be dissolved on the occurrence of events specified in the Act.

43. Upon Dissolution of the Company and liquidation of Company property, and after payment of all selling costs and expenses, the liquidator will distribute the Company assets to the following groups according to the following order of priority:

    a. in satisfaction of liabilities to creditors except Company obligations to current Members;

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b. in satisfaction of Company debt obligations to current Members; and then

c. to the Members based on Member financial interest, as set out in the Valuation of Interest section of this Agreement.

Records

44. The Company will at all times maintain accurate records of the following:

a. Information regarding the status of the business and the financial condition of the Company.

b. A copy of the Company federal, state, and local income taxes for each year, promptly after becoming available.

c. Name and last known business, residential, or mailing address of each Member, as well as the date that person became a Member.

d. A copy of this Agreement and any articles or certificate of formation, as well as all amendments, together with any executed copies of any written powers of attorney pursuant to which this Agreement, articles or certificate, and any amendments have been executed.

e. The cash, property, and services contributed to the Company by each Member, along with a description and value, and any contributions that have been agreed to be made in the future.

45. Each Member has the right to demand, within a reasonable period of time, a copy of any of the above documents for any purpose reasonably related to their interest as a Member of the Company, at their expense.

Books of Account

46. Accurate and complete books of account of the transactions of the Company will be kept in accordance with generally accepted accounting principles (GAAP) and at all reasonable times will be available and open to inspection and examination by any Member. The books and records of the Company will reflect all the Company's transactions and will be appropriate and adequate for the business conducted by the Company.

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Banking and Company Funds

47. The funds of the Company will be placed in such investments and banking accounts as will be designated by the Members. All withdrawals from these accounts will be made by the duly authorized agent or agents of the Company as appointed by unanimous consent of the Members. Company funds will be held in the name of the Company and will not be commingled with those of any other person or entity.

Audit

48. Any of the Members will have the right to request an audit of the Company books. The cost of the audit will be borne by the Company. The audit will be performed by an accounting firm acceptable to all the Members. Not more than one (1) audit will be required by any or all of the Members for any fiscal year.

Tax Treatment

49. This Company is intended to be treated as a disregarded entity, for the purposes of Federal and State Income Tax.

Annual Report

50. As soon as practicable after the close of each fiscal year, the Company will furnish to each Member an annual report showing a full and complete account of the condition of the Company including all information as will be necessary for the preparation of each Member's income or other tax returns. This report will consist of at least:

a. A copy of the Company's federal income tax returns for that fiscal year.

b. Income statement.

c. Balance sheet.

Goodwill

51. The goodwill of the Company will be assessed at an amount to be determined by appraisal using generally accepted accounting principles (GAAP).

Governing Law

52. The Members submit to the jurisdiction of the courts of the State of Florida for the enforcement of this Agreement or any arbitration award or decision arising from this Agreement.

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Force Majeure

53. A Member will be free of liability to the Company where the Member is prevented from executing their obligations under this Agreement in whole or in part due to force majeure, such as earthquake, typhoon, flood, fire, and war or any other unforeseen and uncontrollable event where the Member has communicated the circumstance of the event to any and all other Members and where the Member has taken any and all appropriate action to satisfy his duties and obligations to the Company and to mitigate the effects of the event.

Forbidden Acts

54. No Member may do any act in contravention of this Agreement.

55. No Member may permit, intentionally or unintentionally, the assignment of express, implied or apparent authority to a third party that is not a Member of the Company.

56. No Member may do any act that would make it impossible to carry on the ordinary business of the Company.

57. No Member will have the right or authority to bind or obligate the Company to any extent with regard to any matter outside the intended purpose of the Company.

58. No Member may confess a judgment against the Company.

59. Any violation of the above forbidden acts will be deemed an Involuntary Withdrawal and may be treated accordingly by the remaining Members.

Indemnification

60. All Members will be indemnified and held harmless by the Company from and against any and all claims of any nature, whatsoever, arising out of a Member's participation in Company affairs. A Member will not be entitled to indemnification under this section for liability arising out of gross negligence or willful misconduct of the Member or the breach by the Member of any provisions of this Agreement.

Liability

61. A Member or any employee will not be liable to the Company or to any other Member for any mistake or error in judgment or for any act or omission believed in good faith to be within the scope of authority conferred or implied by this Agreement or the Company. The Member or employee will be liable only for any and all acts and omissions involving intentional

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wrongdoing.

Liability Insurance

62. The Company may acquire insurance on behalf of any Member, employee, agent or other person engaged in the business interest of the Company against any liability asserted against them or incurred by them while acting in good faith on behalf of the Company.

Life Insurance

63. The Company will have the right to acquire life insurance on the lives of any or all of the Members, whenever it is deemed necessary by the Company. Each Member will cooperate fully with the Company in obtaining any such policies of life insurance.

Actions Requiring Unanimous Consent

64. The following actions will require the unanimous consent of all Members:

a. Endangering the ownership or possession of Company property including selling, transferring or loaning any Company property or using any Company property as collateral for a loan.

b. Releasing any Company claim except for payment in full.

Amendment of this Agreement

65. No amendment or modification of this Agreement will be valid or effective unless in writing and signed by all Members.

Title to Company Property

66. Title to all Company property will remain in the name of the Company. No Member or group of Members will have any ownership interest in Company property in whole or in part.

Miscellaneous

67. Time is of the essence in this Agreement.

68. This Agreement may be executed in counterparts.

69. Headings are inserted for the convenience of the Members only and are not to be considered when interpreting this Agreement. Words in the singular mean and include the plural and vice versa. Words in the masculine gender include the feminine gender and vice versa. Words in a

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neutral gender include the masculine gender and the feminine gender and vice versa.

70. If any term, covenant, condition or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, it is the Members' intent that such provision be reduced in scope by the court only to the extent deemed necessary by that court to render the provision reasonable and enforceable and the remainder of the provisions of this Agreement will in no way be affected, impaired or invalidated as a result.

71. This Agreement contains the entire agreement between the Members. All negotiations and understandings have been included in this Agreement. Statements or representations that may have been made by any Member during the negotiation stages of this Agreement, may in some way be inconsistent with this final written Agreement. All such statements have no force or effect in respect to this Agreement. Only the written terms of this Agreement will bind the Members.

72. This Agreement and the terms and conditions contained in this Agreement apply to and are binding upon each Member's successors, assigns, executors, administrators, beneficiaries, and representatives.

73. Any notices or delivery required here will be deemed completed when hand-delivered, delivered by agent, or seven (7) days after being placed in the post, postage prepaid, to the Members at the addresses contained in this Agreement or as the Members may later designate in writing.

74. All of the rights, remedies and benefits provided by this Agreement will be cumulative and will not be exclusive of any other such rights, remedies and benefits allowed by law.

Definitions

75. For the purpose of this Agreement, the following terms are defined as follows:

a. "Additional Contribution" means Capital Contributions, other than Initial Contributions, made by Members to the Company.

b. "Capital Contributions" means the total amount of cash, property, or services contributed to the Company by any one Member.

c. "Distribution" means a payment of Company profits to the Members.

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d. "Initial Contributions" means the initial Capital Contributions made by any Member to acquire an interest in the Company.

e. "Member's Interests" means the Member's collective rights, including but not limited to, the Member's right to share in profits, Member's right to a share of Company assets on dissolution of the Company, Member's voting rights, and Member's rights to participate in the management of the Company.

f. "Net Profits or Losses" means the net profits or losses of the Company as determined by generally accepted accounting principles (GAAP).

g. "Operation of Law" means rights or duties that are cast upon a party by the law, without any act or agreement on the part of the individual, including, but not limited to, an assignment for the benefit of creditors, a divorce, or a bankruptcy.

h. "Principal Office" means the office whether inside or outside the State of Florida where the executive or management of the Company maintain their primary office.

i. "Voting Members" means the Members who belong to a membership class that has voting power. Where there is only one class of Members, then those Members constitute the Voting Members.

IN WITNESS WHEREOF the Member has duly affixed their signature under hand and seal on this 08th day of September, 2025.

AuthentiSIGN
Yglesio Luciano Moyses Silva de Souza 09/08/25

MY NEGOCIOS S.A. (Member)

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1

100%

My Rentals & Management LLC

This Certifies that My Negocios S.A is the owner of

One Hundred percent of the above Limited Liability Company

transferable only on the books of the Limited Liability Company by the holder hereof in person or by duly authorized Attorney upon surrender of this certificate properly endorsed. Transfer of this percent is subject to restrictions in the Operating Agreement Regulations for this Limited Liability Company. The Company will furnish without charge to each percent holder who so requests, the powers, designations, preferences and relative participation rights of percent holders and the qualifications, limitations or restrictions of such rights.

In Witness Whereof, the said Limited Liability Company has caused this Certificate to be signed by its duly authorized Member(s)/Manager(s) and to be sealed with the Seal of the Limited Liability Company.

Dated July 29, 2025

AuthentiSIGN

Yglesio Luciano Moyses Silva de Souza 07/29/25

Member

STOCK LEDGER

Business Name	**MV NEGÓCIOS S.A**
CNPJ No.	**47.123.510/0001-10**
Business Address	**Avenida dos Holandeses, Century Multiemp Building, Room 812, No.14, São Marcos, São Luís/Maranhão, ZIP Code: 65075-650.**
Shareholder Name	**HELLYCLEYTON PALACIO PEREIRA**
Full Shareholder Details	**Brazilian, single, entrepreneur, born on 10/12/1988, registered with CPF 021.278.753-54, residing at Rua das Juçaras, no number, Executive Lake Building, 3rd floor, Room 312, Renascença, São Luís-Maranhão, ZIP Code: 65075-230**
Serial Number:	**001**

	Operations								Transfer		
Date	**Nature of the operation** (subscription, acquisition, assignment, conversion, redemption, reimbursement, or amortization)	**Number of shares related to the operation**	**Type**	**Class**	**Nominal value**	**Paid-up Value**	**Instrument**	**Total Ordinary Shares after the operation**	**Assignor**	**Assignee**	**Assignee Details**
07/19/2024	**Subscription**	**200,000**	**Ordinary**	**ON**	**200,000**	**R$200,000.00**	**Contract**	**200,000**			
10/22/2024	**Assignment**	**50,000**	**Ordinary**			**R$50,000.00**	**Private Agreement**	**150,000**	**Hellycleyton Palácio Pereira**	**Yglésio Luciano Moyses Silva de Sousa**	**CPF: 832.461.003-06, Brazilian, Avenida dos Holandeses, Farol da Ilha Condominium, 132, Ponta D'Areia, São Luís-Maranhão, ZIP Code: 65077-357**

ELECTRONIC SIGNATURE

We certify that the corporate act of MY NEGOCIOS S.A is digitally signed by:

IDENTIFICATION OF THE SIGNATORY(IES)	
CPF/CNPJ	Name
02127875354	HELLYCLEYTON PALACIO PEREIRA
07647280325	CARLITO FARIA PEREIRA
83246100306	YGLESIO LUCIANO MOYSES SILVA DE SOUZA
88082113391	RICARDO JOSE GONCALVES

**Translator's note:*
Department for Rationalization and Simplification and Digital Government is a Brazilian federal body responsible for promoting the simplification and debureaucratization of public services.

JUCEMA

**I CERTIFY THE REGISTRATION ON 04/30/2025 AT 10:52 A.M. UNDER NO. 20250530929.
PROTOCOL: 250530929 DATED 04/28/2025.
VERIFICATION CODE: 12507102224. HEAD OFFICE CNPJ: 47123510000110.
NIRE: 21300013920. EFFECTIVE DATE OF REGISTRATION: 04/25/2025.
MY NEGOCIOS S.A**

**CARLOS ANDRÉ DE MORAES PEREIRA
SECRETARY-GENERAL
www.empresafacil.ma.gov.br**

The validity of this document, if printed, is subject to verification of its authenticity on the respective portals, by entering the corresponding verification codes.

I, Carolina Favero da Silva, telephone number 415 425-2508, mailing address P.O. Box 90487, San Diego, CA 92169, certify that the professional translation of this document from Portuguese to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.


_____ Date: February 11, 2026.

LIVRO DE REGISTRO DE AÇÕES NOMINATIVAS	
Razão Social	MY NEGÓCIOS S.A
CNPJ nº	47.123.510/0001-10
Endereço Empresarial	Av dos Holandeses, Ed. Century Multiemp. S.812 nº 14 São Marcos, São Luís/MA CEP:65075-650.
Nome do acionista	HELLYCLEYTON PALACIO PEREIRA
Qualificação completa do acionista	Brasileiro, solteiro, empresário, nascido em 12.10.1988, inscrito no CPF 021.278.753-54, residente na rua das juçaras, sn, Ed. Executive Lake 3 andar sala 312, Renascença, São Luís-MA - CEP: 65075-230
Nº Ordem:	001

Data	Operações								Transferência		
	Natureza da operação (subscrição, aquisição, cessão, conversão, resgate, reembolso ou amortização)	Quantidade de ações referente à operação	Espécie	Classe	Valor nominal	Valor integralizado	Instrumento	Total das Ações Ordinárias após a operação	Cedente	Cessionário	Qualificação cessionário
19/07/2024	Subscrição	200.000	Ordinária	ON	200.000,00	R$200.000,00	Contrato	200.000,00	_____	_____	_____
22/10/2024	Cessão	50.000	Ordinária			R$50.000,00	Contrato Particular	150.000,00	Hellycleyton Palácio Pereira	Yglésio Luciano Moyses Silva de Sousa	CPF: 832.461.003-06, Brasileiro, Av dos Holandeses, Cond Farol da Ilha, 132 Ponta D'Areia São Luís/MA CEP:65077-357

ASSINATURA ELETRÔNICA

Certificamos que o ato da empresa MY NEGOCIOS S.A consta assinado digitalmente por:

IDENTIFICAÇÃO DO(S) ASSINANTE(S)	
CPF/CNPJ	Nome
02127875354	HELLYCLEYTON PALACIO PEREIRA
07647280325	CARLITO FARIA PEREIRA
83246100306	YGLESIO LUCIANO MOYSES SILVA DE SOUZA
88082113391	RICARDO JOSE GONCALVES

CERTIFICO O REGISTRO EM 30/04/2025 10:52 SOB Nº 20250530929.
PROTOCOLO: 250530929 DE 28/04/2025.
CÓDIGO DE VERIFICAÇÃO: 12507102224. CNPJ DA SEDE: 47123510000110.
NIRE: 21300013920. COM EFEITOS DO REGISTRO EM: 25/04/2025.
MY NEGOCIOS S.A

JUCEMA

CARLOS ANDRÉ DE MORAES PEREIRA
SECRETÁRIO-GERAL
www.empresafacil.ma.gov.br

A validade deste documento, se impresso à comprovação de sua autenticidade nos respectivos portais, informan 1008 tivos códigos de verificação.

MY NEGÓCIOS S.A.
National Register of Legal Entities (CNPJ/MF): 47.123.510/0001-10
Business Registration Identification Number (NIRE): 21300013920

MINUTES OF THE EXTRAORDINARY GENERAL MEETING
HELD ON JANUARY 23, 2025

DATE, TIME, AND PLACE: On January 23 (twenty-three), 2025, at 10:00 a.m., at the Company's headquarters, located at Avenida dos Holandeses, Century Multiemp. Building, Room 812, No. 14, São Marcos, São Luís – State of Maranhão (MA), ZIP Code 65075-650.

NOTICE AND ATTENDANCE: Prior notice was waived pursuant to Article 124, paragraph 4, of Law No. 6,404, dated December 15, 1976, as amended (the "Brazilian Corporations Law"), due to the presence of Shareholders representing the entire share capital of the Company.

BOARD: The meeting was presided over by Mr. **Yglésio Luciano Moyses Silva de Souza** (Chairman), who invited me, **Hellycleyton Palácio Pereira**, in the capacity of **General Secretary**, to act as Secretary of the meeting.

AGENDA: To discuss and resolve on the following matters: (i) amendment of the Transformation Minutes, Clause Five, items 5.2 and 5.4; (ii) amendment of the Bylaws, including in Article 14 the term of office and the powers attributed to each officer; (iii) correction of the term of office stated in the instruments of assumption of office of the Board of Directors and the Executive Officers.

RESOLUTIONS: After examination and discussion of the matters listed on the **Agenda**, the following resolutions were adopted unanimously by all shareholders present:

Accordingly, as a result of the resolutions approved above, the Transformation Minutes, Article 14 of the Company's Bylaws, and the Instruments of Assumption of Office of the Board of Directors and the Executive Officers shall henceforth read as follows:

> ***"Clause Five, item 5.2 –*** *As a result of the resolution adopted herein, the following individuals are hereby appointed to compose the Board of Directors of the Company, for a term of three (3) years: Mr. Yglesio Luciano Moyses Silva de Souza, as Chairman of the Board of Directors, and Ricardo Jose Gonçalves.* ***Item 5.4 –*** *The shareholders resolve to appoint, to compose the Executive Board of the Company, for a term of three (3) years, the following individuals: Hellycleyton Palacio Pereira, as Chief Executive Officer, and Carlito Faria Pereira, as"*
>
> ***Article 14 –*** *The Company shall be managed by an Executive Board and a Board of Directors composed of 4 (four) members, namely: the Chairman of the Board of Directors, one Board Member, the Chief Executive Officer, and one Director, for a term of 3 (three) years, whose mandates shall always expire at the Annual General Meeting that approves the financial statements for the fiscal year of their management.*
>
> *"Instrument of Assumption of Office of the Board of Directors and the Executive Board: the term of office shall be 3 (three) years."*

As a result of the resolutions approved above, it was resolved to consolidate the **Company's Bylaws**, which are hereby deemed **"consolidated"** and form an integral part of these minutes as Annex II, as well as the Instruments of Assumption of Office of the Board of Directors and the Executive Board, attached as Annex III.

CLOSING:
There being no further matters to discuss, the meeting was adjourned. I, **Hellycleyton Palácio Pereira**, in my capacity as **General Secretary**, drew up these minutes, which, having been read and approved, are signed by me and by the **Chairman**, and the signatures of the other members of the committee are waived.

São Luís - MA, January 23, 2025.

Yglésio Luciano Moyses Silva de Souza
Chairman

Hellycleyton Palácio Pereira
Secretary

ANNEX II

BYLAWS OF MY
NEGÓCIOS S.A.
National Register of Legal Entities (CNPJ): 47.123.510/0001-10
Business Registration Identification Number (NIRE): 21300013920

Chapter I – Corporate Name, Registered Office, Corporate Purpose, and Term

Article 1. MY NEGÓCIOS S.A. is a business corporation and shall be governed by these Bylaws, by Law No. 6,404, of December 15, 1976, as amended ("the Brazilian Corporations Law"), and by all other applicable legal and regulatory provisions.

Article 2. The Company's registered office and legal domicile is located at: Avenida dos Holandeses, Century Multiemp. Building, Room 812, No. 14, São Marcos Neighborhood, São Luís/MA, ZIP Code 65075-650.

Sole Paragraph – The Company may establish branches, agencies, warehouses, or offices anywhere in the country, whenever deemed to be in its interest, by resolution of the Executive Board.

Article 3. The Company's corporate purpose consists of the following activities:

6463-8/00 – Other equity holding companies, except holding companies;
4110-7/00 – Real estate development;
4120-4/00 – Construction of buildings;
6493-0/00 – Administration of consortiums for the acquisition of goods and rights;
6810-2/01 – Purchase and sale of own real estate;
6810-2/02 – Leasing of own real estate;
6822-6/00 – Management and administration of real estate property;
7490-1/04 – Intermediation and agency activities for services and business in general, except real estate activities;
6810-2/03 – Subdivision of own real estate;
6462-0/00 – Holding companies of non-financial institutions;

Article 4. The Company shall have an indefinite term of existence.

Chapter II – Share Capital

Article 5. The Company's share capital is **R$200,000.00 (two hundred thousand Brazilian reais)**, divided into 200,000 (two hundred thousand) common shares, registered, with no par value.

Article 6. Each common share shall confer the right to one vote in the resolutions of the General Meeting.

Article 7. By resolution of the Board of Directors, the Company's shares may be issued in book-entry form, maintained in deposit accounts in the name of their holders, without the issuance of share certificates, through a financial institution authorized by the Brazilian Securities and Exchange Commission ("CVM").

Sole Paragraph. The costs of transfer and recordation, as well as the costs of services related to book-entry shares, may be charged directly to the shareholder by the depository institution, as defined in the share bookkeeping agreement.

Chapter III – General Meeting

Article 8. The General Meeting shall be held, ordinarily, once a year, in accordance with Article 132 of the Brazilian Corporations Law, and extraordinarily, whenever convened to deliberate on any other matter, pursuant to these Bylaws or to the Brazilian Corporations Law.

Article 9. The General Meeting shall have, in addition to the powers conferred by law, the authority to:

I. Elect and remove the members of the Board of Directors and of the Fiscal Council, when installed;

II. Set the annual aggregate compensation of the members of the Board of Directors and of the Executive Board, as well as that of the members of the Fiscal Council;

III. Amend these Bylaws;

IV. Resolve on the dissolution, liquidation, merger, spin-off, or incorporation of the Company, or of any company into the Company;

V. Authorize the Company to sell, liquidate, or dissolve any subsidiary representing more than 10% (ten percent) of the Company's assets or revenues;

VI. Grant stock bonuses and resolve on any reverse stock splits or stock splits;

VII. Approve stock option plans intended for officers, employees, or natural persons who render services to the Company or to companies controlled by the Company;

VIII. Resolve, in accordance with a proposal submitted by management, on the allocation of the net income for the fiscal year and the distribution of dividends.

Article 10. The General Meeting shall be convened by the Board of Directors or, in the cases provided by law, by shareholders or by the Fiscal Council. The first call notice shall be made at least 8 (eight) days in advance, counted from the date of the first publication of the notice. If the meeting is not held, a second call notice shall be published at least 5 (five) days in advance.

Article 11. At the General Meetings, shareholders shall present identification documents

and/or corporate documents evidencing their legal representation at the General Meeting.

Paragraph 1. The Company shall waive the requirement for the presentation of proof of share ownership by the holder of book-entry shares whose name appears on the list of shareholders provided by the depository financial institution, if any.

Paragraph 2. Shareholders may be represented at the General Meeting by an attorney-in-fact duly appointed pursuant to Paragraph 1 of Article 126 of the Brazilian Corporations Law, by means of a public deed or a private instrument with notarized signature, provided that the relevant power of attorney is deposited at the Company's headquarters, together with the other documents required under this Article, at least 72 (seventy-two) hours in advance.

Article 12. The General Meeting shall be installed and presided over by the Chairman of the Board of Directors or, in the event of his absence or impediment, by another board member, officer, or shareholder designated by the Chairman of the Board of Directors. The Chairman of the General Meeting shall appoint up to 2 (two) Secretaries.

Article 13. Resolutions of the General Meeting shall be adopted by a majority of the votes present, except as otherwise provided in the Brazilian Corporations Law or in these Bylaws, and blank votes and abstentions shall not be counted.

Paragraph 1. The General Meeting may deliberate only on matters included on the agenda set forth in the respective call notice, except as otherwise provided in the Brazilian Corporations Law.

Paragraph 2. The minutes of the General Meetings shall be recorded in the Book of Minutes of General Meetings, in summary form of the events occurred, and shall be published with the signatures omitted.

Chapter IV – Management Bodies Section I – Executive Board

Article 14. The Company shall be managed by a Board of Directors and an Executive Board, composed of 4 (four) members, resident and domiciled in Brazil, designated as follows: *Chairman of the Board of Directors, Board Member, Chief Executive Officer, and one Director*, for a term of 3 (three) years, whose mandates shall always expire at the Annual General Meeting that approves the financial statements for the fiscal year of their management.

Paragraph 1. Appointment to the positions within the Company's management bodies shall be effected by means of an instrument of assumption of office recorded in the appropriate corporate book and signed by the appointed officer, and no management bond or guarantee shall be required.

Paragraph 2. The officers shall remain in their respective positions until the assumption of office by their successors, unless otherwise resolved by the General Meeting or by the Board of Directors, as applicable.

Article 15. The management of the corporation may also be exercised by an officer who is not a shareholder.

Article 16. The Directors and Executive Officers hereby declare, under penalty of law, that they are not legally disqualified from exercising the management of the Company by any special law, nor by virtue of any criminal conviction, nor subject to the effects thereof, nor to any penalty that, even temporarily, prohibits access to public office; nor by conviction for bankruptcy-related crimes, malfeasance in office, bribery or corruption, extortion, embezzlement, or crimes against the popular economy, the national financial system, competition law, consumer relations, public faith, or property.

Article 17. In the event of resignation or death of any Director, the Company shall not be dissolved. The shareholders shall, at a General Meeting, appoint a replacement and, in the event that the departing or deceased individual is a shareholder whose name forms part of the Company's corporate name, the corresponding amendment shall be made.

Article 18. Except as otherwise provided in these Bylaws, any management body shall validly meet with the presence of a majority of its respective members and shall resolve by a majority vote of those present.

Paragraph 1. Meetings of the management bodies may be held by conference call, videoconference, or any other means of communication that allows the identification of the member and simultaneous communication with the other persons attending the meeting. Absent officers may also delegate their vote in writing to other officers of the same management body.

Paragraph 2. Officers who participate in meetings in the manner provided above shall be deemed present for all legal purposes, and the execution of the respective minutes by facsimile or other electronic means shall be valid, and a copy thereof shall be filed at the Company's headquarters together with the original signed minutes.

Paragraph 3. Prior notice of a meeting may be waived only if all members are present.

Article 19. The Executive Board, acting jointly or severally, shall have the authority to:

I. Establish the general business policy and direction of the Company;

II. Appoint and remove the Directors, as well as define their respective powers and duties;

III. Set the compensation, fringe benefits, and other incentives of the Directors, within the overall management compensation limits approved by the General Meeting;

IV. Oversee the management of the Directors; examine, at any time, the Company's books and records; and request information regarding executed or pending contracts and any other acts;

V. Call the General Meeting whenever it deems appropriate or in the cases provided for in Article 132 of the Brazilian Corporations Law;

VI. Review and issue an opinion on the Management Report, the Financial Statements, and the accounts of the Executive Board;

VII. Resolve on the issuance, placement, price, and payment conditions of shares and subscription warrants issued by the Company;

VIII. Resolve on the issuance of simple debentures, non-convertible into shares and without real collateral, in accordance with applicable legal provisions;

IX. Resolve on the acquisition, disposal, or encumbrance of the Company's movable or immovable assets, as well as on the execution of any act or contract with a value equal to or exceeding 2% (two percent) of the paid-in share capital;

X. Resolve on the execution of contracts considered as projects under an expansion plan related to the Company's corporate purpose;

XI. Resolve on the execution of contracts involving the disposal of, or the creation of liens, security interests, or other encumbrances over the Company's operating assets, or relating to non-operating real estate assets of the Company;

XII. Resolve on the appointment of attorneys-in-fact with powers to perform any of the acts listed in items IX to XI of this Article;

XIII. Select and remove independent auditors;

XIV. Submit to the General Meeting proposals to amend these Bylaws; and

XV. Perform any other duties assigned to it by the General Meeting, in accordance with applicable law.

Article 20. The Executive Board may not use the company to engage in business activities unrelated to the company's corporate purposes.

Article 21. Each member of the Executive Board shall be entitled to a monthly withdrawal, as compensation (fees), in an amount to be determined annually by the company's Ordinary General Meeting and applicable for the entire fiscal year.

Paragraph 1. Notices convening meetings shall be made by means of a written notice delivered to each member of the Executive Board, indicating the place, date, and time of the meeting, as well as, in summary form, the agenda. Such notices must be delivered at least 5 (five) business days in advance in the case of ordinary meetings, and at least 2 (two) business days in advance in the case of extraordinary meetings. Resolutions adopted at meetings of the Executive Board shall be limited to the matters set forth in the notice of convocation.

Paragraph 2. All resolutions adopted by the Executive Board shall be recorded in minutes drawn up in the respective Executive Board Meeting Minutes Book.

Article 22. The Board of Directors shall have authority, in addition to other powers and duties assigned to it by law or by these Bylaws:

Chapter V – Audit Committee

Article 23. The Audit Committee shall operate on a non-permanent basis, with the powers and duties conferred upon it by law, and shall only be installed by resolution of the General Meeting or at the request of shareholders, in the cases provided by law.

Article 24. The Audit Committee shall be composed of at least 3 (three) and at most 5 (five) effective members, with an equal number of alternate members, whether shareholders or not, elected and removable at any time by the General Meeting.

Article 25. The Audit Committee shall meet, pursuant to law, whenever necessary, and shall review the financial statements at least quarterly.

Paragraph 1. Regardless of any formalities, a meeting at which all members of the Audit Committee are present shall be deemed to have been duly convened.

Paragraph 2. The Audit Committee shall render its decisions by absolute majority vote, provided that a majority of its members is present.

Paragraph 3. All resolutions of the Audit Committee shall be recorded in minutes drawn up in the respective Audit Committee Minutes and Opinions Book and signed by the members present.

Article 26. The compensation of the members of the Audit Committee shall be determined by the General Meeting that elects them, in compliance with paragraph 3 of Article 162 of the Brazilian Corporations Law.

Chapter VI – Financial Statements and Distribution of Profits

Article 27. The fiscal year shall begin on January 1 and end on December 31 of each year.

Article 28. At the end of each fiscal year, Director **HELLYCLEYTON PALACIO PEREIRA** shall render duly supported accounts of his management, proceeding with the preparation of the following:

I. Balance sheet;
II. Statement of changes in shareholders' equity.

III. Statement of income for the fiscal year; and
IV. Statement of sources and uses of funds.

Article 29. Together with the financial statements for the fiscal year, the Board of Directors shall submit to the Annual General Meeting a proposal for the allocation of the net income for the fiscal year, calculated after deduction of the participations referred to in Article 190 of the Brazilian Corporations Law, as provided in Paragraph 1 of this Article, and adjusted for dividend calculation purposes pursuant to Article 202 of the same law, observing the following order:

I. 5% (five percent) shall be allocated, prior to any other allocation, to the legal reserve, which shall not exceed 20% (twenty percent) of the capital stock;

II. A portion, upon proposal of the management bodies, may be deducted for the formation of a contingency reserve, or added back in the event of reversal of such reserves formed in prior fiscal years, pursuant to Article 195 of the Brazilian Corporations Law;

III. A portion allocated to the payment of the mandatory dividend, not less, in each fiscal year, than 1% (one percent) of the adjusted annual net income, in the manner provided for in Article 202 of the Brazilian Corporations Law;

IV. In the fiscal year in which the amount of the mandatory dividend, calculated pursuant to item III above, exceeds the realized portion of the income for the fiscal year, the General Meeting may, upon proposal of the management bodies, allocate the excess to the formation of a reserve for unrealized profits, in accordance with Article 197 of the Brazilian Corporations Law;

V. Any remaining balance shall be allocated as determined by the Board of Directors, subject to approval by the General Meeting, provided that the General Meeting does not resolve otherwise.

Paragraph 1. In the fiscal year in which the balance of the legal reserve, together with the amounts of the capital reserves referred to in Paragraph 1 of Article 182 of the Brazilian Corporations Law, exceeds 30% (thirty percent) of the capital stock, the allocation of a portion of the net income for the fiscal year to the legal reserve shall not be mandatory.

Paragraph 2. The General Meeting may, upon proposal of the management bodies, resolve to retain a portion of the net income for the fiscal year provided for in a capital budget previously approved by the General Meeting itself, pursuant to Article 196 of the Brazilian Corporations Law.

Paragraph 3. The balance of profit reserves, except for contingency reserves and reserves for unrealized profits, shall not exceed the capital stock. Once this limit is reached, the General Meeting shall resolve on the application of the excess toward the capitalization or increase of the

capital stock, or toward the distribution of dividends.

Article 30. Upon proposal of the Executive Board, the Company may pay or credit interest to the shareholders, as compensation for their equity capital, in compliance with applicable legislation. Any amounts so paid may be offset against the amount of dividends subsequently declared by the Company.

Article 31. The Company may prepare interim balance sheets at the end of each quarter. By resolution of the Board of Directors, the Company may:

I. Declare the payment of dividends or interest on equity capital based on the profit determined in a quarterly balance sheet, to be offset against the amount of the mandatory dividend, if any; and

II. Declare interim dividends or interest on equity capital based on accumulated profits or profit reserves existing in the most recent annual or quarterly balance sheet, to be offset against the amount of the mandatory dividend, if any.

Article 32. Dividends shall be paid within a maximum period of 60 (sixty) days from the date of publication of the General Meeting that declares them. Dividends not received or not claimed shall lapse after a period of 3 (three) years, counted from the date on which they were made available to the shareholder, and shall revert to the benefit of the Company.

Chapter VII – Liquidation of the Company

Article 33. The Company shall enter into liquidation in the cases determined by law, and the General Meeting shall elect the liquidator or liquidators, as well as the Audit Committee that shall operate during such period, in compliance with the applicable legal formalities.

Chapter VIII – Final and Transitional Provisions

Article 34. Any matters not provided for in this Bylaws shall be resolved by the General Meeting and governed in accordance with the provisions of the Brazilian Corporations Law.

Article 35. The Company shall observe any shareholders' agreements filed at its headquarters, if any, and it shall be prohibited to register transfers of shares or to count votes cast at a General Meeting that are contrary to their terms.

ANNEX III
TERM OF OFFICE – BOARD OF DIRECTORS

Takes office, by this act, as member and Chairman of the Board of Directors of **MY NEGOCIOS S.A.**, a closely held corporation, enrolled with the CNPJ under No. 47.123.510/0001-10, with registered office at Avenida dos Holandeses, Century Multiemp. Building, Room 812, São Marcos Neighborhood, São Luís/MA, ZIP Code 65.075-650, Mr. **YGLESIO LUCIANO MOYSES SILVA DE SOUZA**, Brazilian, married, born on 09.19.1980, businessman, holder of Identity Card (RG) No. 697553973, issued by GESUSPC/MA, enrolled with the CPF under No. 832.461.003-06, resident and domiciled at Avenida dos Holandeses, No. 11, Condomínio Farol da Ilha, Apartment 132, Ponta D'Areia Neighborhood, São Luís/MA, ZIP Code 65.077-357, with a term of 3 (three) years.

The elected member declares, for all legal purposes: (a) that he is not prevented, by special law, from exercising the office of member of the Board of Directors, nor has he been convicted of a criminal sentence that prohibits, even temporarily, access to public office; nor for bankruptcy crimes, malfeasance, bribery or corruption, extortion, embezzlement; or crimes against the popular economy, the national financial system, competition defense rules, consumer relations, public faith, or property, while the effects of the conviction remain in force; and (b) that he has no conflict of interest with the Company.

YGLESIO LUCIANO MOYSES SILVA DE SOUZA

Chairman of the Board of Directors

TERM OF OFFICE OF THE BOARD OF DIRECTORS

Takes office, by this act, as member of the Board of Directors of **MY NEGOCIOS S.A.**, a closely held corporation, enrolled with the CNPJ under No. 47.123.510/0001-10, with registered office at Avenida dos Holandeses, Century Multiemp. Building, Room 812, No. 14, São Marcos Neighborhood, São Luís/MA, ZIP Code 65.075-650, Mr. RICARDO JOSE GONÇALVES, Brazilian, single, born on 10.14.1979, businessman, holder of Driver's License (CNH) No. 04345466165, issued by DETRAN/MA, enrolled with the CPF under No. 880.821.133-91, resident at Rua das Juçaras, without number, Renascença Neighborhood, São Luís/MA, ZIP Code 65.075-230, with a term of 3 (three) years.

The elected member declares, for all legal purposes: (a) that he is not prevented, by special law, from exercising the office of member of the Board of Directors, nor has he been convicted of a sentence that prohibits, even temporarily, access to public office; nor for family crimes, malfeasance, bribery or corruption, extortion, embezzlement; or crimes against the popular economy, the national financial system, competition defense rules, consumer relations, public faith, or property, while the effects of the conviction remain in force; and (b) that he has no conflict of interest with the Company.

RICARDO JOSE GONÇALVES

Member of the Board of Directors

TERMS OF OFFICE OF THE EXECUTIVE BOARD

By virtue of a resolution adopted by the shareholders of **MY NEGOCIOS S.A.**, a closely held corporation, enrolled with the CNPJ under No. 47.123.510/0001-10, with registered office at Avenida dos Holandeses, Century Multiemp. Building, Room 812, No. 14, São Marcos Neighborhood, São Luís/MA, ZIP Code 65.075-650, Mr. **HELLYCLEYTON PALACIO PEREIRA** is hereby elected to the position of Chief Executive Officer, Brazilian, single, businessman, born on 10/12/1988, enrolled with the CPF under No. 021.278.753-54, holder of Identity Card (RG) No. 0256772720039, issued by SSP/MA, resident and domiciled at Rua das Juçaras, without number, Executive Lake Building, 3rd floor, Room 312, Renascença Neighborhood, São Luís/MA – ZIP Code 65075-230.

The elected Director, now taking office, declares under penalty of law that he is not prevented by special law from exercising the management and direction of corporations, nor has he been convicted of a sentence that prohibits, even temporarily, access to public office, nor for bankruptcy crimes, malfeasance, bribery or corruption, extortion, embezzlement, or crimes against the popular economy, the national financial system, competition defense rules, consumer relations, public faith and credit, or property.

The term of office of the Director now taking office shall be 3 (three) years, commencing on this date. In the event of expiration of the term, it shall be considered immediately extended until the date of assumption of office of the newly elected officers, pursuant to Article 150, paragraph 4, of Law No. 6,404/76.

HELLYCLEYTON PALACIO PEREIRA
Chief Executive Officer

TERMS OF OFFICE OF THE EXECUTIVE BOARD

By virtue of a resolution adopted by the shareholders of **MY NEGOCIOS S.A.**, a closely held corporation, enrolled with the CNPJ under No. 47.123.510/0001-10, with registered office at Avenida dos Holandeses, Century Multiemp. Building, Room 812, No. 14, São Marcos Neighborhood, São Luís/MA, ZIP Code 65.075-650, Mr. **CARLITO FARIA PEREIRA** is hereby elected to the position of member of the Executive Board, Brazilian, married, born on 09/26/1956, businessman, holder of Driver's License (CNH) No. 00148770872, issued by DETRAN/MA, enrolled with the CPF under No. 076.472.803-25, resident at Rua das Juçaras, without number, Renascença Neighborhood, São Luís/MA, ZIP Code 65075-230.

The elected Director, now taking office, declares under penalty of law that he is not prevented by special law from exercising the management and direction of corporations, nor has he been convicted of a sentence that prohibits, even temporarily, access to public office, nor for bankruptcy crimes, malfeasance, bribery or corruption, extortion, embezzlement, or crimes against the popular economy, the national financial system, competition defense rules, consumer relations, public faith and credit, or property.

The term of office of the Director now taking office shall be 3 (three) years, commencing on this date. In the event of expiration of the term, it shall be considered immediately extended until the date of assumption of office of the newly elected officers, pursuant to Article 150, paragraph 4, of Law No. 6,404/76.

CARLITO FARIA PEREIRA
Director

ELECTRONIC SIGNATURE

We certify that the corporate act of MY NEGOCIOS S.A. is digitally signed by:

IDENTIFICATION OF THE SIGNATORY(IES)	
CPF/CNPJ	Name
02127875354	HELLYCLEYTON PALACIO PEREIR
07647280325	CARLITO FARIA PEREIRA
83246100306	YGLESIO LUCIANO MOYSES SILVA DE SOUZA
88082113391	RICARDO JOSE GONCALVES

JUCEMA

I HEREBY CERTIFY THE REGISTRATION on 01/31/2025 at 14:01, under No. 20250136864.
PROTOCOL: 250136864, dated 01/30/2025.
VERIFICATION CODE: 12501795910. HEAD OFFICE CNPJ: 47.123.510/0001-10.
NIRE: 21300013920. WITH REGISTRATION EFFECTS AS OF: 01/29/2025.
MY NEGOCIOS S.A.

CARLOS ANDRÉ DE MORAES PEREIRA
SECRETARY-GENERAL
www.empresafacil.ma.gov.br

The validity of this document, if printed, is subject to verification of its authenticity on the respective portals, by entering the corresponding verification codes.

I, Raphael Michels Fantinato de Moura, telephone number 415 425-2508, mailing address P.O. Box 90487, San Diego, CA 92169, certify that the professional translation of this document from Portuguese to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.

Raphael Michels Fantinato de Moura. **Date: February 10, 2026.**

MY NEGÓCIOS S.A
CNPJ/MF: 47.123.510/0001-10
NIRE Nº: 21300013920

ATA DA ASSEMBLEIA GERAL EXTRAORDINÁRIA
REALIZADA EM 23 DE JANEIRO DE 2025.

DATA, HORA E LOCAL: Aos 23 (vinte e três) dias de janeiro de 2025, às 10:00 horas, na sede Avenida dos Holandeses, Ed. Century Multiemp. Sala 812, 14, Sao Marcos, São Luis – MA, CEP 65075-650.

CONVOCAÇÃO E PRESENÇA: Dispensada a convocação prévia consoante o disposto no artigo 124, §4º da Lei nº 6.404, de 15 de dezembro de 1976, conforme alterada ("Lei das S.A."), em razão da presença dos Acionistas que representam a totalidade do capital social da Companhia.

MESA: Os trabalhos foram presididos pelo Sr. **Yglésio Luciano Moyses Silva de Souza** (Presidente), que convidou a mim, **Hellycleyton Palácio Pereira**, na condição de **Secretário Geral**, para secretariá-lo.

ORDEM DO DIA: Discutir e deliberar sobre a seguinte matéria: (i) da ata de transformação clausula 5º item 5.2 e 5.4; (II) Reformar o Estatuto incluído no art. 14º a prazo de gestão atribuição de cada administrador;(III) correção do período do mandato nos termos de posse do Conselho de Administração e de Diretoria.

DELIBERAÇÕES: Após exame e discussão das matérias constante da **Ordem do Dia**, foram tomadas as seguintes deliberações, com o voto favorável de todos os acionistas presentes:

Assim, em razão da deliberação aprovada acima, a ata de transformação e o Artigo 14º do Estatuto Social da Sociedade anônima e os termos de Posse do Conselho de Administração e da Diretoria passa a vigorar com a seguinte redação:

> *" **Clausula Quinta, item 5.2** – Em razão da deliberação tomada ficam nomeados neste ato para compor Conselho de Administração da Companhia, por mandato de 03(três) anos, os senhores Yglesio Luciano Moyses Silva de Souza, como Presidente do Conselho de Administração e Ricardo Jose Gonçalves. **E o item 5.4** Deliberam os acionistas pela nomeação, para compor a Diretoria da Companhia, por mandato de 03(três) anos, os senhores Hellycleyton Palacio Pereira, como Diretor Presidente e Carlito Faria Pereira, como"*
>
> ***Art. 14º**- A sociedade será administrada por uma diretoria e conselho de administração composta de 04(um) membro, Presidente do Conselho de Administração, Conselheiro Administrativo, Diretor Presidente e um Diretor, para um período de 03 (três) anos e cujos mandatos terminarão sempre na assembleia geral ordinária que aprovar as contas do exercício da sua gestão."*
>
> *"Termo de Posse do Conselho de Administração e da Diretoria o mandato será de 03(três) anos".*

Em razão das deliberações acima resolve-se consolidar o ***Estatuto Social da Companhia***, o qual se encontra **"consolidado"** e integra a presente ata na forma de Anexo II e os termos de Posse do Conselho de Administração e de Diretoria na forma de Anexo III.

ENCERRAMENTO:
Nada mais havendo a tratar, deu-se por encerrada a Assembleia da qual eu **Hellycleyton Palácio Pereira**, na condição de ***Secretário Geral***, lavrei a presente Ata que lida e aprovada vai assinada por mim e pelo ***Sr. Presidente,*** sendo dispensada a assinatura dos demais membros da comissão.

São Luís - MA, 23 de janeiro de 2025.

Yglésio Luciano Moyses Silva de Souza
Presidente

Hellycleyton Palácio Pereira
Secretário

ANEXO II

ESTATUTO SOCIAL MY NEGÓCIOS S.A.
CNPJ nº 47.123.510/0001-10
NIRE:21300013920

Capítulo I - Denominação, Sede, Objeto e Duração

Artigo 1º. A **MY NEGÓCIOS S.A.** é uma Sociedade Empresária Limitada e será regida por este Estatuto Social, pela Lei nº 6.404, de 15 de dezembro de 1976, conforme alterada ("Lei das Sociedades por Ações") e pelas demais disposições legais e regulamentares em vigor.

Artigo 2º. A Companhia possui foro e sede na : Avenida dos Holandeses, Ed. Century Multiemp. S.812, 14 Bairro: São Marcos São Luís/MA CEP 65.075-650.

Parágrafo único – A Companhia poderá abrir filiais, agências, depósitos ou escritórios em qualquer localidade do país, onde for do seu interesse, por deliberação da Diretoria.

Artigo 3º. A Companhia tem como objeto social as seguintes atividades:

6463-8/00 - Outras sociedades de participação, exceto holdings
4110-7/00 - Incorporação de empreendimentos imobiliários;
4120-4/00 - Construção de edifícios;
6493-0/00 - Administração de consórcios para aquisição de bens e direitos;
6810-2/01 - Compra e venda de imóveis próprios;
6810-2/02 - Aluguel de imóveis próprios;
6822-6/00 - Gestão e administração da propriedade imobiliária;
7490-1/04 - Atividades de intermediação e agenciamento de serviços e negócios em geral, exceto imobiliários;
6810-2/03 - Loteamento de imóveis próprios;
6462-0/00 - Holdings de instituições não-financeiras;

Artigo 4º. A Companhia tem prazo de duração indeterminado.

Capítulo II - Capital Social

Artigo 5º. O capital social da Companhia é de **R$: 200.000,00 (Duzentos mil reais)**, dividido em 200.000 (Duzentas mil) ações, ordinárias, nominativas e sem valor nominal.

Artigo 6º. A cada ação ordinária corresponderá o direito a um voto nas deliberações da Assembleia Geral.

Artigo 7º. Por deliberação do Conselho de Administração, as ações da Companhia poderão ser escriturais, mantidas em conta de depósito em nome de seus titulares, sem emissão de certificados, em instituição financeira autorizada pela Comissão de Valores Mobiliários ("CVM").

Parágrafo Único. O custo de transferência e averbação, assim como o custo do serviço relativo às ações escriturais, poderá ser cobrado diretamente do acionista pela instituição depositária, conforme venha a ser definido no contrato de escrituração das ações.

Capítulo III - Assembleia Geral

Artigo 8º. A Assembleia Geral reunir-se-á, ordinariamente, uma vez por ano nos termos do artigo 132 da Lei das Sociedades por Ações e, extraordinariamente, quando convocada para deliberar a respeito de qualqueroutra matéria nos termos deste Estatuto Social ou da Lei da Sociedade por Ações.

Artigo 9º. Compete à Assembleia Geral, além das atribuições previstas em lei:

I. Eleger e destituir os membros do Conselho de Administração e do Conselho Fiscal, quando instalado;

II. Fixar a remuneração global anual dos membros do Conselho de Administração e da Diretoria, assim como a dos membros do Conselho Fiscal;

III. Reformar o Estatuto Social;

IV. Deliberar a respeito da dissolução, liquidação, fusão, cisão, incorporaçãoda Companhia, ou de qualquer sociedade na Companhia;

V. Autorizar a Companhia a vender, liquidar ou dissolver qualquer subsidiária que represente mais de 10% (dez por cento) dos ativos ou das receitas da Companhia;

VI. Atribuir bonificações em ações e decidir sobre eventuais grupamentos e desdobramentos de ações;

VII. Aprovar planos de opção de compra de ações destinados a administradores, empregados ou pessoas naturais que prestem serviços à Companhia ou a sociedades controladas pela Companhia;

VIII. Deliberar, de acordo com proposta apresentada pela administração, a respeito da destinação do lucro líquido do exercício e a distribuição de dividendos;

Artigo 10º. A Assembleia Geral será convocada pelo Conselho de Administração ou, nos casos previstos em lei, por acionistas ou pelo Conselho Fiscal, devendo a primeira convocação ser feita com, no mínimo, 8 (oito) dias de antecedência, contado o prazo da primeira publicação do anúncio. Não se realizando a assembleia, será publicado anúncio de segunda convocação com antecedência mínima de 5 (cinco) dias.

Artigo 11º. Nas Assembleias Gerais, os acionistas deverão apresentar documento de

identidade e/ou atos societários que comprovem a sua representação legal na Assembleia Geral.

Parágrafo 1º. A Companhia dispensará a apresentação de comprovante de titularidade de ações pelo titular de ações escriturais constante da relação de acionistas fornecida pela instituição financeira depositária, se houver.

Parágrafo 2º. Os acionistas poderão ser representados na Assembleia Geral por procurador constituído nos termos do Parágrafo 1º do artigo 126 da Lei das Sociedades por Ações, por instrumento público ou instrumento particular com firma reconhecida, desde que o respectivo instrumento de mandato tenha sido depositado na sede da Companhia, juntamente com os demais documentos previstos neste artigo, com no mínimo 72 (setenta e duas) horas de antecedência.

Artigo 12º. A Assembleia Geral será instalada e presidida pelo Presidente do Conselho de Administração ou, na sua ausência ou impedimento, por outro conselheiro, diretor ou acionista indicado pelo Presidente do Conselho de Administração. O Presidente da Assembleia Geral indicará até 2 (dois) Secretários.

Artigo 13º. As deliberações da Assembleia Geral serão tomadas por maioria dos votos presentes, ressalvadas as exceções previstas na Lei das Sociedades por Ações ou neste Estatuto Social, não se computando os votos em branco ou abstenções.

Parágrafo 1º. A Assembleia Geral só poderá deliberar a respeito de assuntos da ordem do dia, constantes do respectivo edital de convocação, ressalvadas as exceções previstas na Lei das Sociedades por Ações.

Parágrafo 2º. As atas das Assembleias deverão ser lavradas no livro de Atas das Assembleias Gerais, na forma de sumário dos fatos ocorridos, e publicadas com omissão das assinaturas.

Capítulo IV - Órgãos da AdministraçãoSeção I - Diretoria

Artigo 14º. A sociedade será administrada pelo Conselho de Administração e Diretoria composta de 04 (quatro) membros, residentes e domiciliados no país, assim designados: *Presidente do Conselho de Administração, Conselheiro Administrativo, Diretor Presidente e um Diretor*, para um período de 03 (três) anos e cujos mandatos terminarão sempre na assembleia geral ordinária que aprovar as contas do exercício da sua gestão**.**

Parágrafo 1º. A investidura nos cargos dos órgãos da administração da Companhia se fará por termo lavrado em livro próprio, assinado pelo administrador empossado, dispensada qualquer garantia de gestão.

Parágrafo 2º. Os administradores permanecerão em seus cargos até a posse de seus substitutos, salvo se diversamente deliberado pela Assembleia Geral ou pelo Conselho de Administração, conforme o caso.

Artigo 15º. A administração da sociedade anônima também poderá ser exercida por administrador não sócio.

Artigo 16º. Os Administradores e a Diretoria declaram, sob as penas da lei, de que não estão impedidos de exer a administração da empresa, por lei especial, ou em virtude de condenação criminal, ou se encontrar sob os efeitos dela, a pena que vede, ainda que temporariamente, o acesso a cargos públicos; ou por crime falimentar, de prevaricação, peita ou suborno, concussão, peculato, ou contra a economia popular, contra o sistema financeiro nacional, contra normas de defesa da concorrência, contra as relações de consumo, fé pública, ou a propriedade.

Artigo 17º. Em caso de renúncia ou morte de qualquer dos diretores, a sociedade não se dissolverá, promovendo os acionistas, em Assembleia Geral, a escolha do substituto e, no caso de ser o sócio que se retira ou falece, qualquer dos que dão nome à firma, nela será feita a respectiva modificação.

Artigo 18º. Ressalvado o disposto neste Estatuto Social, qualquer dos órgãos de administração se reúne validamente com a presença da maioria de seus respectivos membros e delibera pelo voto da maioria dos presentes.

Parágrafo 1º. As reuniões dos órgãos da administração poderão ser realizadaspor conferência telefônica, vídeo conferência ou por qualquer outro meio de comunicação que permita a identificação do membro e a comunicação simultânea com as demais pessoas presentes à reunião. Os administradores ausentes poderão também delegar seu voto, por escrito, a outros administradores do mesmo órgão.

Parágrafo 2º. Os administradores que participarem de reunião na forma acima prevista deverão ser considerados presentes à reunião para todos os fins, sendo válida a assinatura da respectiva ata por fac-símile ou outro meio eletrônico, devendo uma cópia ser arquivada na sede da Companhia juntamente com o original assinado da ata.

Parágrafo 3º. A convocação prévia da reunião poderá ser dispensada somente se estiverem presentes todos os seus membros.

Artigo 19º. - Compete à diretoria, em conjunto ou isoladamente:

I. Fixar a orientação geral dos negócios da Companhia;

II. Eleger e destituir os Diretores, bem como discriminar as suas atribuições;

III. Fixar a remuneração, os benefícios indiretos e os demais incentivos dos Diretores, dentro do limite global da remuneração da administração aprovado pela Assembleia Geral;

IV. Fiscalizar a gestão dos Diretores; examinar a qualquer tempo os livros e papéis da Companhia; solicitar informações sobre contratos celebrados ou em vias de celebração e de quaisquer outros atos;

V. Convocar a Assembleia Geral quando julgar conveniente ou no caso do artigo 132 da Lei da Sociedades por Ações;

VI. Manifestar-se acerca do Relatório da Administração, as Demonstrações Financeiras e as contas da Diretoria;

VII. Deliberar a respeito da emissão, colocação, preço e condições de integralização de ações e bônus de subscrição de emissão da Companhia;

VIII. Deliberar a respeito da emissão de debêntures simples, não conversíveis em ações e sem garantia real, observadas as disposições legais aplicáveis;

IX. Deliberar a respeito da aquisição, alienação ou oneração de bens móveis ou imóveis da Companhia, bem como deliberar a respeito da execução de todo e qualquer ato ou contrato que tenha valor igual ou superior a 2% (dois por cento) do capital social integralizado;

X. Deliberar a respeito da execução dos contratos que sejam considerados como projetos de um plano de expansão vinculado ao objeto social da Companhia;

XI. Deliberar a respeito da execução dos contratos que tenham por objeto a alienação ou o gravame com direitos reais dos ativos operacionais da Companhia, ou que versem sobre bens imóveis não operacionais da Companhia;

XII. Deliberar a respeito da nomeação de procuradores com poderes para praticar quaisquer dos atos enumerados nos incisos IX a XI deste artigo;

XIII. Escolher e destituir auditores independentes;

XIV. Submeter à Assembleia Geral proposta de reforma deste Estatuto Social;e

XV. Exercer as demais funções que lhe sejam atribuídas pela Assembleia geral dentro das normas vigentes.

Artigo 20º. A diretoria não pode usar a sociedade em negócios estranhos aos objetivos sociais.

Artigo 21º. Cada diretoria terá o direito de uma retirada mensal, a título de honorários, em valor a ser fixado anualmente pela Assembleia Geral ordinária da sociedade e vigente para todo o exercício.

Parágrafo 1º. As convocações para as reuniões serão feitas mediante comunicado escrito entregue a cada membro da Diretoria, da qual deverão constar o local, data e hora da reunião, bem como, resumidamente, a ordem do dia. As convocações deverão ser entregues com pelo menos 5 (cinco) dias úteis de antecedência, no caso.de reuniões ordinárias, e com pelo menos 2 (dois) dias úteisde antecedência, no caso de reuniões extraordinárias. As deliberações em reuniões da Diretoria deverão limitar-se às matérias previstas na convocação.

Parágrafo 2º. Todas as deliberações da Diretoria constarão de atas lavradas no respectivo livro de Atas de Reuniões da Diretoria.

Artigo 22º. Compete ao Conselho de Administração, além de outras atribuições que lhe sejam cometidas por lei ou por este Estatuto Social:

Capítulo V - Conselho Fiscal

Artigo 23º. O Conselho Fiscal funcionará de modo não permanente com os poderes e atribuições a ele conferidos por lei, e somente será instalado po deliberação da Assembleia Geral, ou a pedido dos acionistas, nas hipóteses previstas em lei.

Artigo 24º. O Conselho Fiscal será composto de, no mínimo 3 (três) e, no máximo 5 (cinco) membros efetivos e suplentes em igual número, acionistas ou não, eleitos e destituíveis a qualquer tempo pela Assembleia Geral.

Artigo 25º. O Conselho Fiscal se reunirá, nos termos da lei, sempre que necessário e analisará as demonstrações financeiras ao menos trimestralmente.

Parágrafo 1º. Independentemente de quaisquer formalidades, será considerada regularmente convocada a reunião à qual comparecer a totalidade dos membros do Conselho Fiscal.

Parágrafo 2º. O Conselho Fiscal se manifesta por maioria absoluta de votos, presente a maioria dos seus membros.

Parágrafo 3º. Todas as deliberações do Conselho Fiscal constarão de atas lavradas no respectivo livro de Atas e Pareceres do Conselho Fiscal e assinadas pelos Conselheiros presentes.

Artigo 26º. A remuneração dos membros do conselho Fiscal será fixada pela Assembleia Geral que os eleger, observado o parágrafo 3º do artigo 162 da Lei das Sociedades por Ações.

Capítulo VI - Demonstrações Financeiras e Distribuição de Lucros

Artigo 27º. O exercício social se inicia em 1º de janeiro e se encerra em 31 de dezembro de cada ano.

Artigo 28º. Ao fim de cada exercício social, o diretor **HELLYCLEYTON PALACIO PEREIRA** prestará contas justificadas de sua administração, procedendo à elaboração do inventário:

I. Balanço patrimonial;
II. Demonstração das mutações do patrimônio líquido;

III. Demonstração do resultado do exercício; e

IV. Demonstração das origens e aplicações de recursos.

Artigo 29º. Juntamente com as demonstrações financeiras do exercício, o Conselho de Administração apresentará à Assembleia Geral Ordinária proposta para destinação do lucro líquido do exercício, calculado após a dedução das participações referidas no artigo 190 da Lei das Sociedades por Ações, conforme o disposto no Parágrafo 1º deste artigo, ajustado para fins do cálculo de dividendos nos termos do artigo 202 da mesma lei, observada a seguinte ordem:

I. 5% (cinco por cento) serão aplicados, antes de qualquer outra destinação, na constituição da reserva legal, que não excederá a 20% (vinte por cento) do capital social;

II. Uma parcela, por proposta dos órgãos da administração, poderá ser deduzida para a formação de reserva para contingências, ou acrescida em caso de reversão das mesmas reservas formadas em exercícios anteriores, nos termos do artigo 195 da Lei das Sociedades por Ações;

III. Uma parcela destinada ao pagamento de dividendo obrigatório não inferior, em cada exercício, a 1% (um por cento) do lucro líquido anual ajustado, na forma prevista pelo artigo 202 da Lei de Sociedades por Ações;

IV. No exercício em que o montante do dividendo obrigatório, calculado nos termos do item III acima, ultrapassar a parcela realizada do lucro do exercício, a Assembleia Geral poderá, por proposta dos órgãos de administração, destinar o excesso à constituição de reserva de lucros a realizar, observado o disposto no artigo 197 da Lei das Sociedades por Ações;

V. O saldo remanescente terá a destinação que lhe for atribuída pelo Conselhode Administração, no pressuposto da aprovação pela Assembleia Geral e caso esta não delibere de outra forma.

Parágrafo 1º. No exercício em que o saldo da reserva legal acrescido dos montantes das reservas de capital de que trata o Parágrafo 1º do artigo 182 da Lei das Sociedades por Ações exceder 30% (trinta por cento) do capital social, não será obrigatória a destinação de parte do lucro líquido do exercício para a reserva legal.

Parágrafo 2º. A Assembleia Geral poderá, por proposta dos órgãos da administração, deliberar reter parcela do lucro líquido do exercício prevista em orçamento de capital previamente aprovado pela própria Assembleia Geral, nos termos do artigo 196 da Lei das Sociedades por Ações.

Parágrafo 3º. O saldo das reservas de lucros, exceto as para contingências e de lucros a realizar, não poderá ultrapassar o capital social. Atingido esse limite, a Assembleia Geral deverá deliberar sobre a aplicação do excesso na integralizaçãoou no aumento do capital

social, ou na distribuição de dividendos.

Artigo 30º. Por proposta da Diretoria, a Companhia poderá pagar ou creditar juros aos acionistas, a título de remuneração do capital próprio destes últimos, observada a legislação aplicável. As eventuais importâncias assim desembolsadas poderão ser imputadas ao valor dos dividendos posteriormente declarados pela Companhia.

Artigo 31º. A Companhia poderá elaborar balanços intermediários ao fim de cada trimestre. Por deliberação do Conselho de Administração, a Companhia poderá:

I. Declarar o pagamento de dividendos ou juros sobre capital próprio, à conta do lucro apurado em balanço trimestral, imputados ao valor do dividendo obrigatório, se houver; e

II. Declarar dividendos intermediários ou juros sobre capital próprio, à conta de lucros acumulados ou de reserva de lucros existentes no último balanço anual ou trimestral, imputados ao valor do dividendo obrigatório, se houver.

Artigo 32º. Os dividendos serão pagos no prazo máximo de 60 (sessenta) dias a contar da data da publicação da Assembleia Geral que os declarar, sendo que os dividendos não recebidos ou não reclamados prescreverão no prazo de 3 (três) anos, contados da data em que tenham sido colocados à disposição do acionista, e reverterão em favor da Companhia.

Capítulo VII - Da Liquidação da Companhia

Artigo 33º. A Companhia entrará em liquidação nos casos determinados em lei, cabendo à Assembleia Geral eleger o liquidante ou liquidantes, bem como o Conselho Fiscal que deverá funcionar nesse período, obedecidas as formalidades legais.

Capítulo VIII - Disposições Finais e Transitórias

Artigo 34º. Os casos omissos neste Estatuto Social serão resolvidos pela Assembleia Geral e regulados de acordo com o que preceitua a Lei das Sociedades por Ações.

Artigo 35º. A Companhia deverá observar os acordos de acionistas arquivados em sua sede, se houver, sendo vedado o registro de transferência de ações e o cômputo de voto proferido em Assembleia Geral contrários aos seus termos.

ANEXO III
TERMO DE POSSE DE CONSELHO DE ADMINISTRAÇÃO

Toma posse, neste ato, como membro e Presidente do Conselho de Administração da **MY NEGOCIOS S.A**, sociedade anônima fechada, inscrita no CNPJ sob o nº 47.123.510/0001-10, com sede Avenida dos Holandeses, Ed. Century Multiemp. S.812, 14 Bairro: São Marcos São Luís/MA CEP 65.075-650, o Sr. **YGLESIO LUCIANO MOYSES SILVA DE SOUZA**, brasileiro, casado, nascido em 19.09.1980, empresário, portador da cédula de identidade RG N° 697553973 expedida por GESUSPC/MA, e inscrito no CPF: 832.461.003-06, residente e domiciliado na Avenida dos Holandeses, nº 11, Condomínio Farol da Ilha apartamento 132 Bairro: Ponta D'Areia, São Luís/MA CEP: 65077-357, com mandato de 03 (tres) anos.

O Membro eleito declara, para todos os efeitos legais: (a) não estar impedido por lei especial de exercer o cargo do Conselho de Administração, nem ter sido condenado a pena que vede, ainda que temporariamente, o acesso a cargos públicos; ou por crime familiar, de prevaricação, peita ou suborno, concussão, peculato; ou contra a economia popular, contra o sistema financeiro nacional, contra as normas de defesa da concorrênciam contra as relações de consumo, a fé pública ou a propriedade, enquanto perdurarem os efeitos da condenação, e (b) não possuir nengum conflito de interesses com a Companhia.

YGLESIO LUCIANO MOYSES SILVA DE SOUZA

Presidente do Conselho de Administração

TERMO DE POSSE DE CONSELHO DE ADMINISTRAÇÃO

Toma posse, neste ato, como membro Conselho de Administração da **MY NEGOCIOS S.A**, sociedade anônima fechada, inscrita no CNPJ sob o nº 47.123.510/0001-10, com sede Avenida dos Holandeses, Ed. Century Multiemp. S.812, 14 Bairro: São Marcos São Luís/MA CEP 65.075-650, o Sr. **RICARDO JOSE GONÇALVES**, brasileiro, solteiro, nasciddo em 14.10.1979, empresário, portador da CNH Nº 04345466165 expedida pelo DETRAN/MA, e inscrito no CPF: 880.821.133-91, residente Rua das Juçaras, sn Bairro: Renascença, São Luís/MA CEP: 65075-230, com mandato de 03 (tres) anos.

O Membro eleito declara, para todos os efeitos legais: (a) não estar impedido por lei especial de exercer o cargo do Conselho de Administração, nem ter sido condenado a pena que vede, ainda que temporariamente, o acesso a cargos públicos; ou por crime familiar, de prevaricação, peita ou suborno, concussão, peculato; ou contra a economia popular, contra o sistema financeiro nacional, contra as normas de defesa da concorrênciam contra as relações de consumo, a fé pública ou a propriedade, enquanto perdurarem os efeitos da condenação, e (b) não possuir nengum conflito de interesses com a Companhia.

RICARDO JOSE GONÇALVES

Conselheiro de Administração

TERMOS DE POSSE DIRETORIA

Em virtude de deliberação tomada pelos acionistas da **MY NEGOCIOS S.A.**, a sociedade anônima fechada, inscrita no CNPJ sob o nº 47.123.510/0001-10, com sede Avenida dos Holandeses, Ed. Century Multiemp. S.812, 14 Bairro: São Marcos São Luís/MA CEP 65.075-650, fica eleito para o cargo de Diretor Presidente o Sr. **HELLYCLEYTON PALACIO PEREIRA**, brasileiro, solteiro, empresário, nascido em 12.10.1988, inscrito no CPF nº 021.278.753-54, e portador da cédula de identidade RG nº 0256772720039 expedido por SSP/MA, residente e domiciliado na Rua das Juçaras, SN, Edif. Executive Lake 3 andar Sala 312, Bairro: Renascença, São Luís/MA – CEP: 65075-230.

O Diretor eleito, ora empossado, declara sob as penas da lei, não estar impedido por lei especial de exercer a administração e direção de sociedades anônimas, nem ter sido condenado a pena de que vede, ainda que temporariamente, o acesso a cargos públicos ou por crime falimentar, de prevaricação, peita ou suborno, concussão, peculato, ou crime contra a economia popular, contra o sistema financeiro nacional, contra as normas de defesa da concorrência, contra as relações de consumo, a fé pública e o crédito ou à propriedade.

O mandato do Diretor ora empossado será de 03 (tres) anos, iniciando – se na presente data. Em caso de término do mandato, este será considerado imediatamente prorrogado até a data de investidura dos novos administradores eleitos, nos termos do Artigo 150,
§4º, da Lei nº 6.404/76.

HELLYCLEYTON PALACIO PEREIRA
Diretor Presidente

TERMO DE POSSE DE DIRETORIA

Em virtude de deliberação tomada pelos acionistas da **MY NEGOCIOS S.A.**, a sociedade anônima fechada, inscrita no CNPJ sob o nº 47.123.510/0001-10, com sede Avenida dos Holandeses, Ed. Century Multiemp. S.812, 14 Bairro: São Marcos São Luís/MA CEP 65.075-650, fica eleito para o cargo de membro da Diretoria o Sr. **CARLITO FARIA PEREIRA**, brasileiro, casado, nascido em 26.09.1956, empresário, portador da carteira de habilitação CNH Nº 00148770872 expedida pelo DETRAN/MA, e inscrito no CPF: 076.472.803-25, residente na Rua das Juçaras SN Renascença, São Luís/MA CEP: 65075- 230.

O Diretor eleito, ora empossado, declara sob as penas da lei, não estar impedido por lei especial de exercer a administração e direção de sociedades anônimas, nem ter sido condenado a pena de que vede, ainda que temporariamente, o acesso a cargos públicos ou por crime falimentar, de prevaricação, peita ou suborno, concussão, peculato, ou crime contra a economia popular, contra o sistema financeiro nacional, contra as normas de defesa da concorrência, contra as relações de consumo, a fé pública e o crédito ou à propriedade.

O mandato do Diretor ora empossado será de 03 (tres) anos, iniciando – se na presente data. Em caso de término do mandato, este será considerado imediatamente prorrogado até a data de investidura dos novos administradores eleitos, nos termos do Artigo 150,
§4º, da Lei nº 6.404/76.

CARLITO FARIA PEREIRA
Diretor

ASSINATURA ELETRÔNICA

Certificamos que o ato da empresa MY NEGOCIOS S.A consta assinado digitalmente por:

IDENTIFICAÇÃO DO(S) ASSINANTE(S)	
CPF/CNPJ	Nome
02127875354	HELLYCLEYTON PALACIO PEREIRA
07647280325	CARLITO FARIA PEREIRA
83246100306	YGLESIO LUCIANO MOYSES SILVA DE SOUZA
88082113391	RICARDO JOSE GONCALVES

CERTIFICO O REGISTRO EM 31/01/2025 14:01 SOB Nº 20250136864.
PROTOCOLO: 250136864 DE 30/01/2025.
CÓDIGO DE VERIFICAÇÃO: 12501795910. CNPJ DA SEDE: 47123510000110.
NIRE: 21300013920. COM EFEITOS DO REGISTRO EM: 29/01/2025.
MY NEGOCIOS S.A

JUCEMA

CARLOS ANDRÉ DE MORAES PEREIRA
SECRETÁRIO-GERAL
www.empresafacil.ma.gov.br

Query of the Partners and Managers Chart - QSA

CNPJ:
47.123.510/0001-10
BUSINESS NAME:
MY NEGOCIOS S.A
SHARE CAPITAL:
R$200,000.00 (Two hundred thousand reais)

The Partners and Managers Chart (QSA) in the database of the National Registry of Legal Entities (CNPJ) is as follows:

Name/Business Name :
YGLESIO LUCIANO MOYSES SILVA DE SOUZA
Qualification:
08 - Board Member

Name/Business Name:
RICARDO JOSE GONCALVES
Qualification:
08 - Board Member

Name/Business Name:
HELLYCLEYTON PALACIO PEREIRA
Qualification:
10 - Director

Name/Business Name:
CARLITO FARIA PEREIRA
Qualification:
10 - Director

For information regarding participation in the QSA, access e-CAC with a digital certificate or visit a unit of the Federal Revenue Service (RFB).

Issued on **11/13/2025** at **12:26 PM** (Brasília date and time).

I, Carolina Favero da Silva, telephone number 415 425-2508, mailing address P.O. Box 90487, San Diego, CA 92169, certify that the professional translation of this document from Portuguese to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.


_____ Date: February 11, 2026.

Consulta Quadro de Sócios e Administradores - QSA

CNPJ:
47.123.510/0001-10
NOME EMPRESARIAL:
MY NEGOCIOS S.A
CAPITAL SOCIAL:
R$200.000,00 (Duzentos mil reais)

O Quadro de Sócios e Administradores(QSA) constante da base de dados do Cadastro Nacional da Pessoa Jurídica (CNPJ) é o seguinte:

Nome/Nome Empresarial:
YGLESIO LUCIANO MOYSES SILVA DE SOUZA
Qualificação:
08-Conselheiro de Administração

Nome/Nome Empresarial:
RICARDO JOSE GONCALVES
Qualificação:
08-Conselheiro de Administração

Nome/Nome Empresarial:
HELLYCLEYTON PALACIO PEREIRA
Qualificação:
10-Diretor

Nome/Nome Empresarial:
CARLITO FARIA PEREIRA
Qualificação:
10-Diretor

Para informações relativas à participação no QSA, acessar o e-CAC com certificado digital ou comparecer a uma unidade da RFB.

Emitido no dia **13/11/2025** às **12:26** (data e hora de Brasília).

FEDERATIVE REPUBLIC OF BRAZIL

NATIONAL REGISTER OF LEGAL ENTITIES

REGISTRATION NUMBER	CERTIFICATE OF ENROLLMENT AND REGISTRATION STATUS	DATE OF ESTABLISHMENT
47.123.510/0001-10 **HEAD OFFICE**		**07/12/2022**

BUSINESS NAME
MY NEGOCIOS S.A.

TRADE NAME (DBA)
****

SIZE
OTHER

CODE AND DESCRIPTION OF THE PRIMARY ECONOMIC ACTIVITY
64.63-8-00 - Other Equity Holding Companies, Except Holdings companies

CODE AND DESCRIPTION OF SECONDARY ECONOMIC ACTIVITIES
41.10-7-00 - Real Estate Development
41.20-4-00 - Construction of Buildings
64.62-0-00 - Holdings companies of Non-financial Institutions
64.93-0-00 - Administration of Consortia for the Acquisition of Goods and Rights
68.10-2-01 - Purchase and Sale of Own Real Estate
68.10-2-02 - Rental of Own Real Estate
68.10-2-03 - Subdivision of Own Real Estate
68.22-6-00 - Real Estate Property Management and Administration
74.90-1-04 - Brokerage and Intermediation of Services and Business in General, Except Real Estate

CODE AND DESCRIPTION OF LEGAL NATURE
205-4 - Closely Held Corporation

ADDRESS
AVENIDA DOS HOLANDESES, CENTURY MULTIEMP BUILDING, ROOM 812

NUMBER
14

UNIT
****

ZIP Code
65.075-650

NEIGHBORHOOD/DISTRICT
SAO MARCOS

CITY
SÃO LUIS

STATE
MA

E-MAIL ADDRESS
PROCESSOS@CFPCONTABILIDADE.COM.BR

TELEPHONE
(98) 3231-4105

FEDERAL ENTITY RESPONSIBLE (EFR)
*****

REGISTRATION STATUS
ACTIVE

DATE OF REGISTRATION STATUS
07/12/2022

REASON FOR REGISTRATION STATUS

SPECIAL STATUS
****

DATE OF SPECIAL STATUS
****

Approved by Normative Instruction RFB No. 2.119, dated December 06th, 2022.

Issued on **11/13/2025 at 12:26:03 PM** (Brasília date and time). Page: **1/1**

I, Carolina Favero da Silva, telephone number 415 425-2508, mailing address P.O. Box 90487, San Diego, CA 92169, certify that the professional translation of this document from Portuguese to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.


_____ Date: February 10, 2026.

REPÚBLICA FEDERATIVA DO BRASIL

CADASTRO NACIONAL DA PESSOA JURÍDICA

NÚMERO DE INSCRIÇÃO	COMPROVANTE DE INSCRIÇÃO E DE SITUAÇÃO CADASTRAL	DATA DE ABERTURA
47.123.510/0001-10 **MATRIZ**		**12/07/2022**

NOME EMPRESARIAL
MY NEGOCIOS S.A

TÍTULO DO ESTABELECIMENTO (NOME DE FANTASIA)	PORTE
********	**DEMAIS**

CÓDIGO E DESCRIÇÃO DA ATIVIDADE ECONÔMICA PRINCIPAL
64.63-8-00 - Outras sociedades de participação, exceto holdings

CÓDIGO E DESCRIÇÃO DAS ATIVIDADES ECONÔMICAS SECUNDÁRIAS
41.10-7-00 - Incorporação de empreendimentos imobiliários
41.20-4-00 - Construção de edifícios
64.62-0-00 - Holdings de instituições não-financeiras
64.93-0-00 - Administração de consórcios para aquisição de bens e direitos
68.10-2-01 - Compra e venda de imóveis próprios
68.10-2-02 - Aluguel de imóveis próprios
68.10-2-03 - Loteamento de imóveis próprios
68.22-6-00 - Gestão e administração da propriedade imobiliária
74.90-1-04 - Atividades de intermediação e agenciamento de serviços e negócios em geral, exceto imobiliários

CÓDIGO E DESCRIÇÃO DA NATUREZA JURÍDICA
205-4 - Sociedade Anônima Fechada

LOGRADOURO	NÚMERO	COMPLEMENTO
AV DOS HOLANDESES, ED.CENTURY MULTIEMP.S.812	**14**	********

CEP	BAIRRO/DISTRITO	MUNICÍPIO	UF
65.075-650	**SAO MARCOS**	**SAO LUIS**	**MA**

ENDEREÇO ELETRÔNICO	TELEFONE
PROCESSOS@CFPCONTABILIDADE.COM.BR	**(98) 3231-4105**

ENTE FEDERATIVO RESPONSÁVEL (EFR)
*****

SITUAÇÃO CADASTRAL	DATA DA SITUAÇÃO CADASTRAL
ATIVA	**12/07/2022**

MOTIVO DE SITUAÇÃO CADASTRAL

SITUAÇÃO ESPECIAL	DATA DA SITUAÇÃO ESPECIAL
********	********

Aprovado pela Instrução Normativa RFB nº 2.119, de 06 de dezembro de 2022.

Emitido no dia **13/11/2025** às **12:26:03** (data e hora de Brasília). Página: **1/1**

PURCHASE AND SALE OF EQUITY INTERESTS

By this private instrument of purchase and sale, on the one hand **HELLYCLEYTON PALACIO PEREIRA,** Brazilian, single, entrepreneur, born on 10.12.1988, enrolled with CPF No. 021.278.753-54, and holder of Identity Card RG No. 0256772720039 issued by SSP/MA, domiciled at Rua das Juçaras, unnumbered, Executive Lake Building 3rd floor Room 312, Neighborhood: Renascença, São Luís/MA – ZIP Code: 65075-230, hereinafter referred to simply as the **SELLER**; and on the other hand, **YGLESIO LUCIANO MOYSES SILVA DE SOUZA,** Brazilian, married under the separate property regime, entrepreneur, born on 09.19.1980, holder of Identity Card RG No. 697553973, issued by GEJUSPC/MA, and enrolled with CPF under No.. 832.461.003-06, resident and domiciled at Avenida dos Holandeses, No. 11, Farol da Ilha Condominium apartment 132 Neighborhood: Ponta D'Areia, São Luís/MA ZIP Code: 65077-357, hereinafter referred to simply as the **BUYER**; have agreed between themselves, as fair and binding, to the following terms and conditions:

1º - The SELLER hereby transfers to the BUYER, who hereby accepts, **200.000 (two hundred thousand)** common registered shares with no par value, representing the entirety of the SELLER's equity interest in **MY NEGOCIOS S.A,** a closely held corporation enrolled with the CNPJ under No. 47.123.510/0001-10, headquartered at Avenida dos Holandeses, Century Multiemp. Building, Room 812, 14 Neighborhood: São Marcos São Luís/MA ZIP Code 65.075-650, for the certain and agreed price of R$ 50.000,00 (fifty thousand reais), said amount corresponding to the aforementioned 200.000 (two hundred thousand) shares, at the unit price of **R$ 0,25 (twenty-five cents),** per share.

2º - The BUYER undertakes to pay the total amount of this transaction, **R$ 50.000,00 (fifty thousand reais)** as follows:

a) the first installment, in the amount of R$ 25.000,00 (twenty-five thousand reais), on October 23, 2024;
b) the second installment, in the amount of R$ 25.000,00 (twenty-five thousand reais), on or before October 24, 2024.

3º - Both contracting parties hereto, SELLER and BUYER, undertake to formalize this transaction before **MY NEGOCIOS S.A.** by executing the appropriate Instrument of Transfer in the company's proper corporate ledger.

4º - This PURCHASE AND SALE agreement is entered into on an irrevocable and irreversible basis and shall be binding upon the parties and their respective successors and heirs.
Sº - The parties agree and acknowledge as valid any expression of intent under this agreement in electronic form, even if no digital certificate is used. The execution of this agreement shall be sufficient to bind the parties, pursuant to § 2 of Article 10 of Provisional Measure No. 2.200-2/2001.

6º The courts of the District of São Luís are hereby elected as the exclusive venue to resolve any doubts or disputes arising from the performance of this agreement, and any other venue, however privileged, is hereby expressly waived.

And, being the SELLER and the BUYER in full agreement with the provisions set forth in this private instrument, they execute it in the presence of two witnesses below, in two counterparts of equal form and content, one counterpart being delivered to each party.

São Luís/MA, October 22, 2024.

YGLESIO LUCIANO MOYSES SILVA DE SOUZA
(Buyer)

HELLYCLEYTON PALACIO PEREIRA
(Seller)

ELECTRONIC SIGNATURE

We hereby certify that the corporate act of MY NEGOCIOS S.A. is digitally signed by:

IDENTIFICATION OF THE SIGNATORY(IES)	
CPF/CNPJ	Name
02127875354	HELLYCLEYTON PALACIO PEREIRA
07647280325	CARLITO FARIA PEREIRA
83246100306	YGLESIO LUCIANO MOYSES SILVA DE SOUZA
88082113391	RICARDO JOSE GONCALVES

I CERTIFY THAT THE REGISTRATION WAS MADE ON 01/14/2025 AT 12:21 PM UNDER NO. 20250044412.
PROTOCOL: 250044412 Dated 01/14/2025.
VERIFICATION CODE: 12500508306. CNPJ OF THE HEAD OFFICE: 47123510000110.
NIRE: 21300013920. WITH REGISTRATION EFFECTIVE AS OF: 01/14/2025.
MY NEGOCIOS S.A

JUCEMA

CARLOS ANDRÉ DE MORAES PEREIRA
SECRETARY-GENERAL
www.empresafacil.ma.gov.br

The validity of this document, if printed 1050 o verification of its authenticity on the respective portals, upon enti esponding verification codes.

I, André Vinícius Inacio Penna Mello, telephone number 415 425-2508, mailing address P.O. Box 90487, San Diego, CA 92169, certify that the professional translation of this document from Portuguese to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.



Date: February 11, 2026.

COMPRA E VENDA DE VALORES DE PARTICIPAÇÃO ACIONÁRIA

Pelo presente instrumento particular de compra e venda, de um lado **HELLYCLEYTON PALACIO PEREIRA**, brasileiro, solteiro, empresário, nascido em 12.10.1988, inscrito no CPF nº 021.278.753-54, e portador da cédula de identidade RG nº 0256772720039 expedido por SSP/MA, domiciliado na Rua das Juçaras, SN, Edif. Executive Lake 3 andar Sala 312, Bairro: Renascença, São Luís/MA – CEP: 65075-230, de ora em diante chamada simplesmente de **VENDEDOR**, e do outro lado **YGLESIO LUCIANO MOYSES SILVA DE SOUZA**, brasileiro, casado em regime de separação de bens, nascido em 19.09.1980, Empresário, portador da cédula de identidade RG n. 697553973, expedida por GEJUSPC/MA, e inscrito no CPF sob o n. 832.461.003-06, residente e domiciliado na Avenida dos Holandeses, nº 11, Condomínio Farol da Ilha apartamento 132 Bairro: Ponta D'Areia, São Luís/MA CEP: 65077-357, de ora em diante chamado simplesmente de **COMPRADOR**, têm, entre si, como justo e contratado o que se segue:

1º - O VENDEDOR transfere, como transferidas tem, neste ato, ao COMPRADOR, **200.000 (Duzentas mil)** ações, ordinárias, nominativas e sem valor nominal, que representam a totalidade de sua participação acionária na **MY NEGOCIOS S.A**, sociedade anônima fechada, inscrita no CNPJ sob o nº 47.123.510/0001-10, com sede Avenida dos Holandeses, Ed. Century Multiemp. S.812, 14 Bairro: São Marcos São Luís/MA CEP 65.075-650, pelo preço certo e ajustado de R$ 50.000,00 (cinquenta mil reais), importância essa correspondente às aludidas 200.000 (duzentas mil) ações, no valor unitário de **R$ 0,25 (vinte e cinco centavos)**, cada uma.

2º - O COMPRADOR compromete-se a pagar a importância total desta transação, **R$ 50.000,00 (cinquenta mil reais)** seguinte forma:

a) a primeira parcela, no valor de R$ 25.000, vinte e cinco mil reais), no dia 23 de outubro de 2024;
b) a segunda parcela, no valor de R$ 25.000, vinte e cinco mil reais), até o dia 24 de outubro de 2024.

3º - Ambas as partes aqui contratantes, VENDEDOR e COMPRADOR, comprometem-se a formalizar a presente operação, junto à **MY NEGOCIOS S.A**, assinando o competente (Termo de Transferência), no livro próprio dessa sociedade.

4º - O presente contrato de COMPRA e VENDA tem o caráter de irrevogabilidade e irretratabilidade, obrigando sucessores e herdeiros das partes.
5º - As partes concordam e reconhecem como válida qualquer manifestação de vontade nesse contrato em formato eletrônico, ainda que não utilizem certificado digital. A formalização desse contrato será suficiente para a vinculação das partes, na forma do § 2º do art. 10, da Medida Provisória n. 2.200-2/2001.

6º Fica eleito o Foro da Comarca de São Luís para dirimir quaisquer dúvidas ou controvérsias que possam ocorrer na execução do presente contrato, renunciando-se a qualquer outro, por mais privilegiado que seja.

E por estarem VENDEDOR e COMPRADOR de pleno acordo com o disposto neste instrumento particular, assinam-no na presença de duas testemunhas abaixo, em duas vias de igual teor e forma, destinando-se uma via para uma das partes.

São Luís/MA, 22 de outubro de 2024.

YGLESIO LUCIANO MOYSES SILVA DE SOUZA
(Comprador)

HELLYCLEYTON PALACIO PEREIRA
(Vendedor)

ASSINATURA ELETRÔNICA

Certificamos que o ato da empresa MY NEGOCIOS S.A consta assinado digitalmente por:

IDENTIFICAÇÃO DO(S) ASSINANTE(S)	
CPF/CNPJ	Nome
02127875354	HELLYCLEYTON PALACIO PEREIRA
07647280325	CARLITO FARIA PEREIRA
83246100306	YGLESIO LUCIANO MOYSES SILVA DE SOUZA
88082113391	RICARDO JOSE GONCALVES

CERTIFICO O REGISTRO EM 14/01/2025 12:21 SOB Nº 20250044412.
PROTOCOLO: 250044412 DE 14/01/2025.
CÓDIGO DE VERIFICAÇÃO: 12500508306. CNPJ DA SEDE: 47123510000110.
NIRE: 21300013920. COM EFEITOS DO REGISTRO EM: 14/01/2025.
MY NEGOCIOS S.A

JUCEMA

CARLOS ANDRÉ DE MORAES PEREIRA
SECRETÁRIO-GERAL
www.empresafacil.ma.gov.br

A validade deste documento, se impresso à comprovação de sua autenticidade nos respectivos portais, informan tivos códigos de verificação.

1054

TRANSFORMATION ACT OF A LIMITED LIABILITY COMPANY INTO A CLOSELY HELD CORPORATION
FELLE BRAND COMERCIO LTDA
CNPJ No. 47.123.510/0001-10
NIRE 21201265769

FRANCISCA MARIA TEIXEIRA DA SILVA PINHEIRO, Brazilian, single, businesswoman, born on 02.07.1968, enrolled with the CPF under No. 475.899.223-15, holder of professional license No. 009071 CRC/MA, residing and domiciled at Avenida da Paz, No. 202, Rei Salomão I Condominium, Block 202, Apartment 201, Neighborhood: Parque Shalon, São Luís/MA.

Sole partner of the Limited Liability Company **FELLE BRAND COMERCIO LTDA**, enrolled with the CNPJ under No. 47.123.510/0001-10, with registered office at AVENIDA DOS HOLANDESES / HILTON RODRIGUES COMPLEX, No. 200, STORE 83, GOLDEN SHOPPING CALHAU CONDOMINIUM, NEIGHBORHOOD: SÃO LUÍS/MA, ZIP CODE 65071-380. The Articles of Association are duly registered and filed with the competent Commercial Registry of the State of Maranhão (JUCEMA) under NIRE No. 21201265769 on 07.12.2022.

By means of this instrument, RESOLVES to **AMEND AND TRANSFORM THE ARTICLES OF ASSOCIATION**, thereby rendering null and void, as of this date, the clauses and conditions contained in the original articles of association and any prior amendments, which, having been adapted to the provisions of Law No. 10,406/2002, applicable to this type of company, shall henceforth be governed by the following terms:

CLAUSE ONE – ASSIGNMENT OF SHARES

1.1 The Director **HELLYCLEYTON PALACIO PEREIRA**, Brazilian, single, businessman, born on 10.12.1988, enrolled with the CPF under No. 021.278.753-54, holder of Identity Card No. 0256772720039 issued by SSP/MA, residing and domiciled at Rua das Juçaras, unnumbered, Executive Lake Building, 3rd floor, Room 312, Neighborhood: Renascença, São Luís/MA - ZIP Code 65075-230, is hereby admitted to the Company.

1.2 The partner **FRANCISCA MARIA TEIXEIRA DA SILVA PINHEIRO**, already qualified above, decides to withdraw from the Company, assigning and transferring the totality of her shares, for valuable consideration, consisting of 50,000 (fifty thousand) shares, in the total amount of R$ 50,000.00 (fifty thousand reais), fully subscribed and paid up, to the partner **HELLYCLEYTON PALACIO PEREIRA**, also already qualified above.

1.3 The partners of the Company hereby declare their consent to the share assignment transaction herein carried out.

CLAUSE TWO – CORPORATE TRANSFORMATION

The partner unanimously resolves to transform the Company's legal form, changing it from a Limited Liability Company into a Closely Held Corporation, without interruption of its corporate activities or change to its corporate purpose, and without prejudice to any existing creditors.

TRANSFORMATION ACT OF A LIMITED LIABILITY COMPANY
INTO A CLOSELY HELD CORPORATION
FELLE BRAND COMERCIO LTDA
CNPJ No. 47.123.510/0001-10
NIRE 21201265769

2.1 As a result of the transformation of the Company's legal form, the corporate name to be adopted by the Company shall be changed from **FELLE BRAND COMERCIO LTDA** to **MY NEGÓCIOS S.A.**

CLAUSE THREE – AMENDMENT TO THE CORPORATE PURPOSE

3.1 In light of the changes hereby approved, the Company amends its corporate purpose to include the following activities:

a) 6463-8/00 – Other equity interest companies, except holding companies; (**Primary Activity**);
b) 4110-7/00 – Real estate development and incorporation (**Secondary Activity**);
c) 4120-4/00 – Construction of buildings (**Secondary Activity**);
d) 6493-0/00 – Administration of consortia for the acquisition of assets and rights (**Secondary Activity**);
e) 6810-2/01 – Purchase and sale of own real estate properties (**Secondary Activity**);
f) 6810-2/02 – Leasing of own real estate properties (**Secondary Activity**);
g) 6822-6/00 – Management and administration of real estate property (**Secondary Activity**);
h) 7490-1/04 – Intermediation and agency activities related to services and business in general, except real estate activities (**Secondary Activity**);
i) 6810-2/03 – Subdivision and development of own real estate properties (**Secondary Activity**);
j) 6462-0/00 – Holding companies of non-financial institutions (**Secondary Activity**).

CLAUSE FOUR – CHANGE OF REGISTERED OFFICE

4.1 The Company, which previously carried out its activities at the address: **Avenida dos Holandeses / Hilton Rodrigues Condominium, No. 200, Store 83, Golden Shopping Calhau Condominium - São Luís/MA, ZIP Code 65071-380**, shall, as of this amendment, carry out its activities at the following address: **Avenida dos Holandeses, Century Multiempresarial Building, Suite 812, 14th Floor, Neighborhood: São Marcos, São Luís/MA, ZIP Code 65075-650**.

CLAUSE FIVE – ELECTION OF THE BOARD OF DIRECTORS AND EXECUTIVE OFFICERS

5.1 As a result of the transformation of the Company's legal form, the shareholders resolve that the Company shall be managed by a Board of Directors and an Executive Board, with composition and powers as outlined in the Company's Bylaws and Shareholders' Agreement.

5.2 In accordance with the resolution adopted, the following individuals are hereby appointed to serve on the Board of Directors of the Company for a term of five (5) years:

a) **YGLESIO LUCIANO MOYSES SILVA DE SOUZA**, Brazilian, married, born on 09.19.1980, businessman, holder of Identity Card No. 697553973, issued by GESUSPC/MA, enrolled with the CPF

TRANSFORMATION ACT OF A LIMITED LIABILITY COMPANY
INTO A CLOSELY HELD CORPORATION
FELLE BRAND COMERCIO LTDA
CNPJ No. 47.123.510/0001-10
NIRE 21201265769

under No. 832.461.003-06, residing and domiciled at Avenida dos Holandeses, No. 11, Farol da Ilha Condominium, Apartment 132, Neighborhood: Ponta d'Areia, São Luís/MA, ZIP Code 65077-357, who shall act as Chairman of the Board of Directors;

b) **RICARDO JOSE GONÇALVES**, Brazilian, single, born on 10.14.1979, businessman, holder of Driver's License No. 04345466165, issued by DETRAN/MA, enrolled with the CPF under No. 880.821.133-91, residing at Rua das Juçaras, unnumbered, Neighborhood: Renascença, São Luís/MA, ZIP Code 65075-230.

5.3 The elected Directors were duly installed in their respective positions upon execution of the corresponding Terms of Office, which form an integral part of these Minutes as Annex I, and their compensation shall be determined by the General Shareholders' Meeting.

5.4 The shareholders resolve to appoint, to serve on the Executive Board of the Company for a term of five (5) years, the following individuals:

a) **HELLYCLEYTON PALACIO PEREIRA**, Brazilian, single, born on 10.12.1988, businessman, holder of Identity Card No. 0256772720039 issued by SSP/MA, enrolled with the CPF under No. 021.278.753-54, residing at Rua das Juçaras, unnumbered, 3rd floor, Executive Lake Building, Room 312, Neighborhood: Renascença, São Luís/MA, ZIP Code 65075-230, to serve as Chief Executive Officer.

b) **CARLITO FARIA PEREIRA**, Brazilian, married, born on 09.26.1956, businessman, holder of Driver's License No. 00148770872 issued by DETRAN/MA, enrolled with the CPF under No. 076.472.803-25, residing at Rua das Juçaras, unnumbered, Neighborhood: Renascença, São Luís/MA, ZIP Code 65075-230.

CLAUSE SIX – CAPITAL INCREASE

6.1 The shareholders resolve to increase the Company's share capital from the current amount of R$ 50,000.00 (fifty thousand reais), divided into 50,000 (fifty thousand) common shares, fully subscribed and paid in, to R$ 200,000.00 (two hundred thousand reais), divided into 200,000 (two hundred thousand) registered common shares, with no par value, representing an effective increase of R$ 150,000.00 (one hundred fifty thousand reais), through the issuance of 150,000 (one hundred fifty thousand) new registered common shares, with no par value, at an issue price of R$ 1.00 (one real) per share, fully subscribed and partially paid in on this date.

6.2 As a result of the amendments hereby approved, the shareholder approves the Company's Bylaws, which shall henceforth be in effect with the following wording:

TRANSFORMATION ACT OF A LIMITED LIABILITY COMPANY
INTO A CLOSELY HELD CORPORATION
FELLE BRAND COMERCIO LTDA
CNPJ No. 47.123.510/0001-10
NIRE 21201265769

BYLAWS
MY NEGÓCIOS S.A.
CNPJ No. 47.123.510/0001-10
NIRE – in the process of transformation of the corporate type

Chapter I – Corporate Name, Registered Office, Corporate Purpose, and Term

Article 1. MY NEGÓCIOS S.A. is a business corporation and shall be governed by these Bylaws, by Law No. 6,404, of December 15, 1976, as amended ("the Brazilian Corporations Law"), and by all other applicable legal and regulatory provisions.

Article 2. The Company's registered office and legal domicile is located at: Avenida dos Holandeses, Century Multiemp. Building, Room 812, No. 14, São Marcos Neighborhood, São Luís/MA, ZIP Code 65075-650.

Sole Paragraph – The Company may establish branches, agencies, warehouses, or offices anywhere in the country, whenever deemed to be in its interest, by resolution of the Executive Board.

Article 3. The Company's corporate purpose consists of the following activities:

6463-8/00 – Other equity holding companies, except holding companies;
4110-7/00 – Real estate development;
4120-4/00 – Construction of buildings;
6493-0/00 – Administration of consortiums for the acquisition of goods and rights;
6810-2/01 – Purchase and sale of own real estate;
6810-2/02 – Leasing of own real estate;
6822-6/00 – Management and administration of real estate property;
7490-1/04 – Intermediation and agency activities for services and business in general, except real estate activities;
6810-2/03 – Subdivision of own real estate;
6462-0/00 – Holding companies of non-financial institutions;

Article 4. The Company shall have an indefinite term of existence.

Chapter II – Share Capital

Article 5. The Company's share capital is R$200,000.00 (two hundred thousand Brazilian reais), divided into 200,000 (two hundred thousand) common shares, registered, with no par value.

Article 6. Each common share shall confer the right to one vote in the resolutions of the General Meeting.

Article 7. By resolution of the Board of Directors, the Company's shares may be issued in book-entry form, maintained in deposit accounts in the name of their holders, without the issuance of share certificates, through a financial institution authorized by the Brazilian Securities and Exchange Commission ("CVM").

TRANSFORMATION ACT OF A LIMITED LIABILITY COMPANY
INTO A CLOSELY HELD CORPORATION
FELLE BRAND COMERCIO LTDA
CNPJ No. 47.123.510/0001-10
NIRE 21201265769

Sole Paragraph. The costs of transfer and recordation, as well as the costs of services related to book-entry shares, may be charged directly to the shareholder by the depository institution, as defined in the share bookkeeping agreement.

Chapter III – General Meeting

Article 8. The General Meeting shall be held, ordinarily, once a year, in accordance with Article 132 of the Brazilian Corporations Law, and extraordinarily, whenever convened to deliberate on any other matter, pursuant to these Bylaws or to the Brazilian Corporations Law.

Article 9. The General Meeting shall have, in addition to the powers conferred by law, the authority to:

I. Elect and remove the members of the Board of Directors and of the Fiscal Council, when installed;

II. Set the annual aggregate compensation of the members of the Board of Directors and of the Executive Board, as well as that of the members of the Fiscal Council;

III. Amend these Bylaws;

IV. Resolve on the dissolution, liquidation, merger, spin-off, or incorporation of the Company, or of any company into the Company;

V. Authorize the Company to sell, liquidate, or dissolve any subsidiary representing more than 10% (ten percent) of the Company's assets or revenues;

VI. Grant stock bonuses and resolve on any reverse stock splits or stock splits;

VII. Approve stock option plans intended for officers, employees, or natural persons who render services to the Company or to companies controlled by the Company;

VIII. Resolve, in accordance with a proposal submitted by management, on the allocation of the net income for the fiscal year and the distribution of dividends.

Article 10. The General Meeting shall be convened by the Board of Directors or, in the cases provided by law, by shareholders or by the Fiscal Council. The first call notice shall be made at least 8 (eight) days in advance, counted from the date of the first publication of the notice. If the meeting is not held, a second call notice shall be published at least 5 (five) days in advance.

TRANSFORMATION ACT OF A LIMITED LIABILITY COMPANY
INTO A CLOSELY HELD CORPORATION
FELLE BRAND COMERCIO LTDA
CNPJ No. 47.123.510/0001-10
NIRE 21201265769

Article 11. At the General Meetings, shareholders shall present identification documents and/or corporate documents evidencing their legal representation at the General Meeting.

Paragraph 1. The Company shall waive the requirement for the presentation of proof of share ownership by the holder of book-entry shares whose name appears on the list of shareholders provided by the depository financial institution, if any.

Paragraph 2. Shareholders may be represented at the General Meeting by an attorney-in-fact duly appointed pursuant to Paragraph 1 of Article 126 of the Brazilian Corporations Law, by means of a public deed or a private instrument with notarized signature, provided that the relevant power of attorney is deposited at the Company's headquarters, together with the other documents required under this Article, at least 72 (seventy-two) hours in advance.

Article 12. The General Meeting shall be installed and presided over by the Chairman of the Board of
Directors or, in the event of his absence or impediment, by another board member, officer, or shareholder designated by the Chairman of the Board of Directors. The Chairman of the General Meeting shall appoint up to 2 (two) Secretaries.

Article 13. Resolutions of the General Meeting shall be adopted by a majority of the votes present, except as otherwise provided in the Brazilian Corporations Law or in these Bylaws, and blank votes and abstentions shall not be counted.

Paragraph 1. 1. The General Meeting may deliberate only on matters included on the agenda set forth in the respective call notice, except as otherwise provided in the Brazilian Corporations Law.

Paragraph 2. The minutes of the General Meetings shall be recorded in the Book of Minutes of General Meetings, in summary form of the events occurred, and shall be published with the signatures omitted.

Chapter IV – Management Bodies Section I – Executive Board

Article 13. The corporation, represented by its Board of Directors and Executive Board, may appoint an attorney-in-fact to represent them.

Paragraph 1. Appointment to the positions within the Company's management bodies shall be effected by means of an instrument of assumption of office recorded in the appropriate corporate book and signed by the appointed officer, and no management bond or guarantee shall be required.

Paragraph 2. The officers shall remain in their respective positions until the assumption of office by their successors, unless otherwise resolved by the General Meeting or by the Board of Directors, as applicable.

Article 14.
The management of the corporation may als 1060 ised by a manager who is not a shareholder.

TRANSFORMATION ACT OF A LIMITED LIABILITY COMPANY INTO A CLOSELY HELD CORPORATION
FELLE BRAND COMERCIO LTDA
CNPJ No. 47.123.510/0001-10
NIRE 21201265769

Article 15. The Directors and Executive Officers hereby declare, under penalty of law, that they are not legally disqualified from exercising the management of the Company by any special law, nor by virtue of any criminal conviction, nor subject to the effects thereof, nor to any penalty that, even temporarily, prohibits access to public office; nor by conviction for bankruptcy-related crimes, malfeasance in office, bribery or corruption, extortion, embezzlement, or crimes against the popular economy, the national financial system, competition law, consumer relations, public faith, or property.

Article 16. In the event of resignation or death of any Director, the Company shall not be dissolved. The shareholders shall, at a General Meeting, appoint a replacement and, in the event that the departing or deceased individual is a shareholder whose name forms part of the Company's corporate name, the corresponding amendment shall be made.

Article 17. Except as otherwise provided in these Bylaws, any management body shall validly meet with the presence of a majority of its respective members and shall resolve by a majority vote of those present.

Paragraph 1. Meetings of the management bodies may be held by conference call, videoconference, or any other means of communication that allows the identification of the member and simultaneous communication with the other persons attending the meeting. Absent officers may also delegate their vote in writing to other officers of the same management body.

Paragraph 2. Officers who participate in meetings in the manner provided above shall be deemed present for all legal purposes, and the execution of the respective minutes by facsimile or other electronic means shall be valid, and a copy thereof shall be filed at the Company's headquarters together with the original signed minutes.

Paragraph 3. Prior notice of a meeting may be waived only if all members are present.

Article 18. The Executive Board, acting jointly or severally, shall have the authority to:

I. Establish the general business policies of the Company;

II. Appoint and remove the Directors, as well as define their respective powers and duties;

III. Set the compensation, fringe benefits, and other incentives of the Directors, within the overall management compensation limits approved by the General Meeting;

IV. Oversee the management of the Directors; examine, at any time, the Company's books and records; and request information regarding executed or pending contracts and any other acts;

V. Call the General Meeting whenever it deems appropriate or in the cases provided for in Article 132 of the Brazilian Corporations Law;

VI. Review and issue an opinion on the Management Report, the Financial Statements, and the accounts of the Executive Board;

VII. Resolve on the issuance, placement, price, and payment conditions of shares and subscription warrants issued by the Company;

VIII. Resolve on the issuance of simple debentures, non-convertible into shares, and without real collateral, in accordance with applicable legal provisions;

IX. Resolve on the acquisition, disposal, or encumbrance of the Company's movable or immovable assets, as well as on the execution of any act or contract with a value equal to or exceeding 2% (two percent) of the paid-in share capital;

X. Resolve on the execution of contracts considered as projects under an expansion plan related to the Company's corporate purpose;

XI. Resolve on the execution of contracts involving the disposal of, or the creation of liens, security interests, or other encumbrances over the Company's operating assets, or relating to non-operating real estate assets of the Company;

XII. Resolve on the appointment of attorneys-in-fact with powers to perform any of the acts listed in items IX to XI of this Article;

XIII. Select and remove independent auditors;

XIV. Submit to the General Meeting proposals to amend these Bylaws; and

XV. Perform any other duties assigned to it by the General Meeting, in accordance with applicable law.

Article 19. The Executive Board may not use the company to engage in business activities unrelated to the company's corporate purposes.

Article 20. Each member of the Executive Board shall be entitled to a monthly withdrawal, as compensation (fees), in an amount to be determined annually by the company's Ordinary General Meeting and applicablefor the entire fiscal year.

Paragraph 1. Notices convening meetings shall be made by means of a written notice delivered to each member of the Executive Board, indicating the place, date, and time of the meeting, as well as, in summaryform, the agenda. Such notices must be delivered at least 5 (five) business days in advance

in the case of ordinary meetings, and at least 2 (two) business days in advance in the case of extraordinary meetings. Resolutions adopted at meetings of the Executive Board shall be limited to the matters set forth in the notice of convocation.

Paragraph 2. All resolutions adopted by the Executive Board shall be recorded in minutes drawn up in the respective Executive Board Meeting Minutes Book.

Article 21. The Board of Directors shall have authority, in addition to other powers and duties assigned to it by law or by these Bylaws:

Chapter V – Audit Committee

Article 22. The Audit Committee shall operate on a non-permanent basis, with the powers and duties conferred upon it by law, and shall only be installed by resolution of the General Meeting or at the request of shareholders, in the cases provided by law.

Article 23. The Audit Committee shall be composed of at least 3 (three) and at most 5 (five) effective members, with an equal number of alternate members, whether shareholders or not, elected and removable at any time by the General Meeting.

Article 24. The Audit Committee shall meet, pursuant to law, whenever necessary, and shall review the financial statements at least quarterly.

Paragraph 1. Regardless of any formalities, a meeting at which all members of the Audit Committee are present shall be deemed to have been duly convened.

Paragraph 2. The Audit Committee shall render its decisions by absolute majority vote, provided that a majority of its members is present.

Paragraph 3. All resolutions of the Audit Committee shall be recorded in minutes drawn up in the respective Audit Committee Minutes and Opinions Book and signed by the members present.

Article 25. The compensation of the members of the Audit Committee shall be determined by the General Meeting that elects them, in compliance with paragraph 3 of Article 162 of the Brazilian Corporations Law.

Chapter VI – Financial Statements and Distribution of Profits

Article 26. The fiscal year shall begin on January 1 and end on December 31 of each year.

Article 27. At the end of each fiscal year, Director **HELLYCLEYTON PALACIO PEREIRA** shall render duly supported accounts of his management, proceeding with the preparation of the following:

I. Balance sheet;

II. Statement of changes in shareholders' equity.

III. Statement of income for the fiscal year; and

IV. Statement of sources and uses of funds.

Article 28. Together with the financial statements for the fiscal year, the Board of Directors shall submit to the Annual General Meeting a proposal for the allocation of the net income for the fiscal year, calculated after deduction of the participations referred to in Article 190 of the Brazilian Corporations Law, as provided in Paragraph 1 of this Article, and adjusted for dividend calculation purposes pursuant to Article 202 of the same law, observing the following order:

I. 5% (five percent) shall be allocated, prior to any other allocation, to the legal reserve, which shall not exceed 20% (twenty percent) of the capital stock;

II. A portion, upon proposal of the management bodies, may be deducted for the formation of a contingency reserve, or added back in the event of reversal of such reserves formed in prior fiscal years, pursuant to Article 195 of the Brazilian Corporations Law;

III. A portion allocated to the payment of the mandatory dividend, not less, in each fiscal year, than 1% (one percent) of the adjusted annual net income, in the manner provided for in Article 202 of the Brazilian Corporations Law;

IV. In the fiscal year in which the amount of the mandatory dividend, calculated pursuant to item III above, exceeds the realized portion of the income for the fiscal year, the General Meeting may, upon proposal of the management bodies, allocate the excess to the formation of a reserve for unrealized profits, in accordance with Article 197 of the Brazilian Corporations Law;

V. Any remaining balance shall be allocated as determined by the Board of Directors, subject to approval by the General Meeting, provided that the General Meeting does not resolve otherwise.

Paragraph 1. In the fiscal year in which the balance of the legal reserve, together with the amounts of the capital reserves referred to in Paragraph 1 of Article 182 of the Brazilian Corporations Law, exceeds 30% (thirty percent) of the capital stock, the allocation of a portion of the net income for the fiscal year to the legal reserve shall not be mandatory.

Paragraph 2. The General Meeting may, upon proposal of the management bodies, resolve to retain a portion of the net income for the fiscal year provided for in a capital budget previously approved by the General Meeting itself, pursuant to Article 196 of the Brazilian Corporations Law.

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Paragraph 3. The balance of profit reserves, except for contingency reserves and reserves for unrealized profits, shall not exceed the capital stock. Once this limit is reached, the General Meeting shall resolve on the application of the excess toward the capitalization or increase of the capital stock, or toward the distribution of dividends.

Article 29. Upon proposal of the Executive Board, the Company may pay or credit interest to the shareholders, as compensation for their equity capital, in compliance with applicable legislation. Any amounts so paid may be offset against the amount of dividends subsequently declared by the Company.

Article 30. The Company may prepare interim balance sheets at the end of each quarter. By resolution of the Board of Directors, the Company may:

I. Declare the payment of dividends or interest on equity capital based on the profit determined in a quarterly balance sheet, to be offset against the amount of the mandatory dividend, if any; and

II. Declare interim dividends or interest on equity capital based on accumulated profits or profit reserves existing in the most recent annual or quarterly balance sheet, to be offset against the amount of the mandatory dividend, if any.

Article 31. Dividends shall be paid within a maximum period of 60 (sixty) days from the date of publication of the General Meeting that declares them. Dividends not received or not claimed shall lapse after a period of 3 (three) years, counted from the date on which they were made available to the shareholder, and shall revert to the benefit of the Company.

Chapter VII – Liquidation of the Company

Article 32. The Company shall enter into liquidation in the cases determined by law, and the General Meeting shall elect the liquidator or liquidators, as well as the Audit Committee that shall operate during such period, in compliance with the applicable legal formalities.

Chapter VIII – Final and Transitional Provisions

Article 33. Any matters not provided for in these Bylaws shall be resolved by the General Meeting and governed in accordance with the provisions of the Brazilian Corporations Law.

Article 34. The Company shall observe any shareholders' agreements filed at its headquarters, if any, and it shall be prohibited from registering transfers of shares or from counting votes cast at a General Meeting that are contrary to their terms.

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São Luís, July 19, 2024.

Digital Signature
YGLESIO LUCIANO MOYSES SILVA DE SOUZA
CPF No. 832.461.003-06
Chairman of the Board of Directors

Digital Signature
RICARDO JOSE GONÇALVES
CPF No. 880.821.133-91
Director

Digital Signature
HELLYCLEYTON PALACIO PEREIRA
CPF No. 021.278.753-54
Chief Executive Officer

Digital Signature
CARLITO FARIA PEREIRA
CPF No. 076.472.803-25
Director

Digital Signature
FRANCISCA MARIA TEIXEIRA DA SILVA PINHEIRO
CPF No. 475.899.223-15
Former Shareholder

Digital Signature
ISAAC JOAQUIM FILGUEIRAS MOUSINHO SEGUNDO
OAB/MANo. 9397
Attorney-at-Law

TRANSFORMATION ACT OF A LIMITED LIABILITY COMPANY INTO A CLOSELY HELD CORPORATION

FELLE BRAND COMERCIO LTDA

CNPJ No. 47.123.510/0001-10

NIRE 21201265769

ANNEX I
TERM OF OFFICE OF THEBOARD OF DIRECTORS

To the Instrument of Transformation of a Limited Liability Company into a Closely Held Corporation

Held on July 18, 2024

TRANSFORMATION ACT OF A LIMITED LIABILITY COMPANY
INTO A CLOSELY HELD CORPORATION
FELLE BRAND COMERCIO LTDA
CNPJ No. 47.123.510/0001-10
NIRE 21201265769

TERM OF OFFICE OF THE BOARD OF DIRECTORS

Takes office, by this act, as member andChairmanof the Board of Directors of **MY NEGOCIOS S.A.**, a closely held corporation, enrolled withtheCNPJunder No. 47.123.510/0001-10, with registered office at Avenida dos Holandeses,CenturyMultiemp. Building, Room 812, São Marcos Neighborhood, São Luís/MA, ZIP Code65.075-650, Mr. **YGLESIO LUCIANO MOYSES SILVA DE SOUZA**, Brazilian, married, born on09.19.1980, businessman, holder of Identity Card No. 697553973, issued by GESUSPC/MA,enrolledwith the CPF under No. 832.461.003-06, resident and domiciled at Avenida dos Holandeses,No.11,Condomínio Farol da Ilha, Apartment 132, Ponta D'Areia Neighborhood, São Luís/MA, ZIPCode65.077-357, with a term of 5 (five) years.

The elected member declares, for alllegalpurposes: (a) that he is not prevented, by special law, from exercising the office of memberoftheBoard of Directors, nor has he been convicted of a criminal sentence that prohibits, eventemporarily, access to public office; nor for bankruptcy crimes, malfeasance, bribery or corruption,extortion, embezzlement; or crimes against the popular economy, the national financialsystem,competition defense rules, consumer relations, public faith, or property, while the effectsoftheconviction remain in force; and (b) that he has no conflict of interest with the Company.

São Luís/MA, July 19, 2024.

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YGLESIO LUCIANO MOYSES SILVA DE SOUZA

Chairman of the Board of Directors

TRANSFORMATION ACT OF A LIMITED LIABILITY COMPANY
INTO A CLOSELY HELD CORPORATION
FELLE BRAND COMERCIO LTDA
CNPJ No. 47.123.510/0001-10
NIRE 21201265769

TERM OF OFFICE OF THE BOARD OF DIRECTORS

Takes office, by this act, as a member of the Board of Directors of **MY NEGOCIOS S.A.**, a closely held corporation, enrolled with the CNPJ under No. 47.123.510/0001-10, with registered office at Avenida dos Holandeses, Century Multiemp. Building, Room 812, No. 14, São Marcos Neighborhood, São Luís/MA, ZIP Code 65.075-650, Mr. **RICARDO JOSE GONÇALVES**, Brazilian, single, born on 10.14.1979, businessman, holder of Driver's License No. 04345466165, issued by DETRAN/MA, enrolled with the CPF under No. 880.821.133-91, resident at Rua das Juçaras, without number, Renascença Neighborhood, São Luís/MA, ZIP Code 65.075-230, with a term of 5 (five) years.

The elected member declares, for all legal purposes: (a) that he is not prevented, by special law, from exercising the office of member of the Board of Directors, nor has he been convicted of a sentence that prohibits, even temporarily, access to public office; nor for family crimes, malfeasance, bribery or corruption, extortion, embezzlement; or crimes against the popular economy, the national financial system, competition defense rules, consumer relations, public faith, or property, while the effects of the conviction remain in force; and (b) that he has no conflict of interest with the Company.

São Luís/MA, July 19, 2024.

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RICARDO JOSE GONÇALVES
Member of the Board of Directors

TRANSFORMATION ACT OF A LIMITED LIABILITY COMPANY INTO A CLOSELY HELD CORPORATION
FELLE BRAND COMERCIO LTDA
CNPJ No. 47.123.510/0001-10
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ANNEX II

TERMS OF OFFICE –EXECUTIVE BOARD

To the Instrument of Transformation of a Limited Liability Company into a Closely Held Corporation
Held on July 18, 2024.

TRANSFORMATION ACT OF A LIMITED LIABILITY COMPANY
INTO A CLOSELY HELD CORPORATION
FELLE BRAND COMERCIO LTDA
CNPJ No. 47.123.510/0001-10
NIRE 21201265769

TERMS OF OFFICE OF THE EXECUTIVE BOARD

By virtue of a resolution adopted by the shareholders of **MY NEGOCIOS S.A.**, a closely held corporation, enrolled with the CNPJ under No. 47.123.510/0001-10, with registered office at Avenida dos Holandeses, Century Multiemp. Building, Room 812, No. 14, São Marcos Neighborhood, São Luís/MA, ZIP Code 65.075- 650, Mr. **HELLYCLEYTON PALACIO PEREIRA** is hereby elected to the position of Chief Executive Officer, Brazilian, single, businessman, born on 10.12.1988, enrolled with the CPF under No. 021.278.753-54, holder of Identity Card No. 0256772720039, issued by SSP/MA, resident and domiciled at Rua das Juçaras, without number, Executive Lake Building, 3rd floor, Room 312, Renascença Neighborhood, São Luís/MA – ZIP Code 65075-230.

The elected Director, now taking office, declares under penalty of law that he is not prevented by special law from exercising the management and direction of corporations, nor has he been convicted of a sentence that prohibits, even temporarily, access to public office, nor for bankruptcy crimes, malfeasance, bribery or corruption, extortion, embezzlement, or crimes against the popular economy, the national financial system, competition defense rules, consumer relations, public faith and credit, or property.

The term of office of the Director now taking office shall be 5 (five) years, commencing on this date. In the event of expiration of the term, it shall be considered immediately extended until the date of assumption of office of the newly elected officers, pursuant to Article 150, paragraph 4, of Law No. 6,404/76.

São Luís/MA, July 19, 2024.

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HELLYCLEYTON PALACIO PEREIRA
Chief Executive Officer

TRANSFORMATION ACT OF A LIMITED LIABILITY COMPANY
INTO A CLOSELY HELD CORPORATION
FELLE BRAND COMERCIO LTDA
CNPJ No. 47.123.510/0001-10
NIRE 21201265769

TERMS OF OFFICE OF THE EXECUTIVE BOARD

By virtue of a resolution adopted by the shareholders of **MY NEGOCIOS S.A.**, a closely held corporation, enrolled with the CNPJ under No. 47.123.510/0001-10, with registered office at Avenida dos Holandeses, Century Multiemp. Building, Room 812, No. 14, São Marcos Neighborhood, São Luís/MA, ZIP Code 65.075- 650, Mr. **CARLITO FARIA PEREIRA** is hereby elected to the position of member of the Executive Board, Brazilian, married, born on 09/26/1956, businessman, holder of Driver's License No. 00148770872, issued by DETRAN/MA, enrolled with the CPF under No. 076.472.803-25, resident at Rua das Juçaras, without number, Renascença Neighborhood, São Luís/MA, ZIP Code 65075-230.

The elected Director, now taking office, declares under penalty of law that he is not prevented by special law from exercising the management and direction of corporations, nor has he been convicted of a sentence that prohibits, even temporarily, access to public office, nor for bankruptcy crimes, malfeasance, bribery or corruption, extortion, embezzlement, or crimes against the popular economy, the national financial system, competition defense rules, consumer relations, public faith and credit, or property.

The term of office of the Director now taking office shall be 5 (five) years, commencing on this date. In the event of expiration of the term, it shall be considered immediately extended until the date of assumption of office of the newly elected officers, pursuant to Article 150, paragraph 4, of Law No. 6,404/76.

São Luís, MA, July 19, 2024.

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CARLITO FARIA PEREIRA
Director

MINISTRY OF THE ECONOMY
Special Secretariat for Debureaucratization, Management, and Digital Government
Secretariat of Digital Government
National Department of Business Registration and Integration

ELECTRONIC SIGNATURE

We certify that the corporate act of MY NEGOCIOS S.A. is digitally signed by:

IDENTIFICATION OF THE SIGNATORY(IES)	
CPF	Name
00337767335	ISAAC JOAQUIM FILGUEIRAS MOUSINHO SEGUNDO
02127875354	HELLYCLEYTON PALACIO PEREIR
07647280325	CARLITO FARIA PEREIRA
47589922315	FRANCISCA MARIA TEIXEIRA DA SILVA PINHEIRO
83246100306	YGLESIO LUCIANO MOYSES SILVA DE SOUZA
88082113391	RICARDO JOSE GONCALVES

JUCEMA

I HEREBY CERTIFY THE REGISTRATION on 07/25/2024 at 2:28 PM, under No. 20250136864.
PROTOCOL: 240713532, dated 07/02/2024.
VERIFICATION CODE: 12410566805. HEAD OFFICE CNPJ: 47123510000110.
NIRE: 21300013920. WITH REGISTRATION EFFECTS AS OF: 07/25/2024.
MY NEGOCIOS S.A.

CARLOS ANDRÉ DE MORAES PEREIRA
SECRETARY-GENERAL
www.empresafacil.ma.gov.br

I, Marina Viana Silva, telephone number 415 425-2508, mailing address P.O. Box 90487, San Diego, CA 92169, certify that I have performed the professional translation of this document from Portuguese to English, as a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.

Marina Viana _____ **Date: February 11, 2026**

ATO DE TRANSFORMAÇÃO DE SOCIEDADE EMPRESARIA LIMITADA PARA ANÔNIMA FECHADA
FELLE BRAND COMERCIO LTDA
CNPJ nº 47.123.510/0001-10
NIRE 21201265769

FRANCISCA MARIA TEIXEIRA DA SILVA PINHEIRO, brasileira, solteira, empresária, nascida em 07.02.1968, inscrita no CPF Nº 475.899.223-15, portadora da carteira profissional 009071 CRC/MA, residente e domiciliada na Avenida da Paz, 202 Condomínio Rei Salomão I, Bloco 202 Apartamento201, Bairro: Parque Shalon São Luís/MA.

Única sócia da Sociedade Empresária Limitada **FELLE BRAND COMERCIO LTDA**, inscrita no CNPJ sob o nº 47.123.510/0001-10, com sede AV DOS HOLANDESES/CONS.HILTON RODRIGUES Nº 200, LOJA 83 COND GOLDEN SHOPPING CALHAU, BAIRRO: SÃO LUIS/MA, CEP 65.071-380. Com o Contrato Social registrado e arquivado na Competência Junta Comercial do Estado do Maranhão JUCEMA sob o NIRE 21201265769 em 12.07.2022.

RESOLVEM, por este instrumento, **ALTERAR E TRANSFORMAR O CONTRATO SOCIAL**, tornando assim, sem efeito, a partir dessa data, as cláusulas e condições contidas no contrato primitivo e alterações anteriores, que adequeado as disposições da referida lei 10.406/2002, aplicáveis a este tipo societário, passa a ter a seguinte redação:

CLÁUSULA PRIMEIRA – CESSÃO DE QUOTAS

1.1 É admitido na Sociedade o Diretor **HELLYCLEYTON PALACIO PEREIRA**, brasileiro, solteiro, empresário, nascido em 12.10.1988, inscrito no CPF nº 021.278.753-54, e portador da cédula de identidade RG nº 0256772720039 expedido por SSP/MA, residente e domiciliado na Rua das Juçaras, SN, Edif. Executive Lake 3 andar Sala 312, Bairro: Renascença, São Luís/MA – CEP: 65075-230.

1.2 A sócia **FRANCISCA MARIA TEIXEIRA DA SILVA PINHEIRO**, já qualificada acima, decide retirar-se da Sociedade, cedendo e transferindo a totalidade de suas quotas, de forma onerosa, no montante de 50.000 (cinquenta mil) quotas no valor de R$ 50.000,00 (cinquenta mil reais) totalmente subscritas integralizadas, ao sócio **HELLYCLEYTON PALACIO PEREIRA**, também já qualificado acima.

1.3 O sócios da Sociedade declaram anuência com a operação de cessão ora relizada.

CLÁUSULA SEGUNDA – TRANSFORMAÇÃO JURÍDICA

Delibera o sócio de forma unânime, pela transformação do tipo jurídico da Sociedade, pasando de Sociedade Empresária Limitada para Sociedade anônima Fechada, sem lapso de continuidade de suas atividades sociais, ou alteração de seu objetivo social, bem como sem prejuízo aos eventuais credores.

2.1 Em razão da transformação de tipo jurídico da Sociedade, o nome empresarial a ser utilizado pela sociedade passa de **FELLE BRAND COMERCIO LTDA** para **MY NEGÓCIOS S.A.**

CLÁUSULA TERCEIRA – ALTERAÇÃO DE OBJETO SOCIAL

3.1 Em razão das modificações a Companhia altera o objeto social para as seguintes atividades:

a) 6463-8/00 – Outras sociedades de participação, exceto holding (**Atividade Principal**);
b) 4110-7/00 – Incorporação de empreendimentos imobiliários (**Atividade Secundária**);
c) 4120-4/00 – Construção de edifícios (**Atividade Secundária**);
d) 6493-0/00 – Administração de consórcios para aquisição de bens e direitos (**Atividade Secundária**);
e) 6810-2/01 – Compra e venda e imóveis próprios (**Atividade Secundária**);
f) 6810-2/02 – Aluguel de imóveis próprios (**Atividade Secundária**);
g) 6822-6/00 – Gestão e administração da propriedade imobiliária (**Atividade Secundária**);
h) 7490-1/04 – Atividades de intermediação e agenciamento de serviços e negócios em geral, exceto imobiliários (**Atividade Secundária**);
i) 6810-2/03 – Loteamento de imóveis próprios (**Atividade Secundária**);
j) 6462-0/00 – Holdings de instituições não-financeiras (**Atividade Secundária**).

CLÁUSULA QUARTA – ALTERAÇÃO DE ENDEREÇO DA SOCIEDADE

4.1 A Sociedade que vinha exercendo suas atividades no endereço: na **Avenida dos Holandeses/cons. Hilton Rodrigues Nº 200, Loja 83 Cond Golden Shopping Calhau – São Luís/MA CEP 65.071-380**, passará a partir desta alteração a exercer suas atividades no seguinte endereço: **Avenida dos Holandeses, Ed. Century Multiemp. S.812, 14 Bairro: São Marcos São Luís/MA CEP 65.075-650.**

CLÁUSULA QUINTA – ELEIÇÃO DO CONSELHO DE ADMINISTRAÇÃO E DIRETORIA

5.1 Em virtude da transformação do tipo jurídico da Sociedade, deliberam os acionistas que a Companhia passará a ser administrada por um Conselho de Administração e uma Diretoria, com composição e atribuições estabelecidas no Estatuto Social e no Acordo de Acionistas da Companhia.

5.2 Em razão da deliberação tomada, ficam nomeados neste ato, para compor o Conselho de Admistração da Companhia, por um mandato de 5 (cinco) anos, os Srs.:

a) **YGLESIO LUCIANO MOYSES SILVA DE SOUZA**, brasileiro, casado, nascido em 19.09.1980, empresário, portador da cédula de identidade RG N° 697553973

expedida por GESUSPC/MA, e inscrito no CPF: 832.461.003-06, residente e domiciliado na Avenida dos Holandeses, nº 11, Condomínio Farol da Ilha apartamento 132 Bairro: Ponta D'Areia, São Luís/MA CEP: 65077-357, que atuará como Presidente do Conselho de Administração;

b) **RICARDO JOSE GONÇALVES**, brasileiro, solteiro, nasciddo em 14.10.1979, empresário, portador da CNH Nº 04345466165 expedida pelo DETRAN/MA, e inscrito no CPF: 880.821.133-91, residente Rua das Juçaras, sn Bairro: Renascença, São Luís/MA CEP: 65075-230.

5.3 Os Conselheiros eleitos foram então investidos em seus cargos, mediante assinatura dos respectivos Termos de Posse, que fazem parte integrante da presente Ata como Anexo I, e suas remunerações serão definidas pela Assembleia Geral.

5.4 Deliberam os acionistas pela nomeação, para compor a Diretoria da Companhia da Companhia, por mandato de 5 (cinco) anos, os Srs.:

a) **HELLYCLEYTON PALACIO PEREIRA**, brasileiro, solteiro, nascido em 12.10.1988, empresário, portador da cédula de identidade RG Nº 0256772720039 expedida por SSP/MA, e inscrito no CPF: 021.278.753-54, residente na rua das Juçaras, sn andar 3 Edificio Executive Lake sala 312 Bairro: Renascença, São Luís/MA CEP: 65075-230, como Diretor Presidente.

b) **CARLITO FARIA PEREIRA**, brasileiro, casado, nascido em 26.09.1956, empresário, portador da carteira de habilitação CNH Nº 00148770872 expedida pelo DETRAN/MA, e inscrito no CPF: 076.472.803-25, residente na Rua das Juçaras SN Renascença, São Luís/MA CEP: 65075-230.

CLÁUSULA SEXTA – AUMENTO DE CAPITAL

6.1 Deliberam os acionistas pelo aumento do capital social da Companhia, passando do atual R$ 50.000,00 (cinquenta mil), dividido em R$ 50.000,00 (cinquenta mil) ações ordinárias, totalmente subscrito e integralizado, para R$ 200.000,00 (Duzentos Mil Reais), dividido em 200.000,00 (Duzentas Mil) ações ordinárias nominativas, e sem valor nominal, com aumento efetivo de R$ 150.000,00 (Cento e Cinquenta Mil reais), mediante a emissão de R$ 150.000,00 (Cento e Cinquenta Mil) novas ações ordinárias, nominativas e sem valor nominal, com valor de emissão de R$1,00 (um real) por ação, totalmente subscritas e parcialmente integralizadas neste ato.

6.2 Em razão das modificações ora realizadas, o acionista aprova o Estatuto Social da Companhia, que vigorará com a seguinte redação:

ESTATUTO SOCIAL
MY NEGÓCIOS S.A.
CNPJ nº 47.123.510/0001-10
NIRE em fase de transformação do tipo jurídico

Capítulo I - Denominação, Sede, Objeto e Duração

Artigo 1º. A **MY NEGÓCIOS S.A.** é uma Sociedade Empresária Limitada e será regida por este Estatuto Social, pela Lei nº 6.404, de 15 de dezembro de 1976, conforme alterada ("Lei das Sociedades por Ações") e pelas demais disposições legais e regulamentares em vigor.

Artigo 2º. A Companhia possui foro e sede na : Avenida dos Holandeses, Ed. Century Multiemp. S.812, 14 Bairro: São Marcos São Luís/MA CEP 65.075-650.

Parágrafo único – A Companhia poderá abrir filiais, agências, depósitos ou escritórios em qualquer localidade do país, onde for do seu interesse, por deliberação da Diretoria.

Artigo 3º. A Companhia tem como objeto social as seguintes atividades:

6463-8/00 - Outras sociedades de participação, exceto holdings
4110-7/00 - Incorporação de empreendimentos imobiliários;
4120-4/00 - Construção de edifícios;
6493-0/00 - Administração de consórcios para aquisição de bens e direitos;
6810-2/01 - Compra e venda de imóveis próprios;
6810-2/02 - Aluguel de imóveis próprios;
6822-6/00 - Gestão e administração da propriedade imobiliária;
7490-1/04 - Atividades de intermediação e agenciamento de serviços e negócios em geral, exceto imobiliários;
6810-2/03 - Loteamento de imóveis próprios;
6462-0/00 - Holdings de instituições não-financeiras;

Artigo 4º. A Companhia tem prazo de duração indeterminado.

Capítulo II - Capital Social

Artigo 5º. O capital social da Companhia é de **R$: 200.000,00 (Duzentos mil reais)**, dividido em 200.000 (Duzentas mil) ações, ordinárias, nominativas e sem valor nominal.

Artigo 6º. A cada ação ordinária corresponderá o direito a um voto nas deliberações da Assembleia Geral.

Artigo 7º. Por deliberação do Conselho de Administração, as ações da Companhia poderão ser escriturais, mantidas em conta de depósito em nome de seus titulares, sem emissão de certificados, em instituição financeira autorizada pela Comissão de Valores Mobiliários ("CVM").

Parágrafo Único. O custo de transferência e averbação, assim como o custo do serviço relativo às ações escriturais, poderá ser cobrado diretamente do acionista pela instituição depositária, conforme venha a ser definido no contrato de escrituração das ações.

Capítulo III - Assembleia Geral

Artigo 8º. A Assembleia Geral reunir-se-á, ordinariamente, uma vez por ano nos termos do artigo 132 da Lei das Sociedades por Ações e, extraordinariamente, quando convocada para deliberar a respeito de qualquer outra matéria nos termos deste Estatuto Social ou da Lei da Sociedade por Ações.

Artigo 9º. Compete à Assembleia Geral, além das atribuições previstas em lei:

I. Eleger e destituir os membros do Conselho de Administração e do Conselho Fiscal, quando instalado;

II. Fixar a remuneração global anual dos membros do Conselho de Administração e da Diretoria, assim como a dos membros do Conselho Fiscal;

III. Reformar o Estatuto Social;

IV. Deliberar a respeito da dissolução, liquidação, fusão, cisão, incorporação da Companhia, ou de qualquer sociedade na Companhia;

V. Autorizar a Companhia a vender, liquidar ou dissolver qualquer subsidiária que represente mais de 10% (dez por cento) dos ativos ou das receitas da Companhia;

VI. Atribuir bonificações em ações e decidir sobre eventuais grupamentos e desdobramentos de ações;

VII. Aprovar planos de opção de compra de ações destinados a administradores, empregados ou pessoas naturais que prestem serviços à Companhia ou a sociedades controladas pela Companhia;

VIII. Deliberar, de acordo com proposta apresentada pela administração, a respeito da destinação do lucro líquido do exercício e a distribuição de dividendos;

Artigo 10º. A Assembleia Geral será convocada pelo Conselho de Administração ou, nos casos previstos em lei, por acionistas ou pelo Conselho Fiscal, devendo a primeira convocação ser feita com, no mínimo, 8 (oito) dias de antecedência, contado o prazo da primeira publicação do anúncio. Não se realizando a assembleia, será publicado anúncio de segunda convocação com antecedência mínima de 5 (cinco) dias.

Artigo 11º. Nas Assembleias Gerais, os acionistas deverão apresentar documento de identidade e/ou atos societários que comprovem a sua representação legal na Assembleia Geral.

Parágrafo 1º. A Companhia dispensará a apresentação de comprovante de titularidade de ações pelo titular de ações escriturais constante da relação de acionistas fornecida pela instituição financeira depositária, se houver.

Parágrafo 2º. Os acionistas poderão ser representados na Assembleia Geral por procurador constituído nos termos do Parágrafo 1º do artigo 126 da Lei das Sociedades por Ações, por instrumento público ou instrumento particular com firma reconhecida, desde que o respectivo instrumento de mandato tenha sido depositado na sede da Companhia, juntamente com os demais documentos previstos neste artigo, com no mínimo 72 (setenta e duas) horas de antecedência.

Artigo 12º. A Assembleia Geral será instalada e presidida pelo Presidente do Conselho de Administração ou, na sua ausência ou impedimento, por outro conselheiro, diretor ou acionista indicado pelo Presidente do Conselho de Administração. O Presidente da Assembleia Geral indicará até 2 (dois) Secretários.

Artigo 13º. As deliberações da Assembleia Geral serão tomadas por maioria dos votos presentes, ressalvadas as exceções previstas na Lei das Sociedades por Ações ou neste Estatuto Social, não se computando os votos em branco ou abstenções.

Parágrafo 1º. A Assembleia Geral só poderá deliberar a respeito de assuntos da ordem do dia, constantes do respectivo edital de convocação, ressalvadas as exceções previstas na Lei das Sociedades por Ações.

Parágrafo 2º. As atas das Assembleias deverão ser lavradas no livro de Atas das Assembleias Gerais, na forma de sumário dos fatos ocorridos, e publicadas com omissão das assinaturas.

Capítulo IV - Órgãos da AdministraçãoSeção I - Diretoria

Artigo 13º. A sociedade Anônima representada por seu Conselho administrador e Diretoria poderá nomear um procurador para representá-los.

Parágrafo 1º. A investidura nos cargos dos órgãos da administração da Companhia se fará por termo lavrado em livro próprio, assinado pelo administrador empossado, dispensada qualquer garantia de gestão.

Parágrafo 2º. Os administradores permanecerão em seus cargos até a posse de seus substitutos, salvo se diversamente deliberado pela Assembleia Geral ou pelo Conselho de Administração, conforme o caso.

Artigo 14º. A administração da sociedade anônima também poderá ser exercida por administrador não sócio.

Artigo 15º. Os Administradores e a Diretoria declaram, sob as penas da lei, de que não estão impedidos de exer a administração da empresa, por lei especial, ou em virtude de condenação criminal, ou se encontrar sob os efeitos dela, a pena que vede, ainda que temporariamente, o acesso a cargos públicos; ou por crime falimentar, de prevaricação, peita ou suborno, concussão, peculato, ou contra a economia popular, contra o sistema financeiro nacional, contra normas de defesa da concorrência, contra as relações de consumo, fé pública, ou a propriedade.

Artigo 16º. Em caso de renúncia ou morte de qualquer dos diretores, a sociedade não se dissolverá, promovendo os acionistas, em Assembleia Geral, a escolha do substituto e, no caso de ser o sócio que se retira ou falece, qualquer dos que dão nome à firma, nela será feita a respectiva modificação.

Artigo 17º. Ressalvado o disposto neste Estatuto Social, qualquer dos órgãos de administração se reúne validamente com a presença da maioria de seus respectivos membros e delibera pelo voto da maioria dos presentes.

Parágrafo 1º. As reuniões dos órgãos da administração poderão ser realizadas por conferência telefônica, vídeo conferência ou por qualquer outro meio de comunicação que permita a identificação do membro e a comunicação simultânea com as demais pessoas presentes à reunião. Os administradores ausentes poderão também delegar seu voto, por escrito, a outros administradores do mesmo órgão.

Parágrafo 2º. Os administradores que participarem de reunião na forma acima prevista deverão ser considerados presentes à reunião para todos os fins, sendo válida a assinatura da respectiva ata por fac-símile ou outro meio eletrônico, devendo uma cópia ser arquivada na sede da Companhia juntamente com o original assinado da ata.

Parágrafo 3º. A convocação prévia da reunião poderá ser dispensada somente se estiverem presentes todos os seus membros.

Artigo 18º. - Compete à diretoria, em conjunto ou isoladamente:

I. Fixar a orientação geral dos negócios da Companhia;

II. Eleger e destituir os Diretores, bem como discriminar as suas atribuições;

III. Fixar a remuneração, os benefícios indiretos e os demais incentivos dos Diretores, dentro do limite global da remuneração da administração aprovado pela Assembleia Geral;

IV. Fiscalizar a gestão dos Diretores; examinar a qualquer tempo os livros e papéis da Companhia; solicitar informações sobre contratos celebrados ou em vias de celebração e de quaisquer outros atos;

V. Convocar a Assembleia Geral quando julgar conveniente ou no caso do artigo 132 da Lei da Sociedades por Ações;

VI. Manifestar-se acerca do Relatório da Administração, as Demonstrações Financeiras e as contas da Diretoria;

VII. Deliberar a respeito da emissão, colocação, preço e condições de integralização de ações e bônus de subscrição de emissão da Companhia;

VIII. Deliberar a respeito da emissão de debêntures simples, não conversíveis em ações e sem garantia real, observadas as disposições legais aplicáveis;

IX. Deliberar a respeito da aquisição, alienação ou oneração de bens móveis ou imóveis da Companhia, bem como deliberar a respeito da execução de todo e qualquer ato ou contrato que tenha valor igual ou superior a 2% (dois por cento) do capital social integralizado;

X. Deliberar a respeito da execução dos contratos que sejam considerados como projetos de um plano de expansão vinculado ao objeto social da Companhia;

XI. Deliberar a respeito da execução dos contratos que tenham por objeto a alienação ou o gravame com direitos reais dos ativos operacionais da Companhia, ou que versem sobre bens imóveis não operacionais da Companhia;

XII. Deliberar a respeito da nomeação de procuradores com poderes para praticar quaisquer dos atos enumerados nos incisos IX a XI deste artigo;

XIII. Escolher e destituir auditores independentes;

XIV. Submeter à Assembleia Geral proposta de reforma deste Estatuto Social;e

XV. Exercer as demais funções que lhe sejam atribuídas pela Assembleia geral dentro das normas vigentes.

Artigo 19º. A diretoria não pode usar a sociedade em negócios estranhos aos objetivos sociais.

Artigo 20º. Cada diretoria terá o direito de uma retirada mensal, a título de honorários, em valor a ser fixado anualmente pela Assembleia Geral ordinária da sociedade e vigente para todo o exercício.

Parágrafo 1º. As convocações para as reuniões serão feitas mediante comunicado escrito entregue a cada membro da Diretoria, da qual deverão constar o local, data e hora da reunião, bem como, resumidamente, a ordem do dia. As convocações deverão ser entregues com pelo menos 5 (cinco) dias úteis de antecedência, no caso

de reuniões ordinárias, e com pelo menos 2 (dois) dias úteisde antecedência, no caso de reuniões extraordinárias. As deliberações em reuniões da Diretoria deverão limitar-se às matérias previstas na convocação.

Parágrafo 2º. Todas as deliberações da Diretoria constarão de atas lavradas no respectivo livro de Atas de Reuniões da Diretoria.

Artigo 21º. Compete ao Conselho de Administração, além de outras atribuições que lhe sejam cometidas por lei ou por este Estatuto Social:

Capítulo V - Conselho Fiscal

Artigo 22º. O Conselho Fiscal funcionará de modo não permanente com os poderes e atribuições a ele conferidos por lei, e somente será instalado po deliberação da Assembleia Geral, ou a pedido dos acionistas, nas hipóteses previstas em lei.

Artigo 23º. O Conselho Fiscal será composto de, no mínimo 3 (três) e, no máximo 5 (cinco) membros efetivos e suplentes em igual número, acionistas ou não, eleitos e destituíveis a qualquer tempo pela Assembleia Geral.

Artigo 24º. O Conselho Fiscal se reunirá, nos termos da lei, sempre que necessário e analisará as demonstrações financeiras ao menos trimestralmente.

Parágrafo 1º. Independentemente de quaisquer formalidades, será considerada regularmente convocada a reunião à qual comparecer a totalidade dos membros do Conselho Fiscal.

Parágrafo 2º. O Conselho Fiscal se manifesta por maioria absoluta de votos, presente a maioria dos seus membros.

Parágrafo 3º. Todas as deliberações do Conselho Fiscal constarão de atas lavradas no respectivo livro de Atas e Pareceres do Conselho Fiscal e assinadas pelos Conselheiros presentes.

Artigo 25º. A remuneração dos membros do conselho Fiscal será fixada pela Assembleia Geral que os eleger, observado o parágrafo 3º do artigo 162 da Lei das Sociedades por Ações.

Capítulo VI - Demonstrações Financeiras e Distribuição de Lucros

Artigo 26º. O exercício social se inicia em 1º de janeiro e se encerra em 31 de dezembro de cada ano.

Artigo 27º. Ao fim de cada exercício social, o diretor **HELLYCLEYTON PALACIO PEREIRA** prestará contas justificadas de sua administração, procedendo à elaboração do inventário:

I. Balanço patrimonial;
II. Demonstração das mutações do patrimônio líquido;

III. Demonstração do resultado do exercício; e

IV. Demonstração das origens e aplicações de recursos.

Artigo 28º. Juntamente com as demonstrações financeiras do exercício, o Conselho de Administração apresentará à Assembleia Geral Ordinária proposta para destinação do lucro líquido do exercício, calculado após a dedução das participações referidas no artigo 190 da Lei das Sociedades por Ações, conforme o disposto no Parágrafo 1º deste artigo, ajustado para fins do cálculo de dividendos nos termos do artigo 202 da mesma lei, observada a seguinte ordem:

I. 5% (cinco por cento) serão aplicados, antes de qualquer outra destinação, na constituição da reserva legal, que não excederá a 20% (vinte por cento) do capital social;

II. Uma parcela, por proposta dos órgãos da administração, poderá ser deduzida para a formação de reserva para contingências, ou acrescida em caso de reversão das mesmas reservas formadas em exercícios anteriores, nos termos do artigo 195 da Lei das Sociedades por Ações;

III. Uma parcela destinada ao pagamento de dividendo obrigatório não inferior, em cada exercício, a 1% (um por cento) do lucro líquido anual ajustado, na forma prevista pelo artigo 202 da Lei de Sociedades por Ações;

IV. No exercício em que o montante do dividendo obrigatório, calculado nos termos do item III acima, ultrapassar a parcela realizada do lucro do exercício, a Assembleia Geral poderá, por proposta dos órgãos de administração, destinar o excesso à constituição de reserva de lucros a realizar, observado o disposto no artigo 197 da Lei das Sociedades por Ações;

V. O saldo remanescente terá a destinação que lhe for atribuída pelo Conselhode Administração, no pressuposto da aprovação pela Assembleia Geral e caso esta não delibere de outra forma.

Parágrafo 1º. No exercício em que o saldo da reserva legal acrescido dos montantes das reservas de capital de que trata o Parágrafo 1º do artigo 182 da Lei das Sociedades por Ações exceder 30% (trinta por cento) do capital social, não será obrigatória a destinação de parte do lucro líquido do exercício para a reserva legal.

Parágrafo 2º. A Assembleia Geral poderá, por proposta dos órgãos da administração, deliberar reter parcela do lucro líquido do exercício prevista em orçamento de capital previamente aprovado pela própria Assembleia Geral, nos

termos do artigo 196 da Lei das Sociedades por Ações.

Parágrafo 3º. O saldo das reservas de lucros, exceto as para contingências e de lucros a realizar, não poderá ultrapassar o capital social. Atingido esse limite, a Assembleia Geral deverá deliberar sobre a aplicação do excesso na integralizaçãoou no aumento do capital social, ou na distribuição de dividendos.

Artigo 29º. Por proposta da Diretoria, a Companhia poderá pagar ou creditar juros aos acionistas, a título de remuneração do capital próprio destes últimos, observada a legislação aplicável. As eventuais importâncias assim desembolsadas poderão ser imputadas ao valor dos dividendos posteriormente declarados pela Companhia.

Artigo 30º. A Companhia poderá elaborar balanços intermediários ao fim de cada trimestre. Por deliberação do Conselho de Administração, a Companhia poderá:

I. Declarar o pagamento de dividendos ou juros sobre capital próprio, à conta do lucro apurado em balanço trimestral, imputados ao valor do dividendo obrigatório, se houver; e

II. Declarar dividendos intermediários ou juros sobre capital próprio, à conta de lucros acumulados ou de reserva de lucros existentes no último balanço anual ou trimestral, imputados ao valor do dividendo obrigatório, se houver.

Artigo 31º. Os dividendos serão pagos no prazo máximo de 60 (sessenta) dias a contar da data da publicação da Assembleia Geral que os declarar, sendo que os dividendos não recebidos ou não reclamados prescreverão no prazo de 3 (três) anos, contados da data em que tenham sido colocados à disposição do acionista, e reverterão em favor da Companhia.

Capítulo VII - Da Liquidação da Companhia

Artigo 32º. A Companhia entrará em liquidação nos casos determinados em lei, cabendo à Assembleia Geral eleger o liquidante ou liquidantes, bem como o Conselho Fiscal que deverá funcionar nesse período, obedecidas as formalidades legais.

Capítulo VIII - Disposições Finais e Transitórias

Artigo 33º. Os casos omissos neste Estatuto Social serão resolvidos pela Assembleia Geral e regulados de acordo com o que preceitua a Lei das Sociedades por Ações.

Artigo 34º. A Companhia deverá observar os acordos de acionistas arquivados em sua sede, se houver, sendo vedado o registro de transferência de ações e o cômputo de voto proferido em Assembleia Geral contrários aos seus termos.

ATO DE TRANSFORMAÇÃO DE SOCIEDADE EMPRESARIA LIMITADA PARA ANÔNIMA FECHADA
FELLE BRAND COMERCIO LTDA
CNPJ nº 47.123.510/0001-10
NIRE 21201265769

São Luís, 19 de julho de 2024.

Assinatura digital
YGLESIO LUCIANO MOYSES SILVA DE SOUZA
CPF: 832.461.003-06
Presidente do Conselho de Administração

Assinatura digital
RICARDO JOSE GONÇALVES
CPF: 880.821.133-91
Diretor

Assinatura digital
HELLYCLEYTON PALACIO PEREIRA
CPF: 021.278.753-54
Presidente da Diretoria

Assinatura digital
CARLITO FARIA PEREIRA
CPF: 076.472.803-25
Diretor

Assinatura digital
FRANCISCA MARIA TEIXEIRA DA SILVA PINHEIRO
CPF: 475.899.223-15
Ex - Sócia

Assinatura digital
ISAAC JOAQUIM FILGUEIRAS MOUSINHO SEGUNDO
9397 - OAB/MA
ADVOGADO

ANEXO I
TERMO DE POSSE DE CONSELHO DE ADMINISTRAÇÃO

Ao Ato de Transformação de Sociedade Empresária Limitada em Sociedade Anônima Fechada
Realizada em 18 de julho de 2024

ATO DE TRANSFORMAÇÃO DE SOCIEDADE EMPRESARIA LIMITADA PARA SOCIEDADE ANÔNIMA FECHADA
FELLE BRAND COMERCIO LTDA
CNPJ nº 47.123.510/0001-10
NIRE 21201265769

TERMO DE POSSE DO CONSELHO DE ADMINISTRAÇÃO

Toma posse, neste ato, como membro e Presidente do Conselho de Administração da **MY NEGOCIOS S.A**, sociedade anônima fechada, inscrita no CNPJ sob o nº 47.123.510/0001-10, com sede Avenida dos Holandeses, Ed. Century Multiemp. S.812, 14 Bairro: São Marcos São Luís/MA CEP 65.075-650, o Sr. **YGLESIO LUCIANO MOYSES SILVA DE SOUZA**, brasileiro, casado, nascido em 19.09.1980, empresário, portador da cédula de identidade RG N° 697553973 expedida por GESUSPC/MA, e inscrito no CPF: 832.461.003-06, residente e domiciliado na Avenida dos Holandeses, nº 11, Condomínio Farol da Ilha apartamento 132 Bairro: Ponta D'Areia, São Luís/MA CEP: 65077-357, com mandato de 05 (cinco) anos.

O Membro eleito declara, para todos os efeitos legais: (a) não estar impedido por lei especial de exercer o cargo do Conselho de Administração, nem ter sido condenado a pena que vede, ainda que temporariamente, o acesso a cargos públicos; ou por crime familiar, de prevaricação, peita ou suborno, concussão, peculato; ou contra a economia popular, contra o sistema financeiro nacional, contra as normas de defesa da concorrênciam contra as relações de consumo, a fé pública ou a propriedade, enquanto perdurarem os efeitos da condenação, e (b) não possuir nengum conflito de interesses com a Companhia.

São Luís/MA, 19 de julho de 2024.

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YGLESIO LUCIANO MOYSES SILVA DE SOUZA

Presidente do Conselho de Administração

ATO DE TRANSFORMAÇÃO DE SOCIEDADE EMPRESARIA LIMITADA PARA SOCIEDADE ANÔNIMA FECHADA
FELLE BRAND COMERCIO LTDA
CNPJ nº 47.123.510/0001-10
NIRE 21201265769

TERMO DE POSSE DO CONSELHO DE ADMINISTRAÇÃO

Toma posse, neste ato, como membro Conselho de Administração da **MY NEGOCIOS S.A**, sociedade anônima fechada, inscrita no CNPJ sob o nº 47.123.510/0001-10, com sede Avenida dos Holandeses, Ed. Century Multiemp. S.812, 14 Bairro: São Marcos São Luís/MA CEP 65.075-650, o Sr. **RICARDO JOSE GONÇALVES**, brasileiro, solteiro, nascidd em 14.10.1979, empresário, portador da CNH Nº 04345466165 expedida pelo DETRAN/MA, e inscrito no CPF: 880.821.133-91, residente Rua das Juçaras, sn Bairro: Renascença, São Luís/MA CEP: 65075-230, com mandato de 05 (cinco) anos.

O Membro eleito declara, para todos os efeitos legais: (a) não estar impedido por lei especial de exercer o cargo do Conselho de Administração, nem ter sido condenado a pena que vede, ainda que temporariamente, o acesso a cargos públicos; ou por crime familiar, de prevaricação, peita ou suborno, concussão, peculato; ou contra a economia popular, contra o sistema financeiro nacional, contra as normas de defesa da concorrênciam contra as relações de consumo, a fé pública ou a propriedade, enquanto perdurarem os efeitos da condenação, e (b) não possuir nengum conflito de interesses com a Companhia.

São Luís/MA, 19 de julho de 2024.

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RICARDO JOSE GONÇALVES

Conselheiro de Administração

ANEXO II

TERMOS DE POSSE DIRETORIA

Ao Ato de Transformação de Sociedade Empresária Limitada em Sociedade Anônima Fechada Realizada em 18 de julho de 2024.

ATO DE TRANSFORMAÇÃO DE SOCIEDADE EMPRESARIA LIMITADA PARA SOCIEDADE ANÔNIMA FECHADA
FELLE BRAND COMERCIO LTDA
CNPJ nº 47.123.510/0001-10
NIRE 21201265769

TERMO DE POSSE DE DIRETORIA

Em virtude de deliberação tomada pelos acionistas da **MY NEGOCIOS S.A.**, a sociedade anônima fechada, inscrita no CNPJ sob o nº 47.123.510/0001-10, com sede Avenida dos Holandeses, Ed. Century Multiemp. S.812, 14 Bairro: São Marcos São Luís/MA CEP 65.075-650, fica eleito para o cargo de Diretor Presidente o Sr. **HELLYCLEYTON PALACIO PEREIRA**, brasileiro, solteiro, empresário, nascido em 12.10.1988, inscrito no CPF nº 021.278.753-54, e portador da cédula de identidade RG nº 0256772720039 expedido por SSP/MA, residente e domiciliado na Rua das Juçaras, SN, Edif. Executive Lake 3 andar Sala 312, Bairro: Renascença, São Luís/MA – CEP: 65075-230.

O Diretor eleito, ora empossado, declara sob as penas da lei, não estar impedido por lei especial de exercer a administração e direção de sociedades anônimas, nem ter sido condenado a pena de que vede, ainda que temporariamente, o acesso a cargos públicos ou por crime falimentar, de prevaricação, peita ou suborno, concussão, peculato, ou crime contra a economia popular, contra o sistema financeiro nacional, contra as normas de defesa da concorrência, contra as relações de consumo, a fé pública e o crédito ou à propriedade.

O mandato do Diretor ora empossado será de 05 (cinco) anos, iniciando – se na presente data. Em caso de término do mandato, este será considerado imediatamente prorrogado até a data de investidura dos novos administradores eleitos, nos termos do Artigo 150, §4º, da Lei nº 6.404/76.

São Luís/MA, 19 de julho de 2024.

_____

HELLYCLEYTON PALACIO PEREIRA
Diretor Presidente

ATO DE TRANSFORMAÇÃO DE SOCIEDADE EMPRESARIA LIMITADA PARA SOCIEDADE ANÔNIMA FECHADA
FELLE BRAND COMERCIO LTDA
CNPJ nº 47.123.510/0001-10
NIRE 21201265769

TERMO DE POSSE DE DIRETORIA

Em virtude de deliberação tomada pelos acionistas da **MY NEGOCIOS S.A.**, a sociedade anônima fechada, inscrita no CNPJ sob o nº 47.123.510/0001-10, com sede Avenida dos Holandeses, Ed. Century Multiemp. S.812, 14 Bairro: São Marcos São Luís/MA CEP 65.075-650, fica eleito para o cargo de membro da Diretoria o Sr. **CARLITO FARIA PEREIRA**, brasileiro, casado, nascido em 26.09.1956, empresário, portador da carteira de habilitação CNH Nº 00148770872 expedida pelo DETRAN/MA, e inscrito no CPF: 076.472.803-25, residente na Rua das Juçaras SN Renascença, São Luís/MA CEP: 65075-230.

O Diretor eleito, ora empossado, declara sob as penas da lei, não estar impedido por lei especial de exercer a administração e direção de sociedades anônimas, nem ter sido condenado a pena de que vede, ainda que temporariamente, o acesso a cargos públicos ou por crime falimentar, de prevaricação, peita ou suborno, concussão, peculato, ou crime contra a economia popular, contra o sistema financeiro nacional, contra as normas de defesa da concorrência, contra as relações de consumo, a fé pública e o crédito ou à propriedade.

O mandato do Diretor ora empossado será de 05 (cinco) anos, iniciando – se na presente data. Em caso de término do mandato, este será considerado imediatamente prorrogado até a data de investidura dos novos administradores eleitos, nos termos do Artigo 150, §4º, da Lei nº 6.404/76.

São Luís/MA, 19 de julho de 2024.

_____

CARLITO FARIA PEREIRA
Diretor

ASSINATURA ELETRÔNICA

Certificamos que o ato da empresa MY NEGÓCIOS S.A consta assinado digitalmente por:

IDENTIFICAÇÃO DO(S) ASSINANTE(S)	
CPF/CNPJ	Nome
00337767335	ISAAC JOAQUIM FILGUEIRAS MOUSINHO SEGUNDO
02127875354	HELLYCLEYTON PALACIO PEREIRA
07647280325	CARLITO FARIA PEREIRA
47589922315	FRANCISCA MARIA TEIXEIRA DA SILVA PINHEIRO
83246100306	YGLESIO LUCIANO MOYSES SILVA DE SOUZA
88082113391	RICARDO JOSE GONCALVES

CERTIFICO O REGISTRO EM 25/07/2024 14:28 SOB Nº 21300013920.
PROTOCOLO: 240713532 DE 02/07/2024.
CÓDIGO DE VERIFICAÇÃO: 12410566805. CNPJ DA SEDE: 47123510000110.
NIRE: 21300013920. COM EFEITOS DO REGISTRO EM: 25/07/2024.
MY NEGÓCIOS S.A

JUCEMA

CARLOS ANDRÉ DE MORAES PEREIRA
SECRETÁRIO-GERAL
www.empresafacil.ma.gov.br

A validade deste documento, se impresso, fica sujeita à confirmação de sua autenticidade nos respectivos portais, informando seus respectivos códigos de verificação.

SIMPLIFIED CERTIFICATE

National System of Commercial Company Registration - SINREM

We hereby certify that the information below is recorded in the documents filed with this Commercial Registry and is current as of the date of issuance.

Company Name: MY NEGOCIOS S.A

NIRE : 21300013920
Legal Entity Type: Closely Held Corporation

Protocol: MAC2500286653

NIRE (Head Office)	CNPJ	Filing Date of the Articles of Incorporation	Start of Operations
21300013920	47.123.510/0001-10	07/12/2022	07/12/2022

Full Address
Avenida DOS HOLANDESES, CENTURY MULTIEMP BUILDING. ROOM 812, NO. 14, SÃO MARCOS - São Luís/Maranhão - ZIP CODE 65075-650

Corporate Purpose
6463-8/00 - OTHER PARTICIPATION COMPANIES, EXCEPT HOLDINGS,4110-7/00 - REAL ESTATE DEVELOPMENT,4120-4/00 - BUILDING CONSTRUCTION,6462-0/00 - HOLDINGS OF NON-FINANCIAL INSTITUTIONS,6810-2/01 - PURCHASE AND SALE OF OWN REAL ESTATE,6810-2/02 - RENTAL OF OWN REAL ESTATE,6822-6/00 - REAL ESTATE PROPERTY MANAGEMENT AND ADMINISTRATION,6493-0/00 - ADMINISTRATION OF CONSORTIA FOR THE ACQUISITION OF GOODS AND RIGHTS,6810-2/03 - SUBDIVISION OF OWN REAL ESTATE,7490-1/04 - BROKERAGE AND INTERMEDIATION OF SERVICES AND BUSINESS IN GENERAL, EXCEPT REAL ESTATE

Share Capital
R$ 200,000.00 (two hundred thousand reais)

Paid-in Capital
R$ 200,000.00 (two hundred thousand reais)

Term
Indefinite

Board of Directors/ End of term/Position/Name/CPF

Person's name	End of term	Position
HELLYCLEYTON PALACIO PEREIRA 021.278.753-54	07/18/2027	Director
RICARDO JOSE GONCALVES 880.821.133-91	07/18/2027	Board Member
CARLITO FARIA PEREIRA 076.472.803-25	07/18/2027	Director
YGLESIO LUCIANO MOYSES SILVA DE SOUZA 832.461.003-06	07/18/2027	Chairman of the Board

Last Filing

Date	Number	Act/events
01/31/2025	20250136864	021 - DATA AMENDMENT (EXCEPT COMPANY NAME)

Status
ACTIVE

Status
NO STATUS

This certificate was automatically issued on 04/25/2025, at 6:43:35 p.m. (Brasília time).
If printed, its authenticity can be verified at **https://www.empresafacil.ma.gov.br**, using the code **HCJRNDVX**.

CARLOS ANDRÉ DE MORAES PEREIRA
Secretary-General

I, Carolina Favero da Silva, telephone number 415 425-2508, mailing address P.O. Box 90487, San Diego, CA 92169, certify that the professional translation of this document from Portuguese to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.


_____ Date: February 10, 2026.

CERTIDÃO SIMPLIFICADA

Sistema Nacional de Registro de Empresas Mercantis - SINREM

Certificamos que as informações abaixo constam dos documentos arquivados nesta Junta Comercial e são vigentes na data da sua expedição.

Nome Empresarial: MY NEGOCIOS S.A

Protocolo: MAC2500286653

NIRE : 21300013920
Natureza Jurídica: Sociedade Anônima Fechada

NIRE (Sede)	CNPJ	Data de Arquivamento do Ato Constitutivo	Início de Atividade
21300013920	47.123.510/0001-10	12/07/2022	12/07/2022

Endereço Completo
Avenida DOS HOLANDESES, ED.CENTURY MULTIEMP.S.812, Nº 14, SAO MARCOS - São Luís/MA - CEP 65075-650

Objeto Social
6463-8/00 - OUTRAS SOCIEDADES DE PARTICIPACAO, EXCETO HOLDINGS,4110-7/00 -INCORPORACAO DE EMPREENDIMENTOS IMOBILIARIOS,4120-4/00 - CONSTRUCAO DEEDIFICIOS,6462-0/00 - HOLDINGS DE INSTITUICOES NAO-FINANCEIRAS,6810-2/01 -COMPRA E VENDA DE IMOVEIS PROPRIOS,6810-2/02 - ALUGUEL DE IMOVEISPROPRIOS,6822-6/00 - GESTAO E ADMINISTRACAO DA PROPRIEDADE IMOBILIARIA,6493-0/00 - ADMINISTRACAO DE CONSORCIOS PARA AQUISICAO DE BENS E DIREITOS,6810-2/03 - LOTEAMENTO DE IMOVEIS PROPRIOS,7490-1/04 - ATIVIDADES DE INTERMEDIACAOE AGENCIAMENTO DE SERVICOS E NEGOCIOS EM GERAL, EXCETO IMOBILIARIOS

Capital Social
R$ 200.000,00 (duzentos mil reais)

Capital Integralizado
R$ 200.000,00 (duzentos mil reais)

Prazo de Duração
Indeterminado

Diretoria/Término do Mandato/Cargo/Nome/CPF

Nome da pessoa	Término do mandato	Cargo
HELLYCLEYTON PALACIO PEREIRA 021.278.753-54	18/07/2027	Diretor
RICARDO JOSE GONCALVES 880.821.133-91	18/07/2027	Conselheiro
CARLITO FARIA PEREIRA 076.472.803-25	18/07/2027	Diretor
YGLESIO LUCIANO MOYSES SILVA DE SOUZA 832.461.003-06	18/07/2027	Diretor presidente

Último Arquivamento

Data	Número	Ato/eventos
31/01/2025	20250136864	007 / 021 - ALTERACAO DE DADOS (EXCETO NOME EMPRESARIAL)

Situação
ATIVA

Status
SEM STATUS

Esta certidão foi emitida automaticamente em 25/04/2025, às 18:43:35 (horário de Brasília).
Se impressa, verificar sua autenticidade no **https://www.empresafacil.ma.gov.br**, com o código **HCJRNDVX**.

CARLOS ANDRÉ DE MORAES PEREIRA
Secretário-Geral

ASSIGNMENT OF RIGHTS

The undersigned **HELLYCLEYTON PALACIO PEREIRA,** Brazilian, single, entrepreneur, born on 10.12.1988, enrolled with CPF under No. 021.278.753-54, and holder of Identity Card RG No. 0256772720039 issued by SSP/MA, domiciled at Rua das Juçaras, unnumbered, Executive Lake Building 3rd floor Room 312, Neighborhood: Renascença, São Luís/MA – ZIP Code: 65075-230, holder of **200.000 (two hundred thousand)** common registered shares with no par value, representing the entirety of his equity interest in **MY NEGOCIOS S.A,** a closely held corporation enrolled with the CNPJ under No. 47.123.510/0001-10, headquartered at Avenida dos Holandeses, Century Multiemp. Building, Room 812, 14 Neighborhood: São Marcos São Luís/MA ZIP Code 65.075-650, hereby transfers to **YGLESIO LUCIANO MOYSES SILVA DE SOUZA,** Brazilian, married under the separate property regime, born on 09.19.1980, entrepreneur, holder of Identity Card RG No. 697553973, issued by GEJUSPC/MA, and enrolled with CPF under No. 832.461.003-06, resident and domiciled at Avenida dos Holandeses, No. 11, Farol da Ilha Condominium apartment 132 Neighborhood: Ponta D'Areia, São Luís/MA ZIP Code: 65077-357, the entirety of his shares in the aforementioned company, which is made for the price of **R$ 50.000,00 (fifty thousand reais),** received at this time in lawful currency, for which full receipt and discharge are hereby granted to the assignee, who shall assume all rights and obligations arising from this assignment.

São Luís, October 22, 2024.

HELLYCLEYTON PALACIO PEREIRA
(Assignor)

YGLESIO LUCIANO MOYSES SILVA DE SOUZA
(Assignee)

ELECTRONIC SIGNATURE

We hereby certify that the corporate act of MY NEGOCIOS S.A. is digitally signed by:

IDENTIFICATION OF THE SIGNATORY(IES)	
CPF/CNPJ	Name
02127875354	HELLYCLEYTON PALACIO PEREIRA
07647280325	CARLITO FARIA PEREIRA
83246100306	YGLESIO LUCIANO MOYSES SILVA DE SOUZA
88082113391	RICARDO JOSE GONCALVES

I certify that the registration was made on 01/14/2025 at 12:18 pm under No. 20250042770.
PROTOCOL: 250042770 DATED 01/14/2025.
VERIFICATION CODE: 12500508020. CNPJ OF HEAD OFFICE: 47123510000110.
NIRE: 21300013920. WITH REGISTRATION EFFECTIVE AS OF: 01/14/2025.
MY NEGOCIOS S.A

JUCEMA

CARLOS ANDRÉ DE MORAES PEREIRA
SECRETARY-GENERAL
www.empresafacil.ma.gov.br

The validity of this document, if printed 1098 o verification of its authenticity on the respective portals, upon enti esponding verification codes.

I, André Vinícius Inacio Penna Mello, telephone number 415 425-2508, mailing address P.O. Box 90487, San Diego, CA 92169, certify that the professional translation of this document from Portuguese to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.



Date: February 11, 2026.

TRANSFERÊNCIA DE DIREITOS

O abaixo assinado **HELLYCLEYTON PALACIO PEREIRA**, brasileiro, solteiro, empresário, nascido em 12.10.1988, inscrito no CPF nº 021.278.753-54, e portador da cédula de identidade RG nº 0256772720039 expedido por SSP/MA, domiciliado na Rua das Juçaras, SN, Edif. Executive Lake 3 andar Sala 312, Bairro: Renascença, São Luís/MA – CEP: 65075-230, possuindo **200.000 (Duzentas mil)** ações, ordinárias, nominativas e sem valor nominal, que representam a totalidade de sua participação acionária na **MY NEGOCIOS S.A**, sociedade anônima fechada, inscrita no CNPJ sob o nº 47.123.510/0001-10, com sede Avenida dos Holandeses, Ed. Century Multiemp. S.812, 14 Bairro: São Marcos São Luís/MA CEP 65.075-650, pelo presente documento transfere a **YGLESIO LUCIANO MOYSES SILVA DE SOUZA**, brasileiro, casado em regime de separação de bens, nascido em 19.09.1980, Empresário, portador da cédula de identidade RG n. 697553973, expedida por GEJUSPC/MA, e inscrito no CPF sob o n. 832.461.003-06, residente e domiciliado na Avenida dos Holandeses, nº 11, Condomínio Farol da Ilha apartamento 132 Bairro: Ponta D'Areia, São Luís/MA CEP: 65077-357, a totalidade de suas ações da referida companhia, cessão que é feita pelo preço de **R$ 50.000,00 (cinquenta mil reais)**, neste ato recebido em moeda corrente, da qual dá quitação, ao cessionário, por conta de quem correrão os ônus e vantagens da presente cessão.

São Luís, 22 de outubro de 2024.

HELLYCLEYTON PALACIO PEREIRA
(Cedente)

YGLESIO LUCIANO MOYSES SILVA DE SOUZA
(Cessionário)

ASSINATURA ELETRÔNICA

Certificamos que o ato da empresa MY NEGOCIOS S.A consta assinado digitalmente por:

IDENTIFICAÇÃO DO(S) ASSINANTE(S)	
CPF/CNPJ	Nome
02127875354	HELLYCLEYTON PALACIO PEREIRA
07647280325	CARLITO FARIA PEREIRA
83246100306	YGLESIO LUCIANO MOYSES SILVA DE SOUZA
88082113391	RICARDO JOSE GONCALVES

CERTIFICO O REGISTRO EM 14/01/2025 12:18 SOB Nº 20250042770.
PROTOCOLO: 250042770 DE 14/01/2025.
CÓDIGO DE VERIFICAÇÃO: 12500508020. CNPJ DA SEDE: 47123510000110.
NIRE: 21300013920. COM EFEITOS DO REGISTRO EM: 14/01/2025.
MY NEGOCIOS S.A

JUCEMA

CARLOS ANDRÉ DE MORAES PEREIRA
SECRETÁRIO-GERAL
www.empresafacil.ma.gov.br

A validade deste documento, se impresso à comprovação de sua autenticidade nos respectivos portais, informan 1101 tivos códigos de verificação.

bradesco bank

Ltd Lib Corp Temporary Statement

MYG PROPERTIES REAL ESTATE INVESTMENTS L
Rua Das Letras, Quadra 2 Casa 11
Cohafuma,
Sao Luis MA 65074-780
BRAZIL

Account Number:	XXXXXXXXXXXX0890
Interest Rate:	0.000000 %
Previous Statement Balance:	$63,706.08
Average Balance:	$84,550.55
Date Range:	7/1/2025-12/18/2025

Date	Check #	Tran Code	Description	Amount	Balance
07/01/2025		144	Transfer to DDA Trsf Checking XX0890 To Checking XX9209 Funds Transfer via M	($363,000.00)	$1,092.62
07/02/2025		8	Incoming Wire Transfer	$18,272.18	$19,364.80
07/02/2025		8	Incoming Wire Transfer	$45,682.12	$65,046.92
07/02/2025		144	Transfer to DDA Trsf Checking XX0890 To Checking XX9209 Funds Transfer via M	($1,000.00)	$64,046.92
07/02/2025		144	Transfer to DDA Trsf Checking XX0890 To Checking XX9209 Funds Transfer via M	($63,000.00)	$1,046.92
07/02/2025		29	Wire Transfer Fee	($15.00)	$1,031.92
07/02/2025		29	Wire Transfer Fee	($15.00)	$1,016.92
07/03/2025		8	Incoming Wire Transfer	$6,000.00	$7,016.92
07/03/2025		8	Incoming Wire Transfer	$30,177.22	$37,194.14
07/03/2025		144	Transfer to DDA Trsf Checking XX0890 To Checking XX9209 Funds Transfer via M	($6,000.00)	$31,194.14
07/03/2025		29	Wire Transfer Fee	($15.00)	$31,179.14
07/03/2025		29	Wire Transfer Fee	($15.00)	$31,164.14
07/07/2025		141	Transfer from DDA Trsf Checking XX9856 To Checking XX0890 Funds Transfer via M	$200.00	$31,364.14
07/07/2025		183	ACH Debit DUKEENERGY BILL PAY YGLESIO SOUZA 910182327467 021000028611111 WEB	($412.41)	$30,951.73
07/07/2025		144	Transfer to DDA Trsf Checking XX0890 To Checking XX9209 Funds Transfer via M	($30,000.00)	$951.73
07/08/2025		8	Incoming Wire Transfer	$39,941.17	$40,892.90
07/08/2025		183	ACH Debit SOLARA RESORT HOAssn Dues MYG PORPERTIES REAL ST 57371718 122105983394750 WEB	($718.00)	$40,174.90
07/08/2025		29	Wire Transfer Fee	($15.00)	$40,159.90
07/10/2025		8	Incoming Wire Transfer	$5,365.95	$45,525.85

This temporary statement from Bradesco Bank is not a formal statement of your account.
These items will be reflected again on your regularly scheduled statement.

07/10/2025		8	Incoming Wire Transfer	$20,000.00	$65,525.85
07/10/2025		29	Wire Transfer Fee	($15.00)	$65,510.85
07/10/2025		29	Wire Transfer Fee	($15.00)	$65,495.85
07/11/2025		144	Transfer to DDA Trsf Checking XX0890 To Checki ng XX2614 Credit card payment.	($2,145.93)	$63,349.92
07/11/2025		144	Transfer to DDA Trsf Checking XX0890 To Checki ng XX9209 Funds Transfer via M	($60,000.00)	$3,349.92
07/17/2025		183	ACH Debit TOHO ONLINE PMT CARLOS NOBREGA TH02ECYJ 104000016723168 WEB	($28.05)	$3,321.87
07/21/2025		46	Book Transfer - Credit	$45,916.91	$49,238.78
07/22/2025	2044405450	20	Deposit	$41.46	$49,280.24
07/23/2025		183	ACH Debit ACHMA VISB BILL PYMNT YGLESIO *SOUZA 0938451 021000020604221 WEB	($85.62)	$49,194.62
07/23/2025		144	Transfer to DDA Trsf Checking XX0890 To Checki ng XX9209 Funds Transfer via M	($45,000.00)	$4,194.62
07/28/2025		46	Book Transfer - Credit	$7,866.29	$12,060.91
07/30/2025		46	Book Transfer - Credit	$26,188.69	$38,249.60
07/31/2025		46	Book Transfer - Credit	$4,000.00	$42,249.60
07/31/2025		144	Transfer to DDA Trsf Checking XX0890 To Checki ng XX2614 Credit card payment.	($9,153.47)	$33,096.13
07/31/2025		360	Service Charge	($25.00)	$33,071.13
08/04/2025		46	Book Transfer - Credit	$30,306.11	$63,377.24
08/04/2025		46	Book Transfer - Credit	$57,123.94	$120,501.18
08/04/2025		46	Book Transfer - Credit	$57,216.91	$177,718.09
08/04/2025		46	Book Transfer - Credit	$121,608.07	$299,326.16
08/04/2025		183	ACH Debit DUKEENERGY BILL PAY YGLESIO SOUZA 910182327467 021000020870582 WEB	($413.59)	$298,912.57
08/04/2025		183	ACH Debit WEB PAY Pulte Home Comp MYG PROPERTIES REAL ES PHD0195368 CCD	($8,000.00)	$290,912.57
08/05/2025		93	Outgoing Wire Transfer	($38,000.00)	$252,912.57
08/05/2025		93	Outgoing Wire Transfer	($105,000.00)	$147,912.57
08/05/2025		144	Transfer to DDA Trsf Checking XX0890 To Checki ng XX2614 Credit card payment.	($6,268.64)	$141,643.93
08/05/2025		29	Wire Transfer Fee	($20.00)	$141,623.93
08/05/2025		29	Wire Transfer Fee	($20.00)	$141,603.93
08/06/2025		93	Outgoing Wire Transfer	($36,500.00)	$105,103.93
08/06/2025		183	ACH Debit SOLARA RESORT HOAssn Dues MYG PORPERTIES REAL ST 58235524 122105984712866 WEB	($718.00)	$104,385.93
08/06/2025		29	Wire Transfer Fee	($20.00)	$104,365.93

08/07/2025		46	Book Transfer - Credit	$68,211.60	$172,577.53
08/07/2025		183	ACH Debit MATTAMYORLANDO WEB PMT MYG PROPERTIES REAL ES 1058592582 111000027764532 WEB	($10,000.00)	$162,577.53
08/13/2025		46	Book Transfer - Credit	$14,553.83	$177,131.36
08/14/2025		93	Outgoing Wire Transfer	($34,000.00)	$143,131.36
08/14/2025		29	Wire Transfer Fee	($20.00)	$143,111.36
08/15/2025		46	Book Transfer - Credit	$122,550.35	$265,661.71
08/15/2025		93	Outgoing Wire Transfer	($117,572.00)	$148,089.71
08/15/2025		183	ACH Debit TOHO ONLINE PMT CARLOS NOBREGA TH02H5R9 104000019123608 WEB	($61.21)	$148,028.50
08/15/2025		29	Wire Transfer Fee	($20.00)	$148,008.50
08/25/2025		93	Outgoing Wire Transfer	($15,000.00)	$133,008.50
08/25/2025		183	ACH Debit ACHMA VISB BILL PYMNT YGLESIO *SOUZA 3264600 021000025327288 WEB	($91.01)	$132,917.49
08/25/2025		144	Transfer to DDA Trsf Checking XX0890 To Checki ng XX2614 Credit card payment.	($2,458.12)	$130,459.37
08/25/2025		29	Wire Transfer Fee	($20.00)	$130,439.37
08/27/2025		8	Incoming Wire Transfer	$434,090.19	$564,529.56
08/27/2025		8	Incoming Wire Transfer	$566,006.60	$1,130,536.16
08/27/2025		29	Wire Transfer Fee	($15.00)	$1,130,521.16
08/27/2025		29	Wire Transfer Fee	($15.00)	$1,130,506.16
08/28/2025		93	Outgoing Wire Transfer	($84,000.00)	$1,046,506.16
08/28/2025		93	Outgoing Wire Transfer	($350,000.00)	$696,506.16
08/28/2025		93	Outgoing Wire Transfer	($510,000.00)	$186,506.16
08/28/2025		29	Wire Transfer Fee	($20.00)	$186,486.16
08/28/2025		29	Wire Transfer Fee	($40.00)	$186,446.16
08/28/2025		29	Wire Transfer Fee	($40.00)	$186,406.16
08/29/2025	2074192002	20	Deposit	$975.24	$187,381.40
09/02/2025		8	Incoming Wire Transfer	$4,000.00	$191,381.40
09/02/2025		29	Wire Transfer Fee	($15.00)	$191,366.40
09/03/2025		93	Outgoing Wire Transfer	($5,000.00)	$186,366.40
09/03/2025		93	Outgoing Wire Transfer	($75,000.00)	$111,366.40
09/03/2025		29	Wire Transfer Fee	($20.00)	$111,346.40
09/03/2025		29	Wire Transfer Fee	($20.00)	$111,326.40
09/04/2025		183	ACH Debit DUKEENERGY BILL PAY YGLESIO SOUZA 910182327467 021000023180423 WEB	($591.51)	$110,734.89
09/08/2025		183	ACH Debit WATERLEIGH PHASEWATERLEIGH MYG PROPERTIES REAL ES ST-F6W4Y8H9J7O8 091000017150127 WEB	($280.57)	$110,454.32
09/08/2025		183	ACH Debit SOLARA RESORT HOAssn Dues MYG PORPERTIES REAL ST 59010848 122105980748347 WEB	($718.00)	$109,736.32

09/09/2025	8	Incoming Wire Transfer	$2,050.00	$111,786.32
09/09/2025	29	Wire Transfer Fee	($15.00)	$111,771.32
09/12/2025	46	Book Transfer - Credit	$18,192.52	$129,963.84
09/15/2025	93	Outgoing Wire Transfer	($60,000.00)	$69,963.84
09/15/2025	29	Wire Transfer Fee	($20.00)	$69,943.84
09/16/2025	183	ACH Debit TOHO ONLINE PMT CARLOS NOBREGA TH02JYH2 104000015587088 WEB	($73.14)	$69,870.70
09/19/2025	93	Outgoing Wire Transfer	($2,045.00)	$67,825.70
09/19/2025	29	Wire Transfer Fee	($20.00)	$67,805.70
09/23/2025	183	ACH Debit ACHMA VISB BILL PYMNT YGLESIO *SOUZA 4577559 021000021527801 WEB	($38.30)	$67,767.40
09/23/2025	144	Transfer to DDA Trsf Checking XX0890 To Checki ng XX5280 Funds Transfer via M	($56,000.00)	$11,767.40
09/26/2025	8	Incoming Wire Transfer	$31,453.00	$43,220.40
09/26/2025	29	Wire Transfer Fee	($15.00)	$43,205.40
09/30/2025	360	Service Charge	($25.00)	$43,180.40
10/02/2025	141	Transfer from DDA Trsf Checking XX9209 To Checki ng XX0890 Funds Transfer via M	$60,000.00	$103,180.40
10/02/2025	93	Outgoing Wire Transfer	($60,000.00)	$43,180.40
10/02/2025	144	Transfer to DDA Trsf Checking XX0890 To Checki ng XX9209 Funds Transfer via M	($30,000.00)	$13,180.40
10/02/2025	29	Wire Transfer Fee	($20.00)	$13,160.40
10/06/2025	46	Book Transfer - Credit	$36,949.20	$50,109.60
10/06/2025	46	Book Transfer - Credit	$147,855.69	$197,965.29
10/06/2025	183	ACH Debit WATERLEIGH PHASEWATERLEIGH MYG PROPERTIES REAL ES ST-K8P1D4Q6J2R4 091000014728603 WEB	($280.57)	$197,684.72
10/06/2025	183	ACH Debit DUKEENERGY BILL PAY YGLESIO SOUZA 910182327467 021000026550177 WEB	($602.13)	$197,082.59
10/06/2025	183	ACH Debit DOVENMUEHLE MTG MORTG PYMT MYG PROPERTIES REAL ES 1521004703 021000025247768 PPD	($3,844.50)	$193,238.09
10/06/2025	183	ACH Debit DOVENMUEHLE MTG MORTG PYMT MYG PROPERTIES REAL ES 1521004679 021000025247767 PPD	($4,817.43)	$188,420.66
10/07/2025	183	ACH Debit SOLARA RESORT HOAssn Dues MYG PORPERTIES REAL ST 59969099 122105980292124 WEB	($718.00)	$187,702.66
10/17/2025	183	ACH Debit	($28.05)	$187,674.61

		TOHO ONLINE PMT CARLOS NOBREGA TH02MQVW 104000013140182 WEB		
10/23/2025	183	ACH Debit ACHMA VISB BILL PYMNT YGLESIO *SOUZA 6054826 021000024852427 WEB	($111.43)	$187,563.18
10/28/2025	144	Transfer to DDA Trsf Checking XX0890 To Checki ng XX5280 Funds Transfer via M	($140,000.01)	$47,563.17
11/03/2025	163	ACH Credit TD BANK NA ACCTVERIFY LEMUEL S LEMES 15403441971 063106146351233 PPD	$0.30	$47,563.47
11/03/2025	163	ACH Credit TD BANK NA ACCTVERIFY LEMUEL S LEMES 15403441961 063106146351232 PPD	$0.32	$47,563.79
11/03/2025	183	ACH Debit TD BANK NA ACCTVERIFY LEMUEL S LEMES 15403441973 063106146351701 WEB	($0.62)	$47,563.17
11/05/2025	8	Incoming Wire Transfer	$16,875.00	$64,438.17
11/05/2025	183	ACH Debit DUKEENERGY BILL PAY YGLESIO SOUZA 910182327467 021000027857150 WEB	($537.53)	$63,900.64
11/05/2025	29	Wire Transfer Fee	($15.00)	$63,885.64
11/06/2025	183	ACH Debit WATERLEIGH PHASEWATERLEIGH MYG PROPERTIES REAL ES ST-Q3U2X2S8W0B5 111000022793818 WEB	($280.57)	$63,605.07
11/06/2025	183	ACH Debit SOLARA RESORT HOAssn Dues MYG PORPERTIES REAL ST 60822161 122105988890485 WEB	($718.00)	$62,887.07
11/06/2025	183	ACH Debit DOVENMUEHLE MTG MORTG PYMT MYG PROPERTIES REAL ES 1521004703 021000025813779 PPD	($3,844.50)	$59,042.57
11/06/2025	183	ACH Debit DOVENMUEHLE MTG MORTG PYMT MYG PROPERTIES REAL ES 1521004679 021000025813778 PPD	($4,817.43)	$54,225.14
11/10/2025	8	Incoming Wire Transfer	$6,150.00	$60,375.14
11/10/2025	29	Wire Transfer Fee	($15.00)	$60,360.14
11/12/2025	8	Incoming Wire Transfer	$3,763.13	$64,123.27
11/12/2025	29	Wire Transfer Fee	($15.00)	$64,108.27
11/17/2025	183	ACH Debit	($73.14)	$64,035.13

		TOHO ONLINE PMT CARLOS NOBREGA TH02PJKA 104000016410612 WEB		
11/21/2025	144	Transfer to DDA Trsf Checking XX0890 To Checki ng XX2614 Credit card payment.	($192.51)	$63,842.62
11/24/2025	183	ACH Debit ACHMA VISB BILL PYMNT YGLESIO *SOUZA 6940468 021000021437726 WEB	($111.54)	$63,731.08
11/28/2025	360	Service Charge	($25.00)	$63,706.08
12/03/2025	8	Incoming Wire Transfer	$4,100.00	$67,806.08
12/03/2025	29	Wire Transfer Fee	($15.00)	$67,791.08
12/04/2025	183	ACH Debit DUKEENERGY BILL PAY YGLESIO SOUZA 910182327467 021000026806163 WEB	($498.69)	$67,292.39
12/08/2025	183	ACH Debit WATERLEIGH PHASEWATERLEIGH MYG PROPERTIES REAL ES ST-E6X2F5V7P5U6 091000010323514 WEB	($280.57)	$67,011.82
12/08/2025	183	ACH Debit SOLARA RESORT HOAssn Dues MYG PORPERTIES REAL ST 61611102 122105983191331 WEB	($718.00)	$66,293.82
12/08/2025	183	ACH Debit DOVENMUEHLE MTG MORTG PYMT MYG PROPERTIES REAL ES 1521004703 021000029881923 PPD	($3,844.50)	$62,449.32
12/08/2025	183	ACH Debit DOVENMUEHLE MTG MORTG PYMT MYG PROPERTIES REAL ES 1521004679 021000029881922 PPD	($4,817.43)	$57,631.89
12/09/2025	8	Incoming Wire Transfer	$4,112.35	$61,744.24
12/09/2025	29	Wire Transfer Fee	($15.00)	$61,729.24
12/12/2025	163	ACH Credit BUSINESS Blind Pay Inc MYG PROPERTIES REAL ES 123148700000725 CCD	$60,000.00	$121,729.24
12/16/2025	183	ACH Debit TOHO ONLINE PMT CARLOS NOBREGA TH02SBCO 104000011921701 WEB	($104.24)	$121,625.00

This temporary statement from Bradesco Bank is not a formal statement of your account.
These items will be reflected again on your regularly scheduled statement.

3011 Ponce De Leon Blvd. PH1
Coral Gables, Florida
33134 USA

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EQUAL HOUSING LENDER
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Ltd Lib Corp Temporary Statement

MY RENTALS AND MANAGEMENT LLC
Rua Das Letras, Quadra 2 Casa 11
Cohafuma,
Sao Luis MA 65074-780
BRAZIL

Account Number:	XXXXXXXXXXXX5280
Interest Rate:	0.000000 %
Previous Statement Balance:	$20,324.78
Average Balance:	$16,919.12
Date Range:	7/1/2025-12/18/2025

Date	Check #	Tran Code	Description	Amount	Balance
08/22/2025		46	Book Transfer - Credit	$4,510.45	$4,510.45
09/02/2025	2075344298	20	Deposit	$2,508.99	$7,019.44
09/02/2025		183	ACH Debit WEB_PAY DUKEENERGYCORPOR 1114804582 56789812082925 CCD	($400.00)	$6,619.44
09/03/2025		183	ACH Debit Southlake Util Payment MY RENTALS AND MANAGEM 2868011-0000028 063112147498770 PPD	($85.00)	$6,534.44
09/04/2025		183	ACH Debit AMERICAN INTEGRIPREM & PMT MY RENTALS AND MANAGEM 1639215 043000099469132 TEL	($160.11)	$6,374.33
09/04/2025		183	ACH Debit AMERICAN INTEGRI PREM & PMT MY RENTALS AND MANAGEM 1639214 043000099468961 PPD	($382.40)	$5,991.93
09/05/2025		46	Book Transfer - Credit	$57,849.16	$63,841.09
09/08/2025		8	Incoming Wire Transfer	$6,210.00	$70,051.09
09/08/2025		29	Wire Transfer Fee	($15.00)	$70,036.09
09/09/2025		93	Outgoing Wire Transfer	($1,000.00)	$69,036.09
09/09/2025		29	Wire Transfer Fee	($20.00)	$69,016.09
09/11/2025		46	Book Transfer - Credit	$54,764.00	$123,780.09
09/11/2025		46	Book Transfer - Credit	$72,725.79	$196,505.88
09/12/2025		46	Book Transfer - Credit	$101,049.20	$297,555.08
09/15/2025		93	Outgoing Wire Transfer	($1,000.00)	$296,555.08
09/15/2025		29	Wire Transfer Fee	($20.00)	$296,535.08
09/18/2025		46	Book Transfer - Credit	$167,092.72	$463,627.80
09/23/2025		141	Transfer from DDA Trsf Checking XX0890 To Checki ng XX5280 Funds Transfer via M	$56,000.00	$519,627.80
09/23/2025		144	Transfer to DDA	($1,600.00)	$518,027.80

This temporary statement from Bradesco Bank is not a formal statement of your account.
These items will be reflected again on your regularly scheduled statement.

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Coral Gables, Florida
33134 USA

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		Trsf Checking XX5280 To Checki ng XX9856 Funds Transfer via M		
09/24/2025	93	Outgoing Wire Transfer	($510,902.55)	$7,125.25
09/24/2025	29	Wire Transfer Fee	($65.00)	$7,060.25
10/02/2025	183	ACH Debit AMERICAN INTEGRI PREM & PMT MY RENTALS AND MANAGEM 1665560 043000093852160 PPD	($74.64)	$6,985.61
10/02/2025	183	ACH Debit AMERICAN INTEGRI PREM & PMT MY RENTALS AND MANAGEM 1665552 043000093852154 PPD	($197.17)	$6,788.44
10/02/2025	183	ACH Debit WINDSOR CAY RESOAssn Dues MY RENTALS AND MANAGEM 59678226 122105989554620 WEB	($409.00)	$6,379.44
10/06/2025	46	Book Transfer - Credit	$18,464.77	$24,844.21
10/06/2025	183	ACH Debit DUKEENERGY BILL PAY JULIANA MOYSES 910189132896 021000026562117 WEB	($116.96)	$24,727.25
10/06/2025	183	ACH Debit AMERICAN INTEGRI PREM & PMT MY RENTALS AMP MANAGEM 1667758 043000093104375 PPD	($473.64)	$24,253.61
10/15/2025	46	Book Transfer - Credit	$72,115.69	$96,369.30
10/17/2025	46	Book Transfer - Credit	$36,081.59	$132,450.89
10/24/2025	183	ACH Debit AMERICAN INTEGRI PREM & PMT MY RENTALS AND MANAGEM 1684827 043000098591761 PPD	($2,140.17)	$130,310.72
10/28/2025	141	Transfer from DDA Trsf Checking XX9209 To Checki ng XX5280 Funds Transfer via M	$27,778.19	$158,088.91
10/28/2025	141	Transfer from DDA Trsf Checking XX0890 To Checki ng XX5280 Funds Transfer via M	$140,000.01	$298,088.92
10/29/2025	93	Outgoing Wire Transfer	($278,658.50)	$19,430.42
10/29/2025	29	Wire Transfer Fee	($20.00)	$19,410.42
10/31/2025	183	ACH Debit DUKEENERGY BILL PAY YGLESIO SOUZA 910191053742 021000028398194 WEB	($325.00)	$19,085.42
10/31/2025	360	Service Charge	($25.00)	$19,060.42
11/03/2025	183	ACH Debit Southlake Util Payment Yglesio Moises 2950511-0000029 063112149606356 PPD	($41.25)	$19,019.17
11/03/2025	183	ACH Debit	($74.64)	$18,944.53

		AMERICAN INTEGRI PREM & PMT MY RENTALS AND MANAGEM 1691511 043000098503898 PPD		
11/03/2025	183	ACH Debit	($200.79)	$18,743.74
		AMERICAN INTEGRI PREM & PMT MY RENTALS AND MANAGEM 1691490 043000098503878 PPD		
11/03/2025	183	ACH Debit	($211.08)	$18,532.66
		AMERICAN INTEGRI PREM & PMT MY RENTALS AMP MANAGEM 1691540 043000098503926 PPD		
11/04/2025	8	Incoming Wire Transfer	$2,500.00	$21,032.66
11/04/2025	183	ACH Debit	($409.00)	$20,623.66
		WINDSOR CAY RESOAssn Dues MY RENTALS AND MANAGEM 60600227 122105980724539 WEB		
11/04/2025	29	Wire Transfer Fee	($15.00)	$20,608.66
11/05/2025	183	ACH Debit	($303.45)	$20,305.21
		DUKEENERGY BILL PAY JULIANA MOYSES 910189132896 021000027872425 WEB		
11/12/2025	141	Transfer from DDA	$44.57	$20,349.78
		Trsf Checking XX9209 To Checki ng XX5280 Funds Transfer via M		
11/28/2025	360	Service Charge	($25.00)	$20,324.78
12/02/2025	183	ACH Debit	($74.64)	$20,250.14
		AMERICAN INTEGRI PREM & PMT MY RENTALS AND MANAGEM 1713398 043000095182749 PPD		
12/02/2025	183	ACH Debit	($200.79)	$20,049.35
		AMERICAN INTEGRI PREM & PMT MY RENTALS AND MANAGEM 1713391 043000095182746 PPD		
12/02/2025	183	ACH Debit	($211.08)	$19,838.27
		AMERICAN INTEGRI PREM & PMT MY RENTALS AMP MANAGEM 1713411 043000095182756 PPD		
12/02/2025	183	ACH Debit	($409.00)	$19,429.27
		WINDSOR CAY RESOAssn Dues MY RENTALS AND MANAGEM 61374130 122105988129728 WEB		
12/03/2025	8	Incoming Wire Transfer	$2,500.00	$21,929.27
12/03/2025	183	ACH Debit	($189.00)	$21,740.27
		MAINT PYMT Wellness Ridge H My Rentals & Managemen AP0114705535 CCD		
12/03/2025	29	Wire Transfer Fee	($15.00)	$21,725.27
12/04/2025	183	ACH Debit	($174.42)	$21,550.85

		DUKEENERGY BILL PAY YGLESIO SOUZA 910191053742 021000026806164 WEB		
12/04/2025	183	ACH Debit	($335.05)	$21,215.80
		DUKEENERGY BILL PAY JULIANA MOYSES 910189132896 021000026799801 WEB		
12/08/2025	183	ACH Debit	($718.00)	$20,497.80
		SOLARA RESORT HOAssn Dues MY RENTALS AND MANAGEM 61611206 122105983191435 WEB		
12/08/2025	183	ACH Debit	($6,369.54)	$14,128.26
		DOVENMUEHLE MTG MORTG PYMT MY RENTALS & MANAGEMEN 1521005338 021000029881929 PPD		

FATURA

FLORIDA FILING & SEARCH SVCS

Núm. da fatura: 25-07-0377
Data da fatura: 28 de jul. de 2025
Data de vencimento: 28 de jul. de 2025

Ler.Pagar.Continuar

PAGO

US$ 0,00
VALOR DEVIDO

COBRAR DE
samuel.b.santtos@gmail.com

#	PRODUTOS E DESCRIÇÃO	QTD/HRS	PREÇO	VALOR(US$)
1	FLORIDA CORPORATE FILING FL SOS	1	US$ 75,00	US$ 75,00
2	State Fee Disbursements MY RENTALS & MANAGEMENT LLC +CERTIFICATE OF STATUS	1	US$ 130,00	US$ 130,00
3	PayPal Fee	1	US$ 9,00	US$ 9,00

Subtotal	US$ 214,00
Frete	US$ 0,00
TOTAL	**$ 214,00 USD**
Valor pago	US$ 214,00
VALOR DEVIDO	**$ 0,00 USD**

OBSERVAÇÕES PARA O CLIENTE

Please note: charges in this invoice include fees for services rendered and convenience fees associated with this electronic payment service.

PLEASE NOTE: YOUR ORDER WILL NOT BE PROCESSED UNTIL THIS INVOICE IS PAID. NO EXCEPTIONS.

Docusign Envelope ID: 30736A9A-D632-4A04-8E51-79222F3F34BD

Job Initiation Order

Yglesio Luciano Moyses Silva De Souza - Winter Grove - 04401

CHANGE ORDER INFORMATION
Created Date: **08/28/2025**
Number: **0**
Type: **Spec Customer**

BUYER INFORMATION
Buyer: **Yglesio Luciano Moyses Silva De Souza**
Home Phone : **(000) 000-0000**
Email : **Yglesio@yahoo.com**
Current Address: **Brasil**
NA, NA NA

AGREEMENT INFORMATION
Agreement ID: **PHD0198484**
Agreement Created Date: **08/28/2025**
Approved Date:
Community: **Winter Grove - 60'**
Phase:
Garage: **Right**
Plan Name: **Roseland CMU**
Plan ID: **2060**
Elevation: **Elevation FM103**
Lot / Block:

Lot Address: **214 Woodfall Lane**
Winter Garden, FL 34787

SALES CONSULTANT: **Craig Russo**
DESCRIPTION: **Spec Buyer**

OPTION SELECTIONS SUMMARY

EXTERIOR : CURB APPEAL

ELEVATION	**Elevation FM103**	**QUANTITY: 1**	**$0.00**
COLOR SCHEME	**Florida Med Pearly White- Earthtone Cedar Shingles** EXTERIOR COLOR: **FL Med Pearly White- Earthtone Cedar-WG**	**QUANTITY: 1**	**$0.00**
HARDSCAPE	**Glass Insert at Double Entry Front Door** Adds decorative glass to front double door STYLE: **Full Lite Clear**	**QUANTITY: 1**	**$4,700.00**

ROOMS : FLOORPLAN

ROOM CONFIGURATION 1	**Loft** Adds loft with bed and bath as second floor	**QUANTITY: 1**	**$4,300.00**
ROOM CONFIGURATION 2	**Bedroom 5**	**QUANTITY: 1**	**$12,400.00**

Docusign Envelope ID: 30736A9A-D632-4A04-8E51-79222F3F34BD

Job Initiation Order

Yglesio Luciano Moyses Silva De Souza - Winter Grove - 04401

CHANGE ORDER INFORMATION
Created Date: **08/28/2025**

BUYER INFORMATION
Buyer: **Yglesio Luciano Moyses Silva De Souza**

AGREEMENT INFORMATION
Agreement ID: **PHD0198484**
Agreement Created Date: **08/28/2025**
Approved Date:

OPTION SELECTIONS SUMMARY

ROOM CONFIGURATION 4	**Built- In Kitchen Configuration** 42'' uppers, Built-In configuration, Large Drawer Stack, Tall Crown, Rotating Reach Base Corner (per plan), Easy Reach Upper Corner (per plan), Upgraded Waste Basket Pull Out, Soft Close (Select) Construction, Double Roll-Out Trays, Hardware, Light Rail, Sink Tilt-Out, Decorative End Panels.	**QUANTITY: 1**	**$15,500.00**
ROOM CONFIGURATION 5	**Included Storage Room**	**QUANTITY: 1**	**$0.00**
ROOM CONFIGURATION 6	**Pool Bath**	**QUANTITY: 1**	**$8,500.00**
ROOM CONFIGURATION 8	**Included Owner's Bath Layout**	**QUANTITY: 1**	**$0.00**
OUTDOOR FLEX SPACE 2	**Outdoor Kitchen Pre-Plumb** Includes pre-plumb hot/cold with drain & 2 GFI electrical outlets, location per plan. Per plan will include full wall	**QUANTITY: 1**	**$5,000.00**
	Pre-Wire at Pool or Spa Pre-wire set up for pool-spa. 240v 60amp	**QUANTITY: 1**	**$2,100.00**
INTERIOR FEATURES 1	**Pocket Sliding Glass Door at Gathering Room**	**QUANTITY: 1**	**$1,900.00**
	Sliding Door at Cafe .	**QUANTITY: 1**	**$1,500.00**
INTERIOR FEATURES 2	**Laundry Upgrade** adds cabinet sink base (per plan) and or base / uper cabinets in laundry room per cabinet diagrams	**QUANTITY: 1**	**$6,100.00**
PLUMBING	**Water Softener Pre-Plumb** Water Softener Pre-plumb only & adds 110outlet and drain	**QUANTITY: 1**	**$1,200.00**

Docusign Envelope ID: 30736A9A-D632-4A04-8E51-79222F3F34BD

Job Initiation Order

Yglesio Luciano Moyses Silva De Souza - Winter Grove - 04401

CHANGE ORDER INFORMATION
Created Date: **08/28/2025**

BUYER INFORMATION
Buyer: **Yglesio Luciano Moyses Silva De Souza**

AGREEMENT INFORMATION
Agreement ID: **PHD0198484**
Agreement Created Date: **08/28/2025**
Approved Date:

OPTION SELECTIONS SUMMARY

CEILING DETAIL 1	**Dropped Soffit at Owner's Suite** Does not include Crown Molding in tray. If chosen with crown molding option the crown will be in the tray not the perimiter of the room.	**QUANTITY: 1**	**$500.00**
ROOMS : KITCHEN			
LAYOUT	**Kitchen Layout 4**	**QUANTITY: 1**	**$0.00**
CABINETS	**Group 3 Cabinets** DRAWER HARDWARE TYPE: **Pull** KNOB STYLE / FINISH: ****NA** PULL STYLE / FINISH: **HP-BSN-610 / Brushed Satin Nickel 4 1/2”** DOOR HARDWARE TYPE: **Pull** CABINET STYLE / COLOR: **Dana / White** ISLAND CABINET STYLE / COLOR: **Dana / White**	**QUANTITY: 1**	**$0.00**
CABINET ADDITIONS	**Island Cabinet Wrap** Must Have Built-In Kitchen Option Selected	**QUANTITY: 1**	**$400.00**
LAYOUT ADDITIONS 2	**Included Cabinet Configuration**	**QUANTITY: 1**	**$0.00**
COUNTERTOPS	**Group 3 Countertops** . COUNTERTOP COLOR: **White Zeus Pol 3CM Silestone**	**QUANTITY: 1**	**$6,000.00**
BACKSPLASH	**Group 2 Backsplash** Adds tile backsplash to kitchen BACKSPLASH STYLE / COLOR: **3x6 Subway Bright / White Ice Beveled / Running Bo** GROUT: **Arctic White**	**QUANTITY: 1**	**$2,310.00**

Docusign Envelope ID: 30736A9A-D632-4A04-8E51-79222F3F34BD

Job Initiation Order

Yglesio Luciano Moyses Silva De Souza - Winter Grove - 04401

CHANGE ORDER INFORMATION
Created Date: **08/28/2025**

BUYER INFORMATION
Buyer: **Yglesio Luciano Moyses Silva De Souza**

AGREEMENT INFORMATION
Agreement ID: **PHD0198484**
Agreement Created Date: **08/28/2025**
Approved Date:

OPTION SELECTIONS SUMMARY

APPLIANCE PACKAGES	**Built-in Appliance Package Group 1- Layout 4** Kitchenaid Appliances; Single oven	**QUANTITY: 1**	**$1,400.00**
REFRIGERATORS	**Group 1 Refrigerator - NEW** Whirlpool Side by Side	**QUANTITY: 1**	**$1,400.00**
KITCHEN SINK	**Kitchen Sink Upgrade 2** Single Undermount Kitchen Sink	**QUANTITY: 1**	**$200.00**
KITCHEN FAUCET	**Kitchen Faucet Upgrade 1** STYLE / FINISH: **Sleek 7864SRS / Spot Resist Stainless**	**QUANTITY: 1**	**$600.00**
LIGHTING	**Pendant Pre-Wire**	**QUANTITY: 1**	**$400.00**
ROOMS : OWNER'S BATH			
CABINETS	**Group 3 Owner's Bath Cabinets** Soft Close & Hardware Included DRAWER HARDWARE TYPE: **Pull** KNOB STYLE / FINISH: ****NA** PULL STYLE / FINISH: **HP-BSN-610 / Brushed Satin Nickel 4 1/2”** DOOR HARDWARE TYPE: **Pull** CABINET STYLE / COLOR: **Dana / White**	**QUANTITY: 1**	**$1,500.00**
COUNTERTOPS	**Included Owner's Bath Countertops** . BASEHOUSE COUNTERTOP OWNER'S BATH: **Blanco Maple Pol 1.6CM Silestone**	**QUANTITY: 1**	**$0.00**
SHOWER ENCLOSURE	**Heavy Glass Shower Door** replaces 1/4 enclosure with 3/8 Frameless Heavy glass door	**QUANTITY: 1**	**$1,500.00**

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Job Initiation Order

Yglesio Luciano Moyses Silva De Souza - Winter Grove - 04401

CHANGE ORDER INFORMATION
Created Date: **08/28/2025**

BUYER INFORMATION
Buyer: **Yglesio Luciano Moyses Silva De Souza**

AGREEMENT INFORMATION
Agreement ID: **PHD0198484**
Agreement Created Date: **08/28/2025**
Approved Date:

OPTION SELECTIONS SUMMARY

SURROUNDS	**Included Base Shower Wall Tile** BATHROOMS: **10"x13" Villa Blanco / White**	**QUANTITY: 1**	**$0.00**

ROOMS : BATHROOMS

SECONDARY BATH CABINETS	**Group 3 Cabinets** Soft Close & Hardware Included DRAWER HARDWARE TYPE: **Pull** KNOB STYLE / FINISH: ****NA** PULL STYLE / FINISH: **HP-BSN-610 / Brushed Satin Nickel 4 1/2”** DOOR HARDWARE TYPE: **Pull** CABINET STYLE / COLOR: **Dana / White**	**QUANTITY: 1**	**$1,600.00**
SECONDARY BATH COUNTERTOPS	**Included Countertops** . BASEHOUSE COUNTERTOP SECONDARY BATH: **Blanco Maple Pol 1.6CM Silestone**	**QUANTITY: 1**	**$0.00**
BATH 5 COUNTERTOPS	**Included Countertop** COUNTERTOP COLOR: **Blanco Maple Pol 1.6CM Silestone**	**QUANTITY: 1**	**$0.00**
POOL BATH COUNTERTOPS	**Included Countertops** COUNTERTOP COLOR: **Blanco Maple Pol 1.6CM Silestone**	**QUANTITY: 1**	**$0.00**
BATH FAUCET PACKAGE	**Included Bath Faucets**	**QUANTITY: 1**	**$0.00**
SECONDARY BATH ADDITIONS	**Walk-In Shower at Secondary Bath**	**QUANTITY: 1**	**$3,700.00**

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OPTION SELECTIONS SUMMARY

	Location Determined Per Plan **Bath 5 :** QUANTITY : **1**		
SECONDARY BATH SURROUNDS	**Included Vikrel Tub/Shower Surround** **Bath 2 :** QUANTITY : **1** **Bath 3 :** QUANTITY : **1**	**QUANTITY: 2**	**$0.00**
SECONDARY BATH SURROUNDS 3	**Included Wall Tile** **Pool Bath :** QUANTITY : **1** BATHROOMS: **10"x13" Villa Blanco / White** **Bath 5 :** QUANTITY : **1** BATHROOMS: **10"x13" Villa Blanco / White**	**QUANTITY: 2**	**$0.00**
BATHROOM SINKS	**Bath Sink Upgrade** Replaces oval sink with square sinks throughout	**QUANTITY: 1**	**$400.00**
	Bath Sink Upgrade - Additional Baths Upgrades optional baths to square sinks, must select quantity	**QUANTITY: 1**	**$50.00**
COMMODES	**Group 1 Comfort Height Toilet** upgrades bathrooms to comfort height	**QUANTITY: 1**	**$600.00**
	Group 1 Comfort Height Toilet Upgrade - Additional Baths Upgrades optional baths to comfort height. Must select bathroom quantity	**QUANTITY: 1**	**$200.00**

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OPTION SELECTIONS SUMMARY

FLOORING : FLOORING

GATHERING ROOM	**Group 1 LVP Flooring** Must have same LVP Color selected throughout home STYLE / COLOR: **Hearth / Rich Cocoa 9" / 7328**	**QUANTITY: 1**	**$4,230.00**
KITCHEN	**Group 1 LVP Flooring** Must have same LVP Color selected throughout home STYLE / COLOR: **Hearth / Rich Cocoa 9" / 7328**	**QUANTITY: 1**	**$5,930.00**
OWNER'S SUITE	**Included Carpet** CARPET STYLE / COLOR: **Slider 2 / Angel Cloud 102**	**QUANTITY: 1**	**$0.00**
OWNER'S BATH	**Group 1 Tile** Ceramic Tile- Must have same Tile Color selected throughout home STYLE / COLOR: **Skyline / White**	**QUANTITY: 1**	**$590.00**
SECONDARY BEDROOMS	**Included Carpet** CARPET STYLE / COLOR: **Slider 2 / Angel Cloud 102**	**QUANTITY: 1**	**$0.00**
SECONDARY BATHS	**Group 1 Tile** Ceramic Tile- Must have same Tile Color selected throughout home STYLE / COLOR: **Skyline / White**	**QUANTITY: 1**	**$690.00**
LOFT	**Included Carpet** CARPET STYLE / COLOR: **Slider 2 / Angel Cloud 102**	**QUANTITY: 1**	**$0.00**
BATH 5	**Group 1 Tile** Ceramic Tile- Must have same Tile Color selected throughout home	**QUANTITY: 1**	**$100.00**

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OPTION SELECTIONS SUMMARY

	STYLE / COLOR: **Skyline / White**		
GAME ROOM	**Group 1 LVP Flooring** Must have same LVP Color selected throughout home	**QUANTITY: 1**	**$2,300.00**
	STYLE / COLOR: **Hearth / Rich Cocoa 9" / 7328**		
LOFT 2	**Included Carpet**	**QUANTITY: 1**	**$0.00**
	CARPET STYLE / COLOR: **Slider 2 / Angel Cloud 102**		
DINING	**Group 1 LVP Flooring** Must have same LVP Color selected throughout home	**QUANTITY: 1**	**$2,090.00**
	STYLE / COLOR: **Hearth / Rich Cocoa 9" / 7328**		
POOL BATH	**Group 1 Tile** Ceramic Tile- Must have same Tile Color selected throughout home	**QUANTITY: 1**	**$170.00**
	STYLE / COLOR: **Skyline / White**		
BED 5	**Included Carpet**	**QUANTITY: 1**	**$0.00**
	CARPET STYLE / COLOR: **Slider 2 / Angel Cloud 102**		

FINISHES : ELECTRICAL

LIGHTING	**LED Downlight - Four Light Package** **Café :** QUANTITY : **1** **Dining Room :** QUANTITY : **1** **Loft :** QUANTITY : **1** **Owners Suite :**	**QUANTITY: 5**	**$2,500.00**

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	QUANTITY : **1** **Gathering Room :** QUANTITY : **1**		
ELECTRICAL PACKAGES	**Garage Lighting Package** It includes two flood lights, an additional 4' fluorescent, keyless entry for garage, an additional GFI in garage on dedicated circuit	**QUANTITY: 1**	**$1,600.00**
FINISHES : SMART HOME			
SMART HOME PACKAGE	**Smart Home 2.0 Backbone Alt. 1** Ring Doorbell and Honeywell T10	**QUANTITY: 1**	**$0.00**
SMART HOME ADDITIONS	**Smart Home Door Lock** Schlage Encode	**QUANTITY: 1**	**$800.00**
FINISHES : DOORS			
INTERIOR DOOR STYLE	**Included Interior Doors** 8'0"' 2- Panel Interior Doors	**QUANTITY: 1**	**$0.00**
INTERIOR DOOR LOCATION 1	**Included Flex Doors** Door(s) to match rest of house	**QUANTITY: 1**	**$0.00**
FINISHES : LAUNDRY			
WASHER/DRYER	**Group 1 Washer/Dryer - NEW**	**QUANTITY: 1**	**$1,900.00**
LAUNDRY CABINETS	**Included Group 2 Cabinets** DRAWER HARDWARE TYPE: **Pull** KNOB STYLE / FINISH: ****NA** PULL STYLE / FINISH: **HP-BSN-610 / Brushed Satin Nickel 4 1/2"**	**QUANTITY: 1**	**$0.00**

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OPTION SELECTIONS SUMMARY

DOOR HARDWARE TYPE: **Pull**
COLOR: **Blanco Maple Pol 1.6CM Silestone**
CABINET STYLE / COLOR: **Trenton / Quill**

EXTRAS : INTERIOR/EXTERIOR

EXTERIOR ADDITIONS	**Gutters**	**QUANTITY: 1**	**$3,900.00**
WHOLE HOUSE FINISH PACKAGES	**Lighting and Hardware Upgrade Package 1** Upgrades Door Hardware, Vanity Lights, Shower Enclosure to Brushed Nickel or ORB . Finishes from different manufactures can vary FINISH: **Seville Brushed Nickel**	**QUANTITY: 1**	**$1,400.00**
INTERIOR PAINT - WALLS	**Two-Tone Paint** Option changes the wall color only. Does not include closets, garage or ceilings WALL COLOR: **Snowbound SW7004** CEILING PAINT COLOR: **SW 7005 Pure White**	**QUANTITY: 1**	**$2,600.00**
STAIRS	**LVP Treads and Risers** Adds LVP to stair tread and riser STYLE / COLOR: **Hearth / Rich Cocoa 9" / 7328**	**QUANTITY: 1**	**$5,580.00**
STAIR RAILING LOCATION 1	**Wrought Iron Basket Balusters with Oak Handrail** 1st floor Wrought Iron balusters with Oak stain grade railing and handrail. See trim diagrams for location. COLOR: **Ebony / 2718 Minwax sales 426-3414**	**QUANTITY: 1**	**$2,400.00**

EXTRAS : INTERNAL USE

INFO	**Included Features**	**QUANTITY: 1**	**$0.00**

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OPTION SELECTIONS SUMMARY

8' Front Door, style per elevation; 6'8'" Interior Door 2-panel; Secondary Baths vikrell Tub/Shower; Owners Shower 1st floor recessed; 2nd floor tile with shower pan; 2 or 3 coach lights per plan; Siding Belly Band transition 2nd story plans only; Pavers driveways, leadwalk, entry, patio/lanai. stucco banding and window grids (to match front of house) around all four sides of the home.

ADJUSTMENTS TO PRICE

NAME	DESCRIPTION	AMOUNT
Quick Move-In Incentive		($124,730.00)
ADJUSTMENTS TO PRICE TOTAL		**($124,730.00)**

CLOSING COSTS INCENTIVE

NAME	DESCRIPTION	AMOUNT
Buyers Closing Costs - OSL		$20,000.00
CLOSING COSTS INCENTIVE TOTAL		**$20,000.00**

PRICING INFORMATION

Base Price	$1,024,990.00
Lot Premium	$100,000.00
Options	$124,740.00
Adjustments to Price	($124,730.00)
TOTAL PURCHASE PRICE	**$1,125,000.00**
Closing Costs Incentive	$20,000.00

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Federal Housing Administration Amendatory Clause

If Buyer has elected to finance all or any portion of the purchase of the Property using a mortgage insurance by the Department of Housing and Urban Development ("HUD"), it is expressly agreed that notwithstanding any other provisions of the Agreement, the Buyer shall not be obliged to complete the purchase of the Property described herein or to incur any penalty by forfeiture of earnest money deposit or otherwise unless the Buyer has been given, in accordance with HUD/FHA or VA requirements, a written statement by the Federal Housing Commissioner, Department of Veteran Affairs, or a Direct Endorsement lender setting forth the appraised value of the Property of not less than the Total Purchase Price set forth in this CO. The Buyer shall have the privilege and option of proceeding with the consummation of the Agreement without regard to the amount of the appraised valuation. The appraised valuation is arrived at to determine the maximum mortgage HUD will insure. HUD does not warrant the value or the condition of the Property. Buyer should satisfy himself/herself that the price and condition of the Property are acceptable.

Department of Veterans Affairs Amendatory Clause

If Buyer has elected to finance all or any portions of the purchase of the Property using a mortgage insured by the Department of Veterans Affairs ("DVA"), it is expressly agreed that, notwithstanding any other provisions of the Agreement, Buyer shall not incur any penalty by forfeiture of earnest money deposit(s) or otherwise be obliged to complete the purchase of the Property described herein, if the Total Purchase Price or cost exceeds the reasonable value of the Property established by the DVA. Buyer shall, however, have the privilege and option of proceeding with the consummation of the Agreement without regard to the amount of the reasonable value established by the DVA. (Authority: 38 U.S.C. 501.3703(c)(1)).

This Change Order (CO) amends and supplements that Home Purchase Agreement date 08/28/2025 between Buyer and Seller for the Property described above. Terms set forth in this CO shall have the same meaning as defined in the Agreement. In the event there is a conflict between the terms set forth herein and the agreement, this CO shall prevail. This CO and the Agreement contain the complete agreement of Buyer and Seller. All other terms and conditions of the Agreement (as may be amended by another addendum or amendment) remain unchanged.

IMPORTANT: THIS CO IS NOT BINDING UNTIL EXECUTED BY SELLER.

BUYER

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...
8/28/2025

Yglesio Luciano Moyses Silva De Souza 08/28/2025

ACCEPTED BY SELLER

DocuSigned by:
Nancy Medina
E9A305937D0E4CB...
9/4/2025

Authorized Agent 08/28/2025

HPA No. PHD0198484

HOME PURCHASE AGREEMENT

This Home Purchase Agreement (this **"Agreement"**) dated 8/28/2025, is between Buyer and Seller.

1. BUYER AND SELLER.

1.1 Buyer. "Buyer" is the party, or collectively, the parties, listed below:

Name: Yglesio Luciano Moyses Silva De Souza
Current Address: Brasil, NA, NA NA
Telephone: (Primary) (000) 000-0000; (Secondary)
E-mail address: Yglesio@yahoo.com

1.2 Seller. **"Seller"** is Pulte Home Company, LLC. Seller's address is 4901 Vineland Road, Suite 500, Orlando, FL 32811.

2. PROPERTY. Seller agrees to sell and Buyer agrees to purchase a home (the **"Home"**) located on the lot described below (the **"Lot"**) in Winter Grove (the **"Community"**). Seller will construct the Home in substantial conformance with this Agreement and the Home Plan and Home Elevation identified below and the Home will contain the materials, fixtures and features described in the Features List for Home referenced in Section 15 below. The Home and Lot are collectively referred to as the **"Property"**.

Lot Mailing Address: 214 Woodfall Lane, Winter Garden, Orange, FL 34787	
Lot Description (Lot/Block/Section or Phase):	
Condominium Unit No.: <<Unit Number>>	**Community:** Winter Grove
Accounting Lot Number: 04401	**Accounting Community Name:** Winter Grove - 60'
Home Plan: Roseland CMU	**Home Elevation:** Elevation FM103

3. PURCHASE PRICE AND DEPOSITS.

3.1 Total Purchase Price. Buyer agrees to pay Seller the Total Purchase Price for the Property, such amount being the Base Price of the Property as set forth on the attached Job Initiation Order or Change Order (the Job Initiation Order or Change Order, as applicable, as amended by any subsequent Change Order, the "**JIO**"), plus the price of all options, upgrades and premiums selected by Buyer on the JIO or any addenda. Buyer understands the current Total Purchase Price set forth on the JIO may change as provided in this Agreement and may be different than the final Total Purchase Price payable at Closing (as defined below).

3.2 Deposits. Buyer agrees to deliver the Deposits as required by this Agreement. "**Deposits**" mean the initial earnest money deposit and all other deposits and amounts paid in advance of Closing with regard to options, upgrades or premiums pursuant to this Agreement, the JIO or any addenda. Buyer's initial earnest money deposit is **$75,000.00** and is due upon Buyer's execution of this Agreement. Buyer understands Seller may require additional Deposits for certain options, upgrades and premiums. Except as expressly provided otherwise in this Agreement or by applicable law, all Deposits are nonrefundable when paid. The Deposits will be paid to Seller, may be used by Seller in its general operations, and may not be deposited into a separate bank account or escrow. If Buyer delivers the Deposits to Closing Agent (as defined in the Financing Addendum), Buyer authorizes Closing Agent to transfer the Deposits to Seller or Seller's account. In no event will Buyer be entitled to receive interest on the Deposits from Seller, whether deemed to accrue or actually accrued, except as provided in Section 10.2. All Deposits and other sums to be paid by Buyer **prior** to Closing must be paid in U.S. dollars through Seller's online payment portal using a debit card or by authorizing an ACH/direct debit payment (for sums due at Closing, see Section 8.4.b). If Buyer is entitled to a return of any Deposits, Buyer authorizes Seller to either return the Deposits to the account Buyer used to pay Deposits through Seller's online payment portal (if applicable) or deliver a check to Buyer. At Closing, the Deposits will be credited toward the Total Purchase Price.

4. PAYMENT OF PURCHASE PRICE; LENDER AND LOAN APPROVAL. In the attached Financing Addendum, Buyer elects whether to pay the Total Purchase Price in cash or by obtaining a mortgage loan. If Buyer elects to obtain a mortgage loan, then the Financing Addendum contains Buyer's selection of Buyer's lender from which Buyer will seek a loan and agreements regarding Buyer's obligation to apply for the loan and seek loan approval.

5. HOME OPTIONS, CONSTRUCTION MATERIALS AND THE LOT.

5.1 Buyer Option Selections. **Buyer must select all structural options on the date Buyer signs this Agreement.** Buyer must make a final selection of all non-structural options and upgrades within 30 Days after the date Buyer signs the Agreement. Buyer agrees to schedule and attend all necessary appointments to make Buyer's selections. Buyer's selections will be final and binding when made. If, after the above deadline for Buyer to make a final selection of options and upgrades, Buyer requests, and Seller approves (without any obligation to do so), an addition or change to any options or upgrades previously selected, Buyer will be charged a nonrefundable administrative fee of $250-$2500 for each changed or added option or upgrade. The price for each option will be the price in effect at the time of Buyer's selection. Unless Seller designates otherwise, Deposits for options and upgrades, if required, will be due at the time of Buyer's selection. If Buyer has not made an option selection within the time required above, Seller may make such selection for Buyer, in which case Buyer will be bound by such selection. If Seller requests Buyer to re-select an option which has become unavailable or is no longer offered by Seller, Buyer will do so within 5 days after being notified by Seller and the Total Purchase Price may be adjusted accordingly.

a. **Flooring**. Seller advises Buyer that certain areas of the Home may not be well suited for certain types of flooring (for example, hardwood or carpet may not be well suited for areas of the Home with a higher likelihood of moisture). Seller may, in its sole discretion, refuse to install certain types of flooring in areas of the Home Seller deems unsuitable for such flooring. If, at the request of Buyer, Seller agrees to install flooring that Seller deems to be unsuitable, Seller will not be responsible for any resulting damage and Buyer will not receive warranty coverage under the Home Warranty (defined below) for such flooring.

b. **Seller's Right to Change or Limit Designs and Options**. Seller reserves the right to limit options and upgrades offered with respect to the Home. Buyer will be entitled to select options only from those options available with respect to the Home at the time of Buyer's selection. Some options offered in other homes in the Community or in other communities may not be available with respect to the Home. If

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Seller changes the design of other homes in the Community or changes the options offered or features included in other homes, Seller will have no obligation to make those changes to the Home or make them available to Buyer.

c. **Partially and Fully Completed Homes**. Buyer understands that current plans offered for newly built homes may have standard materials and features not included in a completed or partially completed home. If Buyer is purchasing a partially completed home, the Home will include only those materials and features that were standard for the Home when construction commenced, those options already selected by Seller, and those options which Buyer selects (to the extent Seller permits additional option selections)**.** If Buyer is purchasing a partially completed home, the above time deadline for option selections is not applicable to Buyer. Instead, Buyer must make any available option selections within 7 days after the date Buyer signs this Agreement. Buyer understands Buyer's ability to select options for a partially completed home will depend upon the level of completion of the home at the time Buyer signs this Agreement and Buyer may be entitled to select only limited options or no options. If Buyer is purchasing a completed home, Buyer agrees it is purchasing the Home as presently constructed.

5.2 Community Specific Models. The design, specification levels, available options and pricing of homes and options may vary by community, even for the same or similar models. If Buyer has seen a model of the Home in another of Seller's communities, Buyer understands there may be significant differences in design, specification levels, options and pricing between such model and a similar model in the Community.

5.3 Models and Decorative Items. Buyer understands model homes have been professionally decorated to show various decorative ideas, constructed using a variety of features and materials to show design concepts, and professionally landscaped, and that such decorative items, features, materials and landscaping may not be offered as options or otherwise included in the Home. Such decorative items, features, materials and landscaping which may not be offered in the Home include without limitation, furnishings; draperies and other window treatments; wallpaper; custom carpet; upgraded cabinetry; coordinated paint; special textures; built-in shelves; beams; special lighting fixtures; special ceiling and wall treatments; mirrors; entry ways, walkways, driveways and other hardscape items constructed using non-standard materials; patios; patio covers; pools and spas; and landscaping using different varieties and in greater quantities and sizes. Decorative items, materials, landscaping and hardscape items and other options and upgrades displayed by model homes will not be included as part of the Property except to the extent expressly identified as being part of the Home in Seller's plans and specifications for the Home or offered by Seller as an option for the Home and selected as an option by Buyer in accordance with this Agreement.

5.4 Material Substitutions, Variations and Marketing Materials. Due to governmental requirements, unavailability of materials, changes in options or other product offerings or changes in suppliers, Seller reserves the right to make changes to the Home and/or deviate from the features, plans or specifications as Seller determines necessary by lot and home, so long as Seller substitutes materials of equivalent quality and appearance. Determination of equivalency will be in Seller's sole discretion. Buyer acknowledges that color and texture variations occur in all natural and some man-made products due to manufacturing processes (e.g., granite, wood, tile and concrete) and that such variations are to be expected, and, provided such variations are within industry tolerances, they will not be considered a defect and Seller will have no liability or responsibility for such variations. Buyer agrees images that may be in advertising or marketing materials are for marketing purposes only and may not reflect exact home design, specific components or materials used in home construction, specific manufacturer or models of components, or exact colors or textures of materials, all of which may vary or change in the course of actual construction as described above.

5.5 Lot Premiums. Premiums for lots vary and are determined by the particular attributes of each lot as evaluated from time-to-time by Seller in its sole discretion. Buyer understands the characteristics that make the Lot unique may change over time, and the Lot may become more or less desirable as a result of such changes. Seller makes no representation or guarantee of the current or future value of Buyer's Lot. Further development of the Community or surrounding property, whether made by Seller, the developer or any other owner, may affect the Lot's value and Buyer's use and enjoyment of the Lot. Buyer releases Seller from and agrees Seller will not be responsible or liable for any such changes or obligated to return any Lot premium.

5.6 Plan and Garage Orientation; Lot Utilities and Easements. Buyer understands the Home and garage orientation (i.e., left or right) may be built opposite of the floor plan or garage orientation shown in a brochure, on a website, or by a model due to various factors, including lot shape and the location of utilities. Seller reserves the right, in Seller's sole discretion, to determine the location, configuration and orientation of the Home and the garage on the Lot. Seller will determine air conditioner locations, which may be different than the plot plans and marketing materials. Seller and/or utility companies may locate or relocate utilities and other neighborhood structures and improvements on the Lot, including utility lines, boxes, pedestals, and vaults; electric transformers; fire hydrants; cluster mailboxes, if applicable; light poles; and storm drainage pipes, which items may not be shown on any plans for the Property. Buyer accepts that the Lot may have some or all of these items. Prior to Closing, Seller reserves the right to grant utility, drainage and similar easements in or over the Lot customarily granted in the development of residential real estate projects.

6. COMMUNITY SALES AND DEVELOPMENT.

6.1 Seller's Right to Manage its Business and Respond to Market Conditions. Before or after Closing, with no obligation to Buyer, Seller may change prices, premiums, terms, features, options and concessions for any proposed or existing homes in the Community or any other community. Seller may change floor plans, sizes, elevations, options, designs and other characteristics of homes built in the Community. Seller may rent or lease homes in the Community. Buyer accepts that Seller may have sold or may hereafter sell lots or homes in the Community to other builders, to investors or to persons or companies which may use them for rental purposes. Seller has neither offered nor agreed to any price protection or other commitment to Buyer regarding the value or resale value of the Property (or any other property), and Seller will not have any obligation or liability whatsoever to Buyer if any price or home changes or changes in Seller's business directly or indirectly affect the value of the Property.

6.2 Development. Seller reserves the right to change the zoning or planned use of other property in the Community or surrounding property. Development plans for the Community may be amended or changed from time-to-time to provide for, among other things, changes in land use, improvements, street patterns, setbacks, the type, number, style and prices of homes, lot sizes and configurations, densities, and amenities. Seller or its affiliates may annex into the Community additional lands not currently described in the Community Documents (defined below) or withdraw from the Community property currently described in the Community Documents. This annexation or withdrawal may or may not require the consent of certain owners of lots in the Community. The plans for the Community and any master development which encompasses the Community may be periodically updated and remain subject to change. Buyer understands that no statement of any representative of Seller regarding the planned use of property in or adjacent to the Community should be understood by Buyer or anyone as a warranty or promise regarding any future development plans for such property, and no such statement will limit or affect Seller's right to change zoning, land use or its development plans in the future. Buyer waives all claims, including claims for damages and costs, against Seller, its partners and other affiliates, and all of their respective officers, directors, shareholders, employees and agents as a result of any changes to the zoning, land use or development plans for the Community or for adjacent properties or for the annexation into or withdrawal of land from the Community.

6.3 Surrounding Land Uses, Community Services, and School and Taxing Districts. Any statement made or information provided by a representative of Seller concerning the present or future zoning, use or condition of land near the Lot or around the Community, concerning fire, ambulance, law enforcement, waste management, mail delivery or other services that may be available to the Community, or concerning

schools, school boundaries, or taxing districts (or the current or future taxes or assessments or other costs associated with owning the Property) is based only on the limited information known to such person at the time of such statement or action. Mail service, the location of mailboxes (whether individually located in front of each home or clustered in groups) and the assignment of mailboxes are determined by the U.S. Postal Service. Buyer understands that such items may change and may affect the Lot, the Community or residents of the Community. Buyer confirms that prior to executing this Agreement, Buyer has reviewed such items with the applicable operators or owners of such land, the applicable governmental authorities or the applicable service providers or Buyer has elected, on Buyer's own accord and determination, to forgo such review. Buyer has not relied, and agrees not to rely, on any statement made or information provided by any representative of Seller concerning any of the matters described above and Buyer releases Seller from all claims related to any of such matters.

6.4 City and Other Boundaries; Potential Annexation. If the Property is located outside the limits of a municipality, the Property may now or later be included in or annexed into the extraterritorial jurisdiction or city limits of a municipality. Each municipality or other governmental authority maintains a map that depicts its boundaries and areas of extraterritorial jurisdiction. Notwithstanding any statement made, or map or other information provided, by Seller or its representatives, Seller makes no representation or warranty to Buyer regarding the current or future boundaries of any municipality, county or other governmental authority. Buyer should contact all municipalities or other authorities located in the general proximity of the Property to determine if the Property is located within a municipality or other governmental entity's jurisdiction or is likely to be included or annexed into a municipality or other jurisdiction, and any costs as a consequence thereof.

6.5 Flooding and Flood Insurance. The U.S. Federal Emergency Management Agency (FEMA) publishes Flood Insurance Rate Maps designating special flood hazard areas or zones. FEMA flood maps, and flood maps and flooding related regulations issued by other governmental authorities, may change. Seller has no control over such flood maps, the designation of flood hazard areas or flooding related regulations, and Seller will have no liability or responsibility for any changes to same. Accordingly, Seller makes no representation or warranty whether a particular lot is or will be located inside or outside of a flood hazard area or impacted by new regulations. Whether the Property is located inside or outside of a flood hazard area is not a guarantee that it will or will not flood. Flooding can occur on any property, particularly property in flat or low-lying areas and in areas subject to hurricanes and torrential rain events. Seller recommends that Buyer consider obtaining flood insurance even if the Property may not be located in a special flood hazard area and even if flood insurance is not required by Buyer's lender. Buyer accepts the obligations and consequences of owning real property, including without limitation Buyer's responsibility to obtain flood insurance if Buyer desires financial protection from potential flooding. Buyer agrees that neither Seller nor any of its representatives have made, and Seller is not making, any representation or warranty regarding the present or future location of flood hazard or zone designations, regarding whether the Property or Community may flood, or regarding the need for or availability of flood insurance. Buyer releases Seller, its affiliates and their employees from all claims, causes of action, damages, injuries and other liability arising out of or related to the flooding of the Property or the Community as a result of a major rain or storm event.

6.6 Water and Mineral Rights. Buyer understands water rights and interests in oil, gas and other minerals in, on or under the Lot and other portions of the Community (collectively, "Mineral Rights") may have been previously reserved or conveyed to other persons, and the owners or lessees of such Mineral Rights may have various rights. However, such rights may be limited or restricted by municipal or other applicable laws, or certain rights of entry may have been released. Buyer agrees neither Seller nor any of its representatives has made any representation or warranty regarding Mineral Rights, whether any person can or may exercise any Mineral Rights, or the effect any water, oil, gas or mineral exploration or production may have on the Community or the Property. Buyer releases Seller, its affiliates and their employees from all claims, causes of action, damages, injuries and other liability arising out of or related to the Mineral Rights or any exercise thereof.

7. HOME CONSTRUCTION.

7.1 Build Quality Pre-Closing Orientation. When the Home is substantially complete, Buyer will have the opportunity to attend a **"Build Quality Pre-Closing Orientation"**, which is a pre-closing meeting and walk-through of the Home. Seller will schedule the Build Quality Pre-Closing Orientation approximately two (2) to three (3) business days prior to Closing. Seller will make a reasonable effort to accommodate Buyer's schedule for such meeting, but Closing will not be delayed if Buyer is unable to participate. During the Build Quality Pre-Closing Orientation, Seller will orient Buyer with the operation of the Home and identify any construction items which remain to be completed. Seller's goal is to complete all remaining construction items before Closing, but that may or may not occur. The existence of remaining construction items at the time of Closing will not entitle Buyer to cancel this Agreement, delay Closing, withhold funds, or require an escrow of funds at Closing. After Closing, Seller will complete any remaining construction items as soon as reasonably practical, considering weather and other factors. Buyer will provide Seller with access to the Home during Seller's normal working hours after Closing to allow Seller to complete the remaining construction items. Buyer's failure to provide Seller with access or Buyer's refusal to allow Seller to complete any remaining construction items according to the method selected by Seller will relieve Seller from any further obligation to complete such remaining construction items and from any obligation therefor under the Home Warranty.

7.2 Construction Plans; Variances. At Closing, Seller will deliver the Home in substantial conformance with this Agreement, the Home Plan and Home Elevation identified in Section 2 above and the Home will contain the materials, fixtures and features described in the Features List for the Home. Notwithstanding anything to the contrary in this Agreement, Buyer understands variances from those plans may occur during construction for various reasons, including aesthetic reasons, to address field conditions, and to comply with building codes or other governmental requirements. Dimensions and area (square footage) measurements shown in advertisements, sales brochures and other marketing materials are approximations for illustrative purposes only. Accordingly, actual "as-built" dimensions and area (square footage) measurements may vary from those materials and the construction plans. Seller's detailed construction plans and specifications for the Home are proprietary and confidential and will remain Seller's property. Buyer is acquiring no rights in Seller's construction plans and specifications and Seller will be under no obligation to deliver them to, or review them with, Buyer.

7.3 Construction; Timing/Completion of the Home. This Agreement is a contract for the construction of a new home. Buyer agrees Buyer will be purchasing the Property at Closing as a completed home. Buyer will acquire no right, title or interest in or to the Property except the right and obligation to purchase the Property upon the Closing Date in accordance with the terms of this Agreement. Construction of the Home will begin and progress according to Seller's construction schedule, as determined by Seller. Buyer agrees Seller is not Buyer's contractor, the direction and supervision of trade contractors rests exclusively with Seller, and Buyer will not issue any instruction to, or otherwise interfere with, hinder, delay, or otherwise impede the construction or construction schedule of the Home. Buyer understands its failure to timely perform its obligations may delay the commencement or completion of the construction of the Home. Seller will use reasonable efforts to keep Buyer informed of its construction schedule but cannot guarantee any specific completion date or construction schedule except as set forth in this Agreement. Seller is not responsible for inconvenience, loss, expense or other consequences to Buyer resulting from delays in construction completion provided that the Home is completed within the time period set forth in this Section. Seller is not responsible for delays in the installation or service delays of telephone, cable television, mail or similar services at, or after Closing provided that all necessary and customary utilities are extended to the Home within the time period set forth in this Section.

Buyer and Seller intend for this sale to be exempt from the Interstate Land Sales Full Disclosure Act by qualifying for the exemption provided by 15 U.S.C. Section 1702(a)(2), and nothing herein contained will be construed or operate, as to any obligation of Seller or right of Buyer, in a manner that would render such exemption inapplicable. Accordingly, Buyer and Seller authorize any court interpreting this Agreement to construe it liberally so that such exemption is available. Notwithstanding anything in this Agreement to the contrary, Seller will be obligated to complete

the Home no later than two years after the date Buyer signs this Agreement, except for delays caused by acts of God or other matters that qualify under impossibility of performance principles recognized under the laws of the state in which the Property is located, in which case the completion date will be extended by an amount of time equivalent to such delays.

7.4 Fencing. Seller is not required to install fencing on the Lot unless Seller has agreed to install fencing in this Agreement. If fencing is included, Seller has the sole right to determine the location and extent of the fencing on the Lot. While Seller generally places fencing approximately on the property line, Seller and other builders sometimes place fencing in a different location because of governmental set back requirements, utility or other easements, existing trees, retaining walls or other reasons. If applicable, Buyer understands that maps, condominium plans, plot plans and site plans may not necessarily represent the actual location where fencing has been or will be located on the Lot. Unless Seller has expressly designated a specific fencing location as part of this Agreement, fencing will be in the "as built" location, even if such location is different from the location shown on any maps, plot plans, site plans or permits. Buyer will be responsible for coordinating the maintenance of any fencing that is used as a common boundary fence with the owner of the adjoining lot.

7.5 No Buyer Alterations or Additions. Buyer will not make any alterations or additions to the Home or Lot prior to Closing, including, but not limited to, the alteration or addition of any equipment, wiring, appliances, wall coverings, sprinkler systems or paint. If Buyer violates this provision, Buyer will be in default under this Agreement and liable and responsible for all damages caused by and consequences of such alterations or additions, including time delays incurred by Seller in removing or correcting the alterations or additions. At Buyer's expense, Seller may remove or correct any such alterations or additions made by Buyer or Buyer's agents and destroy or dispose thereof without liability or compensation to Buyer.

7.6 Insulation. Where construction allows, insulation will be installed in the Home as follows:

Exterior Walls (except garage and other non-air conditioned areas):		
Type: Reflective Insulation with Vaporshield	Thickness: 1/2 inch	R-value: 4.1

Ceiling (except over garage and other non-air conditioned areas):		
Type: 00	Thickness: 00	R-value: 30

Notwithstanding the foregoing, insulation may be of lesser thickness and R-value than indicated in certain areas where the design of the Home does not permit greater thickness. Examples of locations where thickness and R-value may vary include locations where studs are placed in walls, corners, windows, where roof trusses attach to outside walls, and in upper level ceilings above heated areas. R-values are based on the specifications of the manufacturer and/or installer of the insulation and Seller does not warrant or represent the accuracy of the manufacturer's or installer's calculation of these R-values. Seller has the right to make substitutions as to the type, thickness and R-value of insulation installed in the Home as long as there are no substantial changes in the R-value of the insulation installed in a substantial portion of the Home**.** Minimum heat pump or air conditioner seasonal energy efficiency rating will be 14.

7.7 Energy Efficiency/Energy Costs. Seller makes no representation or warranty regarding the energy efficiency or energy costs of the Home, Consumer Products, or any component of the Home regardless of any (i) brochures, pamphlets, advertising, or other documents that may have been reviewed by Buyer, or (ii) discussions Buyer may have had with Seller or its employees, agents, or vendors. Buyer acknowledges the energy efficiency of the Home and associated energy costs will vary over time depending on many factors, including, but not limited to, usage, rates, fees and charges of local utility providers, home maintenance practices, household size, lighting and internal climate control systems, and weather conditions.

7.8 Environmental Notice/Disclosure. **THE HOME AND ITS OCCUPANTS MAY BE EXPOSED TO VARIOUS ENVIRONMENTAL CONDITIONS IN OR NEAR THE HOME (INCLUDING, BUT NOT LIMITED TO, ELECTROMAGNETIC FIELDS FROM POWER LINES AND APPLIANCES, MOLD AND THE POSSIBILITY OF AIR, WATER, SOIL OR OTHER POLLUTION). FOR EXAMPLE, THE HOME IS CONSTRUCTED USING HUNDREDS OF NATURAL AND MAN-MADE MATERIALS WHICH COULD EXPOSE OCCUPANTS TO HARMFUL CHEMICALS, GASES AND ALLERGENS WHICH MAY AFFECT THEIR HEALTH. HARMFUL EMISSIONS (INCLUDING FORMALDEHYDE, PER- AND POLYFLUOROALKYL SUBSTANCES AND OTHER CHEMICALS) MAY BE PRODUCED FROM CARPETING, FLOORING, PRESSED WOOD PRODUCTS, INSULATION, PLASTICS, VARNISHES, GLUES AND OTHER BUILDING MATERIALS. ALSO, RADON IS A NATURALLY OCCURRING GAS WHICH EMANATES FROM CERTAIN SOILS THAT, WHEN IT ACCUMULATES IN HOMES, MAY PRESENT HEALTH RISKS. ONE OR MORE OF THESE ENVIRONMENTAL CONDITIONS MAY EXIST WITHIN OR AROUND THE HOME OR COMMUNITY. SELLER DOES NOT CLAIM ANY EXPERTISE CONCERNING SUCH CONDITIONS. SELLER MAKES NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, ABOUT ANY SUCH CONDITIONS, AND EXPRESSLY DISCLAIMS ANY LIABILITY FOR ANY TYPE OF DAMAGE OR INJURY SUCH CONDITIONS MAY CAUSE TO THE HOME OR ITS OCCUPANTS. BUYER ASSUMES THE RISK OF THE PRESENCE OF THE ABOVE CONDITIONS WITHIN OR AROUND THE HOME OR COMMUNITY AND RELEASES SELLER, ITS AFFILIATES AND THEIR EMPLOYEES FROM ALL CLAIMS, CAUSES OF ACTION, DAMAGES, INJURIES AND OTHER LIABILITY ARISING OUT OF OR RELATED TO ANY OF THE ABOVE CONDITIONS. FOR ADDITIONAL INFORMATION, SELLER RECOMMENDS THAT BUYER CONTACT ITS LOCAL, STATE OR FEDERAL ENVIRONMENTAL AGENCIES OR OTHER AVAILABLE SOURCES. BUYER WILL BE RESPONSIBLE, AT BUYER'S COST, TO ASCERTAIN WHETHER ANY OF THE ABOVE CONDITIONS MAY AFFECT THE HOME OR ITS OCCUPANTS AND, IF NECESSARY, TO TAKE APPROPRIATE REMEDIAL OR PROTECTIVE MEASURES.**

7.9 Termites. Buyer is advised and acknowledges that during construction, Seller may utilize a termite treatment or barrier or combination of methods in an attempt to prevent termite infestation in the Home. Buyer is advised that current governmental regulations limit the types and concentration of chemicals and the methods of application that can be used in attempting to prevent or eradicate termites. Consequently, termites may appear following completion of the Home. Buyer is advised that disturbance of the soil around the Home's foundation stem wall can destroy the termite treatment barrier. Seller recommends that Buyer retain the services of a qualified pest control company to regularly (at least annually) inspect the Home and apply the appropriate termite treatments or measures to prevent termite infestation. Except and to the extent limited or prohibited by applicable law or FHA/VA regulations, Buyer waives all claims against Seller for damages, losses, costs and expenses in connection with the existence of termites at the Home or on the Property and Buyer agrees to be solely responsible for preventing or exterminating termites in or around the Home in such manner as Buyer may determine.

7.10 Landscaping/Drainage. Prior to Closing, the Lot will have been graded for proper water drainage in accordance with grading and drainage plans for the Community. Unless otherwise set forth in this Agreement, the Lot will not be landscaped in any way. If Seller offers optional landscaping packages, Buyer should carefully review and understand the terms of each landscaping package. If Buyer elects to install Buyer's own landscaping (if that option is available), Buyer, after Closing, will install such landscaping within any required time period set forth in the

Community Documents. At Closing, Seller will have no further responsibility for soil erosion, soil conditions, drainage or landscaping installed by Seller and Buyer will be solely responsible for all such matters (unless and to the extent of any landscaping warranty to be provided by Seller as described in this Agreement). Seller will not be liable or responsible for damages or other effects caused or contributed to by any change to the grading or drainage of the Lot made by Buyer or Buyer's contractor or landscaper. Unless set forth in this Agreement, Seller is providing no warranty with respect to landscaping and will have no liability for landscaping that dies or is damaged following Closing.

7.11 Construction Noise and Activities; Entry Gates. The Lot is part of a larger community in which other homebuilding and development activities are being or may be conducted. Those activities will cause noise, vibration, dust, mud, construction traffic and other potential inconveniences and nuisances in areas around the Lot. Seller will exercise reasonable control over those activities conducted by Seller, but Buyer agrees Seller will have no liability or responsibility to Buyer as a result of any of those activities or any resulting inconveniences or nuisances. If there are entry gates to the Community, such gates may be open during development of the Community and there are no assurances regarding security or the effectiveness of such gates or that pedestrian or other access will be controlled.

7.12 Visits to the Construction Site and Assumption of Liability and Risk. Buyer understands that a construction site can be a dangerous place. Buyer and its visitors will not visit the Lot or any other construction site in the Community without permission and without a representative of Seller. Hard hats and closed toe shoes are required while visiting areas under construction. **Any entry to the Lot or any construction site is at Buyer's sole risk and Buyer waives the right to make claims against Seller for any personal injury or property damage that Buyer, Buyer's guests and/or minor children may incur. Buyer agrees to indemnify and hold Seller harmless from and against any and all personal injuries, property damage, or any other claim or injury incurred by Buyer, or Buyer's visitors on the Property, or on any construction site at the Community at any and all times before and after Closing.**

7.13 Loss of Property. Seller will bear the risk of loss or damage to the Property (e.g., by fire or other casualty) until the earlier of the Closing Date or the time Buyer takes possession of the Property. If the Property is damaged prior to the earlier of the Closing Date or the time Buyer takes possession of the Property, Seller will repair the damage as Seller reasonably determines necessary. If Seller determines the Home has been totally destroyed, Seller will give Buyer written notice of such total destruction. Upon receipt of such notice, Buyer will have 10 days to provide Seller written notice of its election to either (i) terminate this Agreement and receive a refund of all Deposits paid, or (ii) have Seller restore the Property. If Buyer elects to have Seller restore the Property, the time for Seller to complete the Home will be extended, if permitted, in accordance with Section 7.3. If Buyer fails to timely deliver written notice to Seller of Buyer's election, Buyer will be deemed to have elected to terminate this Agreement and receive a refund of all Deposits paid. After the earlier of the Closing Date and the time Buyer takes possession of the Property, Buyer assumes and will bear all risk of loss or damage to the Property.

8. CLOSING.

8.1 Closing Agent. In the attached Financing Addendum, Buyer has selected the Closing Agent to provide title and settlement/closing services for the closing of the purchase and sale transaction contemplated by this Agreement (the **"Closing"**).

8.2 Closing Time and Place. The Closing will occur through an escrow established with Closing Agent and will be held at the offices of Closing Agent unless otherwise provided in this Agreement or otherwise designated by Seller. The Closing will be held at the time and on the date (the **"Closing Date"**) designated by Seller by providing at least seven (7) days days prior written, electronic or oral notice to Buyer. The Closing will be held when the Home is substantially complete (*i.e*., the Closing will be held even if some construction items remain to be completed) and, if applicable to the Home, a temporary or final certificate of occupancy or its local equivalent has been issued by the applicable governmental authority.

8.3 Seller Right to Extend Closing Date. Subject to Section 7.3, Seller will have the right to extend the Closing Date in order to substantially complete the construction of the Home, to complete any other construction item(s), to obtain a certificate of occupancy or similar permit, or as necessary to align with the schedules of other closings being handled by Seller or Closing Agent. Buyer understands any Closing Date provided to Buyer or set by Seller prior to the date the Home is substantially complete is only an estimated date and, due to uncertainties inherent in construction, is subject to change by Seller. Because the Closing Date may change, Buyer agrees to remain flexible regarding the Closing Date, including, without limitation, Buyer's moving schedule, notifications to landlords, the closing of any existing home, and interest rate changes and locks. Seller will have no liability to Buyer due to a delay or extension of the Closing Date regardless of the reason. Buyer agrees Seller will not be required to reimburse Buyer for any expenses (including temporary housing costs, rentals, interest rate changes or lock fees, storage, moving and travel expenses) related to any changes in the timing of construction of the Home and/or the Closing Date.

8.4 Closing Procedures. At Closing:

a. Seller will execute and deliver to Buyer a Special Warranty deed, subject to (i) taxes and assessments not yet due; (ii) the Community Documents and other restrictive covenants common to the Community; (iii) all matters affecting the Property shown on the recorded plat for the Community; (iv) water, oil, gas and mineral rights previously reserved or conveyed; (v) all easements, covenants, restrictions, encumbrances and other matters of record affecting the Property; (vi) all matters and conditions shown on the survey or that would be revealed by an accurate survey or inspection of the Property; and (vii) applicable building and zoning codes and other laws of governmental authorities. The deed will be prepared by Seller or its designee and will be deemed acceptable to each party if it meets the requirements stated herein and complies with applicable law.

b. Buyer will deliver the Total Purchase Price and all other sums payable by Buyer pursuant to this Agreement. All sums due from Buyer at Closing must be paid by wire transfer or other immediately available funds acceptable to Seller and Closing Agent.

c. Seller and Buyer will each execute and deliver any notices, statements, certificates, affidavits and other documents as may be required by this Agreement or applicable law to consummate the Closing.

After Buyer and Seller have complied with their respective Closing obligations, Closing Agent will record all documents to be recorded in the real property records and disburse all funds according to the approved settlement statement or Closing Disclosure, as applicable. All funds to be disbursed to Seller shall be disbursed by wire transfer or other immediately available funds acceptable to Seller. Buyer and Seller authorize Closing Agent to execute and submit on their behalf any required affidavit of value and preliminary change of ownership report using the Total Purchase Price for the established value**.** Following the Closing, Closing Agent (or a separate title agent, if applicable) will issue or cause the issuance of an owner's policy of title insurance for the Property to Buyer, if purchased by Buyer.

8.5 Possession and Keys. Buyer will not have any equitable right in the Property or be entitled to possession of the Property until the complete consummation of the Closing and funding of the Total Purchase Price and all other costs payable pursuant to this Agreement. Except as otherwise required by law, keys to the Property will not be released and access will not be provided until all funds due from Buyer (including all loan proceeds from Buyer's lender) have been delivered to the Closing Agent and all conditions to closing and funding have been satisfied. Buyer understands loan funding may take several days after Buyer has executed loan documents.

8.6 Closing Costs. Buyer is responsible for paying, at or before Closing, (i) all costs related to the owner's policy of title insurance; (ii) the cost of a survey of the Property (or reimbursing Seller for that cost if Seller has already paid for the survey); (iii) all escrow fees and other charges of Closing Agent related to this transaction; (iv) all costs related to Buyer's mortgage loan or other financing, including but not limited to, application and origination fees, points, interest rate buy down costs, interest rate lock charges, prepaid interest, survey fees, credit report charges, lender

title insurance policy charges, homeowner's and flood insurance premiums, mortgage insurance premiums, appraisal fees, tax certificate and tax service charges, flood certificate charges, underwriting and loan processing charges, document preparation charges, and impounds for taxes, assessments and insurance; (v) all recording fees and stamp, excise, documentary or other transfer fees or taxes; (vi) homeowner's association fees, (vii) Buyer's portion of the Closing prorations described in Section 8.7 below, and (viii) any other items described on the settlement statement or Closing Disclosure, as applicable, other than costs Seller has expressly agreed herein to pay (collectively, "**Closing Costs**").

8.7 Closing Prorations. All real estate taxes and assessments, dues and assessments under the Community Documents, utility charges, and other charges against the Property for the year of Closing will be prorated as of the Closing Date. The proration of real estate taxes and assessments will be based on the most recent tax bill issued prior to Closing. All prorations will be final and not subject to adjustment after Closing.

8.8 Closing Delay; Failure to Close. Buyer agrees the timely performance of its obligations to close on the scheduled Closing Date is an essential term of this Agreement. If Buyer fails to perform any of Buyer's obligations on or before the Closing Date, Buyer will be in default under this Agreement. Seller will be under no obligation to agree to delay the Closing Date. If Buyer asks to delay the Closing Date for any reason (including due to delays caused by Buyer's lender), and Seller agrees to same, then Buyer agrees to pay Seller an extension fee equal to $250 times the number of days from the scheduled Closing Date until the extended Closing Date. Unless Seller agrees otherwise, the extension fee will be due upon Seller's agreement to extend the Closing Date and will not be credited toward the Total Purchase Price.

8.9 Agreement Not Contingent on Sale or Rental of Other Property. Unless expressly set forth otherwise in this Agreement or an addendum to this Agreement, this Agreement is not contingent upon the sale, closing or rental of Buyer's existing home or other property. If Buyer elects to apply for mortgage financing contingent on the sale or rental of Buyer's existing home or other property, Buyer does so at Buyer's own risk.

8.10 Water and Mineral Rights. Buyer understands water rights and interests in oil, gas and other minerals in, on or under the Lot may have been previously reserved or conveyed to other persons, including without limitation to Seller or companies affiliated with Seller. Seller has not made any representation or warranty to Buyer that the Property includes any water rights or interests in oil, gas or other minerals. If the ownership or prior reservation or conveyance of water or mineral rights is important to Buyer, Buyer is advised to research same further prior to entering into this Agreement.

8.11 Seller Paid Closing Costs. Unless otherwise instructed by Buyer and Seller in writing, to the extent this Agreement provides Seller will pay any Closing Costs or provide Buyer with an incentive or other funds Buyer may use to pay Closing Costs, Seller's funds will be applied to charges in the following order to the extent such funds are available:

a. items Seller is legally required to pay pursuant to state or federal law;
b. items Seller specifically has agreed to pay in this Agreement;
c. "points and fees" as that term is defined in Title 12, section 1026.32(b)(1)(i) of the Code of Federal Regulations;
d. "finance charges" as that term is defined in Title 12, section 1026.4 of the Code of Federal Regulations;
e. items commonly and customarily paid by a seller in the local market; and
f. other charges appearing on the settlement statement or Closing Disclosure, as applicable.

Nothing in this subsection creates an obligation by Seller to pay any Closing Costs.

9. WARRANTY.

9.1 Home Warranty. Seller warrants the Home against defects in workmanship and materials in accordance with Seller's New Home Limited Warranty and Performance Standards (collectively, the **"Home Warranty"**). Buyer acknowledges reviewing or having the opportunity to review the Home Warranty prior to executing this Agreement. Buyer agrees to the terms and conditions of the Home Warranty, all of which are incorporated herein by reference.

9.2 Disclaimer of Warranties for Consumer Products, Elevators, Solar System and Smart Home Components. Prior to Buyer's execution of this Agreement, a copy of the warranties for Consumer Products (defined below) in the Home and, if installed in the Home, any elevator, Solar System (as defined below) and Smart Home Components (as defined below), were made available to Buyer for Buyer's review. At or after Closing, Seller will deliver to Buyer the actual warranties for the Consumer Products in the Home and, if applicable, any elevator, Solar System, and Smart Home Components, to the extent such warranties exist. The term **"Consumer Products"** means all appliances, pieces of equipment, or other items installed in the Home that are consumer products for purposes of the Magnuson-Moss Warranty Act (15 U.S.C. Section 2301, et. seq.). See the Home Warranty for examples of Consumer Products. The term **"Solar System"** means all components of the solar energy system, including, without limitation, the solar panels, electrical inverter, wiring, mounting hardware and other related equipment. The term "**Smart Home Components**" means all hardware, software and other components of any computer network, data network or telecommunications network within the Home, whether wired or wireless, including, without limitation, modems, routers, access points and extenders, and any home automation devices, smart devices, remote controls, connected devices or other components connected to any such network (which may include, by way of example, but not limitation, smart thermostats or other climate control devices, lighting controls, garage door controllers, door locks, security system interfaces or controllers, speakers, smart speakers, voice controls and intelligent personal assistants). **Buyer understands Consumer Products, elevators, Solar Systems and Smart Home Components are excluded from coverage under the Home Warranty.** To the extent Seller has been issued a warranty from any manufacturer or installer of Consumer Products and any elevator, Solar System, or Smart Home Components installed in the Home, Seller assigns to Buyer, to the extent assignable and without recourse to Seller, Seller's rights in such warranties, if any. The assignment will be effective as of the Closing Date. Any rights that inure to a homeowner under a manufacturer's or installer's warranty are the obligation of the manufacturer or installer, as applicable. Seller does not assume any obligation of the manufacturer or installer resulting from a manufacturer's or installer's warranty. **Seller disclaims all representations and warranties of any kind, express or implied, relating to Consumer Products and any elevator, Solar System and Smart Home Components, including, without limitation, any representation or warranty regarding use, fitness of use, workmanship or quality.** Seller will not be liable for any damage to a Consumer Product or any elevator, Solar System or Smart Home Components or for any damage caused by a Consumer Product or any elevator, Solar System (including roof penetrations) or Smart Home Components. However, to the extent provided in the Home Warranty, Seller will be responsible for damage to the Consumer Product, elevator, Solar System or Smart Home Components caused by Seller's improper installation of such Consumer Product, elevator, Solar System or Smart Home Components or other act by Seller only if Seller's installation or other act caused such damage. Seller's disclaimer of representations and warranties does not limit or otherwise affect the warranty of any manufacturer or installer. If a Consumer Product, elevator, Solar System or Smart Home Component malfunctions or is otherwise defective, Buyer agrees to follow the procedures in the applicable manufacturer's or installer's warranty documents.

9.3 NO OTHER WARRANTIES. TO THE FULLEST EXTENT PERMITTED BY LAW, EXCEPT FOR THE HOME WARRANTY AND ANY LANDSCAPE WARRANTY EXPRESSLY PROVIDED BY THIS AGREEMENT, IF APPLICABLE, ALL WARRANTIES REGARDING THE PROPERTY, INCLUDING BUT NOT LIMITED TO STATUTORY AND IMPLIED WARRANTIES (INCLUDING BUT NOT LIMITED TO ANY WARRANTY OF HABITABILITY, MERCHANTABILITY, WORKMANLIKE CONSTRUCTION OR FITNESS FOR A PARTICULAR PURPOSE), ARE HEREBY DISCLAIMED BY

SELLER AND WAIVED BY BUYER. THE HOME WARRANTY AND THE LANDSCAPE WARRANTY, IF APPLICABLE, ARE SUBSTITUTED IN PLACE OF ALL SUCH WARRANTIES. THIS MEANS THE HOME WARRANTY AND LANDSCAPE WARRANTY, IF APPLICABLE, ARE THE ONLY WARRANTIES THAT APPLY AND GOVERN BUYER'S AND SELLER'S RIGHTS AND OBLIGATIONS RELATED TO THE PROPERTY AND THERE ARE NO OTHER WARRANTIES, EXCEPT AS MAY BE REQUIRED BY APPLICABLE LAW. BUYER AGREES SELLER'S LIABILITY FOR ANY DEFECTIVE CONDITION WITH RESPECT TO THE PROPERTY, WHETHER IN CONTRACT, IN TORT, UNDER ANY WARRANTY OR OTHERWISE, IS LIMITED SOLELY TO SELLER'S OBLIGATIONS AND BUYER'S REMEDIES EXPRESSLY PROVIDED IN THE HOME WARRANTY. BUYER IS NOT WAIVING ANY WARRANTY APPLICABLE TO MATERIALS IN THE HOME THAT MAY BE PROVIDED DIRECTLY BY A MANUFACTURER.

9.4 Smart Home Components. Network performance in the Home, both wired and wireless, will vary due to differences in home design and construction, placement of furnishings and appliances, placement of network components, network usage, network configuration, number of users, types of uses and other conditions in the Home. Buyer will be responsible for arranging and paying all costs for internet service to the Home and determining Buyer's speed and data requirements, which may vary. Seller does not guarantee that any Smart Home Component or other network equipment will meet Buyer's particular needs. Buyer is solely responsible for configuring all Smart Home Components and network settings, including without limitation, security settings and features, and for securing any additional security equipment or service that Buyer may choose to use to secure Buyer's network. **SELLER DOES NOT REPRESENT OR WARRANT THAT ANY SMART HOME COMPONENT OR NETWORK DEVICE IS SECURE OR CAN PREVENT PRIVACY INTRUSIONS, MALWARE OR CYBER-ATTACKS, EVEN WHEN CORRECTLY CONFIGURED. SELLER IS NOT PROVIDING ANY GUARANTY OR WARRANTY FOR, AND HEREBY DISCLAIMS ALL RESPONSIBILITY FOR, THE PERFORMANCE, COVERAGE, SECURITY, PRIVACY AND OTHER ASPECTS OF ANY SMART HOME COMPONENT OR NETWORK DEVICES WITHIN THE HOME. THE INSTALLATION AND CONFIGURATION OF SMART HOME COMPONENTS MAY BE PERFORMED BY THIRD PARTIES AND NOT SELLER. SELLER DOES NOT GUARANTEE OR WARRANT THE INSTALLATION OF SMART HOME COMPONENTS OR ANY EQUIPMENT OR SERVICES PROVIDED BY THIRD PARTIES.**

9.5 Buyer's Maintenance Responsibility. Buyer will be solely responsible to perform routine general maintenance and repairs on the Home. Buyer's failure to maintain and repair the Home may reduce or negate warranty coverage under the Home Warranty.

9.6 Subsequent Owners. The Home Warranty automatically transfers to the subsequent owner of the Home upon the transfer of title to the Home. However, the transfer of the Home Warranty does not extend any warranty coverage period. Buyer agrees to provide a copy of the Home Warranty to a subsequent owner of the Home who purchases the Home from Buyer.

9.7 Subrogation. Buyer understands the Home Warranty is not a liability or other type of insurance policy, including a homeowner's insurance policy, which typically provides coverage for certain property damages and casualty losses. If Buyer receives from an insurance company or any other party payment or repairs arising from a construction defect or otherwise relating to the Property, then to the fullest extent permitted by law, Buyer waives for itself and on behalf of anyone acquiring rights through Buyer, including, but not limited to, any insurance company or other party, all subrogation and other claims against Seller for such payments or repairs received by Buyer.

9.8 Harmless Deviations. Seller is obligated to deliver the Home constructed in substantial conformance with this Agreement and the Home Plan. However, the Home Warranty does not cover, Seller shall not be responsible or liable for, and Buyer waives and releases Seller from, any non-conformity with or deviation from plans, specifications, manufacturer's recommendations or building code requirements, unless it creates a covered defect under the Home Warranty that (a) results in actual physical damage to the Home or (b) presents an immediate threat to the health or safety of the occupants of the Home.

9.9 Heavy Furnishings and Equipment. Prior to moving or installing heavy furnishings, equipment or other items (which may include, without limitation, waterbeds, safes, exercise equipment, large fish tanks, pianos, pool tables and spas) into the Home, including any attic space, balcony or deck, Buyer should consult a structural engineer to confirm any heavy items will not damage, overload, or exceed the structural design of, the flooring system, stairs or other portions of the Home. Buyer should not overload any portion of the Home, including stairs, balconies and decks, by over occupancy (too many people). Seller will not be responsible for any damages, loss or injuries arising out of heavy items in, or over occupancy of, any part of the Home.

10. DEFAULT AND REMEDIES.

10.1 Buyer's Default. Buyer will be in default under this Agreement if Buyer (i) notifies Seller or any employee of Seller, orally, electronically or in writing, that Buyer will not complete the purchase of the Property or will not perform any other obligation of Buyer set forth in this Agreement; or (ii) breaches any covenant or agreement of Buyer or otherwise fails to perform any obligation of Buyer under this Agreement or any addendum hereto as and when due. In addition to any rights and remedies provided to Seller elsewhere in this Agreement, upon a default by Buyer under this Agreement, Seller may, at its sole discretion, terminate this Agreement by delivering written notice of termination to Buyer and thereupon:

a. Seller will have no further obligation to Buyer under this Agreement, Buyer will have no further right, title, or interest in or to the Property, and Seller will be entitled to sell the Property to another party; and

b. Seller will be entitled to receive all Deposits made by Buyer as liquidated damages to Seller as a result of Buyer's default.

The amount of liquidated damages is intended as a reasonable estimate of Seller's actual damages, and not as a penalty, resulting from Buyer's default due to the difficulty and uncertainty in estimating or ascertaining, as of the date Buyer signs this Agreement, the actual damages Seller may suffer from Buyer's default, which damages will include without limitation the cost of administering this Agreement and the cost to take the Property off the market while this Agreement remains in effect. In each instance where this Agreement permits Seller to receive Buyer's Deposits as liquidated damages, Buyer will be deemed to have waived all challenges to the enforceability of such provision. This waiver includes, without limitation, any contention that the liquidated damages provision constitutes an unenforceable penalty, or that the liquidated damages do not bear a reasonable relationship to Seller's actual damages.

Upon receiving Seller's notice of termination, Closing Agent will be entitled to rely on such notice, without further documentation or authorization of any kind, that this Agreement has been terminated, that Seller is entitled to receive all Deposits, and that Buyer has no further right, title, or interest in the Deposits or the Property. No party may bring an action against or seek damages from Closing Agent for, nor will Closing Agent be liable for, any action taken by Closing Agent in accordance with this subsection and the instructions herein. Buyer agrees Seller will not waive any right to terminate this Agreement or receive the Deposits due to a default by Buyer because Seller delays or fails to enforce such rights.

10.2 Seller's Default. Seller will be in default under this Agreement if Seller fails to perform any obligation of Seller under this Agreement or any addendum hereto as and when due. Upon a default by Seller, Buyer may, as Buyer's sole and exclusive remedies, (i) terminate this Agreement and, if the Closing has not occurred, receive a return of the Deposits paid by Buyer (together with interest earned thereon, if required by law), and/or (ii) seek recovery against Seller of Buyer's actual damages by filing an arbitration action as provided in Section 12 below. Buyer waives all rights to seek specific performance. Notwithstanding the above and except as provided in this subsection below, Seller will not be

liable for any special, indirect, consequential or punitive damages, including, without limitation, any damages based on a claimed decrease in the value of the Property, even if Seller has been advised of the possibility of such damages. Any assertion of alleged defaults after Closing will be governed by, among other provisions, Sections 9 and 12. Notwithstanding any provision to the contrary in this Agreement, if Seller's default is based upon Seller's failure to complete the Home within the time period provided in Section 7.3 (Construction; Timing/Completion of the Home), then Buyer will have the right to seek all available remedies at law or in equity, without limitation, as a result of such failure.

11. INFORMATION SHARING TO FACILITATE HOME SALE; THIRD PARTY SERVICES. Many companies besides the homebuilder are involved in the sale of a home, such as the community developer, title companies, lenders and HOA management companies. To facilitate the construction of the Home and sale of the Property to Buyer, Seller may share this Agreement and information contained in this Agreement, including Buyer's name and contact information, with Seller's affiliates and other third parties, which may include, without limitation, design and option center operators, the developer of the Community, title companies, escrow agents, lenders, HOA management companies and governmental authorities and their agents. Seller may also share that information with companies that may offer goods and services to home buyers or may survey buyers about their experience in purchasing a home. Buyer agrees Seller may share such information as described above, and agrees those third parties may contact Buyer using Buyer's contact information to facilitate the Home purchase transaction or to offer their goods and services; but Buyer is under no obligation to purchase or receive any goods or services such parties may offer. Seller may receive referral fees or other compensation from such third parties where permitted by law. Seller is not responsible for the acts of any such parties or any promises, claims, products or services of such parties. More information regarding how Seller may use or share information pertaining to Buyer or this Agreement may be found at www.pulte.com/legal/privacy-policy.

12. ARBITRATION.

Agreement to Arbitrate Disputes

This Agreement provides that all Disputes (defined below) between Seller and Buyer will be resolved by BINDING ARBITRATION. This means both Seller and Buyer GIVE UP THE RIGHT TO GO TO COURT OR TO A JURY to assert or defend rights under this Agreement (EXCEPT for matters that may be taken to SMALL CLAIMS COURT as provided below). Seller's and Buyer's rights will be determined by a NEUTRAL ARBITRATOR and NOT by a judge or jury. Seller and Buyer are entitled to a FAIR HEARING, but the arbitration procedures are simpler and more limited than the rules applicable in a court. Arbitrator decisions are as enforceable as any court order and are subject to very limited review by a court. For more information, read the provisions regarding arbitration below, review the American Arbitration Association's Home Construction Arbitration Rules and related information at www.adr.org, call the American Arbitration Association at 1-800-778-7879, and consult an attorney if you so choose.

12.1 Agreement to Arbitrate Disputes. Seller prides itself on having many satisfied customers. However, if Seller and Buyer are unable to resolve a dispute relating to this Agreement or the Property, the parties believe it is best to have a fair and efficient way to resolve that dispute. Accordingly, Buyer and Seller agree that any controversy, claim or dispute that arises out of or is related to this Agreement or the Property (including without limitation any claims for breach of contract, death, personal injury, property damage, defective design or construction, negligence, misrepresentation and fraud), whether arising before or after Closing (collectively, **"Disputes"**), shall be resolved through binding arbitration. The arbitrator's decision shall be final and binding, subject to appeal as described below. Alternatively, if the Dispute does not exceed the maximum jurisdictional amount for a small claims court in the state where the Property is located, then Buyer or Seller may elect to have the Dispute resolved in a small claims court rather than by binding arbitration (however, any appeal of a small claims court judgment must be resolved through arbitration in accordance with this Section 12). Disputes subject to arbitration under the Home Warranty shall be arbitrated in accordance with the terms and conditions of the Home Warranty.

12.2 Applicable Law. The parties acknowledge this Agreement evidences a transaction involving interstate commerce because, among other reasons, this Agreement is for the construction of a home involving the incorporation of materials manufactured in states other than where the Property is located and interstate commerce was used to purchase and transport materials used in the construction. The Federal Arbitration Act (the **"FAA"**) shall govern the interpretation and enforcement of this provision. The agreements in this Section 12 shall survive the termination of this Agreement, the Closing of the purchase of the Property and/or the default of either party. Even if a part of these arbitration provisions is determined to be unenforceable under applicable law, the remainder shall survive, and the parties shall remain obligated to resolve disputes through binding arbitration as set forth herein.

12.3 Arbitrator – American Arbitration Association. The arbitration shall be conducted before an arbitrator appointed by the American Arbitration Association (the **"AAA"**). If the AAA declines to arbitrate a dispute, or if the AAA is not available, the parties will agree to an alternative arbitrator, or have a court appoint a new arbitrator who meets the qualification criteria of an AAA-trained arbitrator. With respect to a Dispute pertaining to a construction issue that is not subject to arbitration under the Home Warranty, the arbitrator shall have at least ten years of construction arbitration experience.

12.4 Arbitration Rules. The arbitration shall proceed in accordance with the AAA's rules applicable to the Dispute. With respect to any portion of the Dispute pertaining to a construction issue that is not subject to arbitration under the Home Warranty, the arbitration shall proceed in accordance with the AAA's Home Construction Arbitration Rules. If those rules have been repealed or replaced at the time the arbitration claim is filed, the AAA's rules then most applicable to residential construction shall apply. However, Seller will be entitled to visually inspect and perform testing as to any component claimed to have a construction defect and no AAA rule shall apply if it is inconsistent with the provisions of this Agreement.

12.5 Additional Parties or Claims. Any Dispute involving claims against Seller's parent, subsidiaries, successor entities, future acquired entities or affiliated companies or any of their respective officers, directors, agents, employees, or representatives also shall be resolved through binding arbitration as set forth herein. Buyer and Seller agree that this arbitration agreement inures to the benefit of those parties. Further, either Buyer or Seller may join as a party to the arbitration any third party consultant, contractor, supplier, manufacturer, engineer, architect or other professional involved in the manufacture, design or construction of any part of the Property. Except as provided above, the parties agree that any arbitration shall be between only Buyer and Seller and shall not be joined or consolidated with the claims or arbitration of any other party unless specifically agreed to in writing by Buyer and Seller, and agree the arbitrator is not authorized to permit any consolidation or joinder with any other party. Buyer waives the right to institute or participate in a class or any other type of representative arbitration or any type of legal action as a member or representative of a class for any Disputes and agrees the arbitrator is not authorized to permit any class or representative arbitration.

12.6 Arbitration Process. Buyer or Seller shall begin the arbitration process by filing a demand for arbitration with the AAA and serving a copy of the demand on the other party. The failure to initiate arbitration at any particular time shall not be considered a waiver of the right to compel arbitration of a Dispute. The only way this right to arbitrate claims may be waived is by a written agreement among the parties. To the extent not inconsistent with the FAA, all provisions of this paragraph are subject to the general qualification that state laws, requirements and

rules, including, but not limited to, state filing limitations (such as statute of limitations and statutes of repose), may affect how and when arbitration may be initiated and administered. The following is a brief description of the steps to initiate arbitration and the arbitration process:

(a) Step 1 – Filing a Request. The party initiating arbitration must notify the AAA in writing of the request for arbitration under the terms of this Agreement. If Seller initiates arbitration, Seller will pay the AAA's filing fee. If Buyer initiates arbitration, Buyer will pay the lesser of 1/2 of the AAA filing fee or the amount provided by the AAA rules and Seller will pay the other 1/2 or remainder. All other AAA arbitration fees and costs shall be paid in accordance with the applicable AAA fee schedule.

(b) Step 2 - Hearing. The arbitration will be held at a location agreed to by the parties, usually in the metropolitan area where the Property is located. The hearing typically will be scheduled by the arbitrator at a time mutually agreeable to all parties. At the hearing, the arbitrator will hear and consider evidence presented by all parties. If a party timely notifies the AAA of a request for a record of the hearing prior to the earlier of the hearing date or the date in the AAA's rules, if specified, the arbitrator will preserve all evidence presented at the arbitration. Oral evidence will be preserved in a manner that it can be converted into a written transcript. The costs of the record will be paid by the party requesting the record or shared equally among the parties requesting a copy.

(c) Step 3 - Award. The arbitrator's award will decide the relief to be awarded and, if the Dispute relates to a construction issue that is not subject to arbitration under the Home Warranty, and if requested by a party, the scope and manner of correction. The arbitrator's award shall be consistent with this Agreement, based on applicable law (except to the extent the FAA overrides and preempts state, local or other law), and shall include findings of fact and conclusions of law. If permitted by the AAA rules, either party may request a written explanation of the award. Each party shall bear its own attorney's fees and expenses (including without limitation the costs and fees of any expert witnesses) in the arbitration, any confirmation proceeding and any appeal. Arbitrator compensation, expenses, and administrative fees (which include filing and hearing fees) shall not be subject to reallocation.

(i) Appeal. Each party shall have the right to appeal the arbitrator's award to the AAA by filing a written notice with the AAA (with a copy to the other party) within 30 days of the date of the arbitrator's award. The party appealing the award shall pay the fees necessary to initiate the appeal. If both sides appeal, the fees shall be split 50/50. The notice of appeal must include the specific items the party seeks to change in the award and the supporting facts and law. The appeal shall be heard by a panel of three arbitrators from the AAA. The appeal shall be conducted in accordance with the applicable rules of the AAA and provisions of this Section as if the claim was being initially filed with the AAA, except that: (i) the only issues to be determined on appeal are the issues described in the notice of appeal and any issues raised by the non-appealing party in response to the issues in the notice of appeal, (ii) the arbitrators' award on appeal shall be final, binding and non-appealable, and (iii) no new evidence shall be accepted or considered by the arbitrators.

(ii) Award after Appeal. The award of the arbitrator shall be final, subject to appeal as provided above. If a notice of appeal from the initial hearing is not received by the AAA within 30 days after the date of the initial award, then the initial award shall be final. Once the award is final, it will be binding on and enforceable against the parties, except as modified, corrected, or vacated according to the applicable arbitration rules and procedures or to the extent not inconsistent with the FAA or applicable state law. Either party may present the final award to any court having jurisdiction over the Dispute to enter that award as a judgment of the court.

(d) Step 4 - Repairs. To the extent the award pertains to a construction issue that is not subject to arbitration under the Home Warranty and requires Seller to make repairs, then unless designated otherwise in the award (and unless appealed), Seller will, within 10 days after a final award, elect to either perform the correction awarded by the arbitrator or, at Seller's option, pay Buyer the reasonable cost of such correction. If Seller elects to perform a correction under an award, Seller will complete the correction within 60 days after a final award or as may be specified by the arbitrator. If the correction cannot be completed in that time, the arbitrator must grant reasonable additional time to make the correction. If Buyer believes that the correction was not performed satisfactorily or in a timely manner, Buyer may have those issues determined in a later arbitration. If the cost of correction is not specified in the award and Seller elects to pay Buyer the reasonable cost of the correction, Buyer may have the amount of that payment reviewed in a later arbitration.

12.7 Expenses. Except as stated above, each party shall bear its own attorney's fees and other expenses incurred in connection with a Dispute. However, if a party to this Agreement files a court action in violation of this Section 12 and the other party is required to compel arbitration by filing a motion with the court, the court shall award the moving party its court costs and reasonable attorneys' fees incurred in connection with the motion.

Buyer's Initials:	Rubrica ~~Yglesio Luciano~~ Moyses Silva De Souza					

13. GENERAL.

13.1 Binding Agreement; Assignment. This Agreement is binding upon Buyer and Seller and their respective heirs, executors, administrators and successors. This Agreement may not be assigned by Buyer without the written consent of Seller. Any attempted assignment by Buyer without Seller's written consent shall be of no force or effect.

13.2 Multiple Buyer Parties. If "Buyer" under this Agreement includes more than one person or entity, then each person signing as a Buyer party will be jointly and severally liable hereunder for the obligations and actions of each Buyer party. Seller will have the right to rely on the signature of any Buyer party as having the authority to bind all Buyer parties with respect to all matters relating to this Agreement. Any communication from a Buyer party, orally, electronically or in writing, will be binding on all Buyer parties. No Buyer party may use the failure of one or more Buyer parties to join in the execution of an amendment or other document as a defense to the enforcement of this Agreement or any amendment or other document executed in compliance with this section.

13.3 Notices. Except as otherwise set forth in this Agreement, all notices must be in writing and must be given by (a) hand delivery or courier service, (b) mail (registered, certified, or first class, with postage pre-paid), or (c) overnight delivery service, addressed to Buyer or Seller at the address for the applicable party in Section 1 of this Agreement. Notices sent by mail will be deemed to be given and received 3 days after deposit in a post office or official depository of the United States postal service. Notices sent by hand delivery, courier service or overnight delivery service will be deemed given and received upon actual or first attempted delivery of the notice. If "Buyer" under this Agreement includes more than one person or entity, then notice to any Buyer party will constitute notice to all Buyer parties.

13.4 Time of the Essence. Time is of the essence for every provision of this Agreement, including without limitation Buyer's performance of all of Buyer's obligations to close the purchase of the Property on the Closing Date.

13.5 Buyer's Performance. Buyer understands that Seller will construct the Home using Seller's standard construction and contract processes and procedures. Buyer agrees to: (i) make choices or take other actions required of Buyer under this Agreement within the indicated time frames; (ii) communicate with Seller's designated representatives to perform certain aspects of this Agreement, such as Seller's designated field manager, sales consultant, closing administrator or other representatives of Seller; (iii) not engage in harassing, abusive, foul, threatening, offensive or otherwise inappropriate behavior towards Seller's personnel or contractors; (iv) communicate Buyer's acceptance or approval of work which complies with this Agreement or the plans and specifications referenced herein; and (v) not take any action that impedes, obstructs

or interferes with the performance of Seller under this Agreement. After Closing, if Buyer requests service under the Home Warranty, Buyer will provide Seller's personnel and contractors with access to the Home during Seller's normal working hours and cooperate with them during the process of investigating and, if applicable, correcting the warranty issue. If Buyer or other occupants of the Home impede, obstruct or interfere with the efforts of Seller's personnel or contractors to provide warranty service, or engage in harassing, abusive, foul, threatening, offensive or otherwise inappropriate behavior towards Seller's personnel or contractors, then Seller will be relieved from its obligation to provide such warranty service.

13.6 Agency. Seller's sales consultants and other employees solely represent Seller. If Buyer has engaged any real estate agent, broker or other party to represent Buyer in this transaction, Buyer will be solely responsible for compensating such party, unless and to the extent Seller has agreed in writing to compensate such party.

13.7 Independent Contractors. Buyer understands Seller may refer Buyer to vendors or companies who provide real estate or other services designed to assist Buyer in purchasing or moving into the Home or with services related to the Home. Those companies are independent contractors and are not affiliated with Seller or its affiliates. Any warranties or representations for such services are warranties and representations given by the independent contractors only and not by Seller or its affiliates. Seller will not be responsible for the quality of any products or services provided by those companies.

13.8 Dates. If the final day of a period or date of performance under this Agreement falls on a Saturday, Sunday or federal holiday, then the final day of any such period or date of performance will be deemed to be the next day which is not a Saturday, Sunday or federal holiday.

13.9 No Investment Representation. None of Seller's employees or representatives is authorized to make any representation regarding economic benefits to be derived from this transaction. Economic benefits to be derived from purchasing a home will vary depending upon many factors, including market conditions and individual circumstances. Buyer may not rely on any statement made by any employee or representative of Seller regarding economic benefits of buying a home, but should instead rely only upon Buyer's own judgment and the advice of Buyer's attorneys, accountants and other advisors.

13.10 Invalid Provisions. If any provision of this Agreement is held to be illegal, invalid or unenforceable under present or future laws, such provision shall be fully severable, and the remainder of this Agreement shall remain in full force and effect and shall be construed and enforced as if such illegal, invalid or unenforceable provision had never been a part of this Agreement. In lieu of any such illegal, invalid or unenforceable provision, there shall be deemed added automatically as a part of this Agreement a provision as similar in terms to such illegal, invalid or unenforceable provision as may be possible and be legal, valid and enforceable.

13.11 Amendments; No Waiver. This Agreement may be amended or modified only by a written instrument executed by Buyer and an authorized agent of Seller (Buyer understands Sales Consultants and Field Managers are not authorized employees of Seller to execute amendments). Except as stated in this Agreement, no party shall be deemed to have waived any provision of this Agreement unless such waiver is stated in writing and signed by the party against whom enforcement of the waiver is sought. The waiver of a breach of any provision of the Agreement shall not constitute a waiver of that provision or a waiver of a future breach of that or any other provision.

13.12 Governing Law/Venue. Any arbitration or litigation arising out of this Agreement shall be conducted in the state, county and city in which the Property is located and shall apply the law of the state in which the Property is located.

13.13 Counterparts; Electronic Execution. This Agreement may be executed in counterparts, all of which together will constitute this Agreement. This Agreement may be signed and transmitted electronically; an electronic or electronically transmitted signature of any person will be considered an original signature; and an electronic signature or copy hereof will have the same binding effect as an original signature on an original document. No party may raise the use of an electronic signature or the transmission of this Agreement by electronic means as a defense to the enforcement of this Agreement or any amendment or other document executed in compliance with this section.

13.14 No Recordation. Buyer may not record this Agreement, a memorandum of this Agreement, lis pendens or other notice of this Agreement in the real property or other public records of the jurisdiction in which the Property is located. Buyer agrees Seller will be entitled to an immediate court order removing or expunging any such instrument if recorded by or on behalf of Buyer and ordering Buyer to pay Seller all legal fees and expenses incurred by Seller to obtain such order. Buyer agrees this Agreement does not provide Buyer with an interest in real property and Buyer will have no such interest until Buyer completes the Closing in accordance with this Agreement.

14. COMMUNITY DOCUMENTS. The documents marked below are **"Community Documents"** that apply to the Property and have been provided to Buyer or made available for Buyer's review prior to Buyer's execution of this Agreement.

[ ]	Articles of Incorporation of Community/Homeowners Association	[ ]	Acknowledgment of Assessments
[ ]	Bylaws of Community/Homeowners Association	[ ]	Club Membership Documents
[ ]	Declaration of Covenants, Conditions and Restrictions for Community/Homeowners Association	[ ]	Design Guidelines
[ ]	Supplemental Declaration	[ ]	Golf Course Disclosure
[ ]	Condominium Declaration	[ ]	_____

Buyer's Initials:	Rubrica YLMSDS Yglesio Luciano Moyses Silva De Souza					

If documents marked above indicate the Property is subject to a declaration, indenture or covenants for a community, homeowners or condominium association (**"Association"**), then Buyer agrees that by accepting title to the Property Buyer will be obligated to be a member of the Association and agrees that Buyer and the Property will be subject to the bylaws, rules, restrictions, obligations, encumbrances and other terms and conditions contained in the Community Documents pertaining to the Association and in the Association's other governing documents referred to in the Community Documents. Buyer understands the Association has the right to charge the owner of the Property for assessments and other charges as provided by the Association's governing documents. Those charges may include, without limitation, transfer fees, resale certification fees, capitalization charges and reserve contributions. Certain charges may be due by Buyer at Closing.

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15. ADDENDA. Buyer acknowledges that, prior to Buyer's execution of this Agreement, Buyer received or Buyer had the opportunity to review, either physically or electronically, each of the documents marked below. Buyer approves each document marked below and agrees each is considered an "addendum" to this Agreement and is incorporated by reference into and made a part of this Agreement.

Required Addenda and Disclosures:

[X]	Affiliated Business Arrangement Disclosure (Mortgage)	[X]	Financing Addendum
[X]	Affiliated Business Arrangement Disclosure (Insurance)	[X]	Floor Plan, Elevation and Features List for Home
[X]	Affiliated Business Arrangement Disclosure (Title)	[X]	Summary of Important Dates
[X]	Affiliate Incentive Addendum	[X]	Job Initiation Order/Change Order
[X]	Beware of Cybercrimes	[X]	Florida Addendum

Additional Addenda:

[ ]	Acknowledgement of No Solicitation	[ ]	Model Home Sale Addendum
[ ]	Age Verification Addendum	[ ]	Nonresident Addendum – California Residents
[ ]	Cash Incentive Addendum	[ ]	Nonresident Addendum – New York Residents
[ ]	Cash Prepayment Discount Addendum	[ ]	Notice of Assumed Name
[ ]	Commission Agreement and Certification	[ ]	Radon Testing
[ ]	Community Disclosure Addendum	[ ]	Smart Home Components Addendum
[ ]	FHA Addendum	[ ]	Started/Completed Home Addendum
[ ]	Home Energy Ratings Addendum	[ ]	VA Addendum
[ ]	Home Equity Conversion Mortgage Amendment	[ ]	_____
[ ]	IRS 1031 Exchange	[ ]	_____
[ ]	Lot Not Owned Addendum	[ ]	_____
[ ]	_____	[ ]	_____

Buyer's Initials:	Rubrica YLMSDS Yglesio Luciano Moyses Silva De Souza					

16. THIS AGREEMENT; ENTIRE AGREEMENT. "This Agreement" as used herein means this Home Purchase Agreement, the JIO, each addendum and other document attached or otherwise incorporated by reference into this Home Purchase Agreement, and each amendment hereafter executed by Buyer and Seller. This Agreement constitutes the entire agreement and understanding between Buyer and Seller and neither Buyer nor Seller will be bound by any understanding, statement, agreement, promise or representation, express or implied, written or oral, not expressly set forth in this Agreement. Buyer has listed below any understanding, agreement, promise or representation by Seller or its employees or representatives not specifically stated in this Agreement and upon which Buyer is relying in purchasing the Property:

[x] None.

[ ] The following additional understandings, promises or representations should be set forth in this Agreement:

_____ DS MM

Initials:	Rubrica YLMSDS Yglesio Luciano Moyses Silva De Souza						Seller

17. SELLER'S SIGNATURE REQUIRED; LEGALLY BINDING AGREEMENT. THIS AGREEMENT WILL NOT BE BINDING UNTIL EXECUTED BY BUYER AND AN AUTHORIZED EMPLOYEE OF SELLER (SELLER'S SALES CONSULTANTS ARE NOT AUTHORIZED EMPLOYEES TO EXECUTE THIS AGREEMENT OR ANY AMENDMENT OR ADDENDUM HERETO). BUYER SHOULD READ AND UNDERSTAND ALL PROVISIONS BEFORE SIGNING. IF BUYER DOES NOT UNDERSTAND ANY PROVISION, BUYER SHOULD SEEK LEGAL ADVICE.

BUYER: Assinado por: Yglesio Luciano Moyses Silva De Souza 31AD751684404C3...

Yglesio Luciano Moyses Silva De Souza	8/28/2025 Date	_____	Date
_____	Date	_____	Date
_____	Date	_____	Date

SELLER: Pulte Home Company, LLC

DocuSigned by:
By: Nancy Medina
E9A305937D0E4CB...
Its: Authorized Agent

Date: 9/4/2025



"We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity throughout the Nation."

Docusign Envelope ID: 30736A9A-D632-4A04-8E51-79222F3F34BD

Buyer: Yglesio Luciano Moyses Silva De Souza
Address: 214 Woodfall Lane
Lot: 04401
Winter Grove

HPA No. PHD0198484

Homebuyers – Beware of Wire Fraud and Other Cybercrimes

Buying a home is an exciting time. But please be careful not to let cyber criminals turn your dream experience into a nightmare.

We have all seen the headlines telling us about cybercrime and companies and individuals who have been hacked. Like many industries, the real estate industry has seen a significant increase in cybercrime. And the risk is growing as criminals find new ways to obtain information pertaining to real property transactions in an effort to divert and steal funds through malicious wire fraud schemes.

Cyber criminals typically begin their fraudulent schemes way before the attempted theft occurs. They often begin with a common technique called “phishing”. This can take the form of email messages, fake websites or phone calls to fraudulently obtain your private information. Through a seemingly harmless communication, criminals trick people into inputting their information or clicking a link that allows hackers to steal computer or email logins and passwords.

Once hackers gain access to an email account, they will monitor messages to find someone in the process of buying a home. The hackers may be experts in real estate transactions. The criminals may hack various parties involved in the home buying transaction, including homebuyers, real estate agents, lenders, title companies or attorneys. Then, around the time the homebuyer is supposed to wire funds for their home purchase, the homebuyer receives what seems like a perfectly normal email apparently from a professional associated with the transaction. This email will include wiring instructions for wiring funds to a fraudulent account. If you take the bait and wire funds to a fraudulent account, your money could be stolen.

Please take precautions so you won’t become a victim of cybercrime. Be careful to protect your personal information and passwords. Do not send sensitive information using unsecure email. Do not click on links or attachments in unsolicited emails.

Here are some tips from the Federal Bureau of Investigation (FBI) to protect against wire fraud and other cybercrimes:

1. **Call, don’t email:** Confirm by phone all wiring instructions you receive before transferring funds. Use a phone number for the title company that you obtain from a trusted source.
2. **Be suspicious:** Carefully scrutinize all email requests for information or transfers of funds to determine if the emails appear out of the ordinary. It’s not common for title companies to change wiring instructions and payment information.
3. **Confirm everything:** Ask your bank to confirm not just the account number but also the name on the account before sending a wire transfer.
4. **Verify immediately:** You should call the title company or your real estate agent to verify your funds were received by the title company or other proper party. Detecting that you sent money to a wrong account within 24 hours may give you the best chance of recovering your money.
5. **Forward, don’t reply:** When responding to an email, hit forward instead of reply and then start typing in the person’s email address. Criminals use email addresses that are very similar to the real one for a company. By typing in email addresses you will ensure the intended recipient’s correct email address is used.

If you discover that you have been a victim of wire fraud or another cybercrime, immediately contact your financial institution and notify the FBI or other law enforcement authorities. If the fraud or crime involves a real estate transaction, be sure to contact the title company, settlement agent, escrow agent or attorney handling the transaction.

Buyer’s Initials:	Rubrica YLMSDS Yglesio Luciano Moyses Silva De Souza					

Buyer: Yglesio Luciano Moyses Silva De Souza
Address: 214 Woodfall Lane
Lot:
Winter Grove

HPA No. PHD0198484

FLORIDA ADDENDUM

This Addendum amends and supplements that Home Purchase Agreement dated 8/28/2025 (the **"Agreement"**) between Buyer and Seller for the Property referenced above. Each capitalized term used but not defined in this Addendum has the meaning given to that term in the Agreement. If there is a conflict between the terms of this Addendum and the Agreement, this Addendum will prevail.

1. **Disclosure Summary**. Buyer acknowledges that prior to the execution of the Agreement he or she has received a Disclosure Summary as required by Florida Statutes, Section 720.401. A copy of the Disclosure Summary is incorporated by reference herein and is attached hereto as **Exhibit "A"**. **BUYER SHOULD NOT EXECUTE THIS CONTRACT UNTIL BUYER HAS RECEIVED AND READ THE DISCLOSURE SUMMARY.**

IF THE DISCLOSURE SUMMARY REQUIRED BY SECTION 720.401, FLORIDA STATUTES, HAS NOT BEEN PROVIDED TO THE PROSPECTIVE BUYER BEFORE EXECUTING THIS CONTRACT FOR SALE, THIS CONTRACT IS VOIDABLE BY BUYER BY DELIVERING TO SELLER OR SELLER'S AGENT OR REPRESENTATIVE WRITTEN NOTICE OF THE BUYER'S INTENTION TO CANCEL WITHIN 3 DAYS AFTER RECEIPT OF THE DISCLOSURE SUMMARY OR PRIOR TO CLOSING, WHICHEVER OCCURS FIRST. ANY PURPORTED WAIVER OF THIS VOIDABILITY RIGHT HAS NO EFFECT. BUYER'S RIGHT TO VOID THIS CONTRACT SHALL TERMINATE AT CLOSING.

2. **Chapter 558 Notice of Claim**. Pursuant to Section 558.005, Florida Statutes:

ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.

3. **Notice to Buyer of Right to Have Deposit Funds Placed in Escrow Account**. Pursuant to Section 501.1375, Florida Statute, Seller is required to place the Deposit in an interest-bearing escrow account unless: (i) Buyer consents to allow Seller to use the Deposit rather than place it in an interest bearing escrow account; or (ii) Seller obtains a master surety bond from a licensed bonding company protecting Buyer against default by Seller. The master surety bond is intended to guaranty that Buyer's Deposit will be returned to Buyer if this Agreement is terminated and Seller is obligated to return the Deposit to Buyer but fails to do so. The following notice is required pursuant to Section 501.1375, Florida Statutes:

THE BUYER OF A ONE-FAMILY OR TWO-FAMILY RESIDENTIAL DWELLING UNIT HAS THE RIGHT TO HAVE ALL DEPOSIT FUNDS (UP TO 10 PERCENT OF THE PURCHASE PRICE) DEPOSITED IN AN ESCROW ACCOUNT. THIS RIGHT MAY BE WAIVED, IN WRITING, BY THE BUYER.

Florida law also provides that if Buyer declines to consent to Seller's use of the Deposit, Seller has the right to charge the Buyer the cost of the premium for the master surety bond and Seller may then use the Deposit without Buyer's consent. Seller has obtained a master surety bond that is held by PGP Title of Florida, Inc. ("PGP Title"), and intends to use the Deposit rather than placing it in an interest bearing escrow account. Therefore, Buyer may elect to consent to Seller's use of the Deposit without the requirement of the master surety bond, in which case Buyer will not be assessed any portion of the bond premium and the Deposit will not be covered by the bond in the event of default by Seller. In the alternative, Buyer may elect to be covered by the master surety bond, in which case Buyer will be assessed a portion of the bond premium in the amount of Fifty Dollars ($50) which shall be charged to Buyer at Closing, and the Deposit will be covered by the bond in the event of default by Seller. Buyer acknowledges that in no event will the Deposit be placed in an interest-bearing escrow account.

BY SIGNING THIS FLORIDA ADDENDUM, BUYER HEREBY WAIVES THE RIGHT TO HAVE THE DEPOSIT ESCROWED. BUYER AGREES TO MAKE ALL DEPOSIT PAYMENTS DIRECTLY TO SELLER IN ACCORDANCE WITH SECTION 3 OF THE AGREEMENT.

[ ] Buyer covered by master surety bond; $50 allocated share of bond premium

[X] Buyer waives master surety bond; no allocated share of bond premium

4. **Radon Gas Disclosure**. Pursuant to Section 404.056, Florida Statutes:

"RADON GAS": RADON IS A NATURALLY OCCURRING RADIOACTIVE GAS THAT, WHEN IT HAS ACCUMULATED IN A BUILDING IN SUFFICIENT QUANTITIES, MAY PRESENT HEALTH RISKS TO PERSONS WHO ARE EXPOSED TO IT OVER TIME. LEVELS OF RADON THAT EXCEED FEDERAL AND STATE GUIDELINES HAVE BEEN FOUND IN BUILDINGS IN FLORIDA. ADDITIONAL INFORMATION REGARDING RADON AND RADON TESTING MAY BE OBTAINED FROM YOUR COUNTY HEALTH DEPARTMENT.

Seller further disclaims and Buyer waives any warranties, express or implied, that could be construed to cover the presence of radon or other environmental pollutants. The only warranty Seller provides to Buyer is found in Section 9 of the Agreement, entitled "Warranty".

5. **Energy-Efficiency Disclosure**. Pursuant to Section 553.996, Florida Statutes, Buyer hereby acknowledges receipt of a copy of the information brochure originally prepared by or on behalf of the Department of Community Affairs of the State of Florida, notifying Buyer of the option for an energy-efficiency rating of the Home, a copy of which is attached hereto as Exhibit "B". Buyer is further notified that pursuant to Section 553.9085, Florida Statutes, the energy performance level resulting from compliance with such section shall be disclosed if requested by Buyer utilizing the display card attached hereto as Exhibit "C". Any request to have the energy-efficiency rating or energy performance level provided to Buyer must be delivered to Seller in writing, and shall be at Buyer's cost and expense. This paragraph and any information provided pursuant hereto is only for purposes of complying with the requirements of Chapter 553, Florida Statutes, and this Agreement is not contingent upon Buyer approving same.

6. **Florida Homeowners' Construction Recovery Fund**. Pursuant to Section 489.1425, Florida Statutes:

PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS:

Phone: (850) 487-1395
Address: 2601 Blair Stone Road
Tallahassee, FL 32399-0783

7. **Property Tax Disclosure**. Pursuant to Section 689.261, Florida Statutes:

BUYER SHOULD NOT RELY ON THE SELLER'S CURRENT PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT THE BUYER MAY BE OBLIGATED TO PAY IN THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE COUNTY PROPERTY APPRAISER'S OFFICE FOR INFORMATION.

8. **Homeowners Association Budgets**. Pursuant to Section 720.303(6)(c), Florida Statutes, Seller provides Buyer with the following statutory disclosures, as applicable:

THE BUDGET OF ASSOCIATION DOES NOT PROVIDE FOR FULLY FUNDED RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS REGARDING THOSE ITEMS. OWNERS MAY ELECT TO PROVIDE FOR FULLY FUNDED RESERVE ACCOUNTS UNDER SECTION 720.303(6), FLORIDA STATUTES, UPON OBTAINING THE APPROVAL OF A MAJORITY OF TOTAL VOTING INTERESTS OF THE ASSOCIATION BY VOTE OF THE MEMBERS AT A MEETING OR BY WRITTEN CONSENT.

THE BUDGET OF THE ASSOCIATION PROVIDES FOR LIMITED VOLUNTARY DEFERRED EXPENDITURE ACCOUNTS, INCLUDING CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE, SUBJECT TO LIMITS ON FUNDING CONTAINED IN OUR GOVERNING DOCUMENTS. BECAUSE THE OWNERS HAVE NOT ELECTED TO PROVIDE FOR RESERVE ACCOUNTS UNDER SECTION 720.303(6) FLORIDA STATUTES, THESE FUNDS ARE NOT SUBJECT TO THE RESTRICTIONS ON USE OF SUCH FUNDS SET FORTH IN THAT STATUTE, NOR ARE RESERVES CALCULATED IN ACCORDANCE WITH THAT STATUTE.

9. **Flood Disclosure**. Buyer acknowledges that prior to the execution of the Agreement, Seller has completed and provided the following flood disclosure as required by Section 689.302, Florida Statute:

FLOOD DISCLOSURE

Flood Insurance: Homeowners' insurance policies do not include coverage for damage resulting from floods. Buyer is encouraged to discuss the need to purchase separate flood insurance coverage with Buyer's insurance agent.

(1) Seller has ☐ has not ☒ filed a claim with an insurance provider relating to flood damage on the property, including, but not limited to, a claim with the National Flood Insurance Program.

(2) Seller has ☐ has not ☒ received federal assistance for flood damage to the property, including, but not limited to, assistance from the Federal Emergency Management Agency.

(3) For the purposes of this disclosure, the term "flooding" means a general or temporary condition of partial or complete inundation of the property caused by any of the following:

(a) The overflow of inland or tidal waters.

(b) The unusual and rapid accumulation of runoff or surface waters from any established water source, such as a river, stream, or drainage ditch.

(c) Sustained periods of standing water resulting from rainfall.

10. **Florida Title Insurance and Closing Requirements**. In Florida, providing certain closing and settlement services in connection with a real estate transaction may be deemed the practice of law, if not provided in connection with the issuance of a title insurance policy. Therefore, for PGP Title of Florida, Inc. dba PGP Title ("PGP Title") to act as Closing Agent and provide closing and settlement services under the Agreement, PGP Title must issue a policy of title insurance, either an Owner's Policy of Title Insurance or a Loan Policy of Title Insurance or both, as part of your purchase transaction. Buyer may, subject to lender or third-party requirements, elect not to purchase an Owner's or Loan Policy of title insurance; however, if Buyer makes that election and a policy of title insurance is not issued as part of the purchase transaction, then Buyer must choose a closing agent other than PGP Title. Buyer is not obligated to use PGP Title and is entitled to choose a closing agent of Buyer's own selection, as more fully addressed in the Finance Addendum. Buyer hereby acknowledges and agrees to the terms and conditions set forth in the Florida Title Insurance and Closing Requirements.

Rubrica

YUMSDS Buyer Initial _____ Buyer Initial

11. **Sinkhole Exclusion**. Certain areas of Florida have experienced "sinkhole" soil settlement activity. Seller has consulted with soil engineers about the potential for sinkhole development in the area, and it has been advised that no soil study or investigation can offer any guarantee that sinkholes will not develop on a specific parcel of land. Seller has also been informed that soil engineers can conduct testing and exploration of potential sinkhole sites in an attempt to assess the possibility of future sinkhole development. Seller assumes no responsibility to

make any tests; however, Seller will permit the Buyer to do so, at the Buyer's expense, if the Buyer so desires. Seller makes no warranties or representations, express or implied, about the existing or future soil conditions on the Lot. Seller expressly disclaims any liability of any type for any damages whether direct or indirect, or consequential, which the Property may suffer because of settlement, sinking or collapse of the earth on the Lot.

12. **Marital Status**. Buyer's marital status to be included on the Deed under this Agreement shall be:

_____X____ Legally Married _____ Single

[USE IF APPLICABLE]

13. **Community Development District Disclosure.**

THE _____ COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

Dated: 8/28/2025

BUYER:

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Yglesio Luciano Moyses Silva De Souza	8/28/2025 Date		Date
	Date		Date
	Date		Date

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EXHIBIT "A"

DISCLOSURE SUMMARY FOR

Winter Grove - 60'

1. AS A BUYER OF PROPERTY IN THIS COMMUNITY, BUYER WILL BE OBLIGATED TO BE A MEMBER OF A HOMEOWNERS' ASSOCIATION.
2. THERE HAVE BEEN OR WILL BE RECORDED RESTRICTIVE COVENANTS GOVERNING THE USE AND OCCUPANCY OF PROPERTIES IN THIS COMMUNITY.
3. BUYER WILL BE OBLIGATED TO PAY ASSESSMENTS TO THE ASSOCIATION. ASSESSMENTS MAY BE SUBJECT TO PERIODIC CHANGE. IF APPLICABLE, THE CURRENT AMOUNT IS $240/mth PER _____. BUYER WILL ALSO BE OBLIGATED TO PAY ANY SPECIAL ASSESSMENTS IMPOSED BY THE ASSOCIATION. SUCH SPECIAL ASSESSMENTS MAY BE SUBJECT TO CHANGE. IF APPLICABLE, THE CURRENT AMOUNT IS $_____ PER _____.
4. BUYER MAY BE OBLIGATED TO PAY SPECIAL ASSESSMENTS TO THE RESPECTIVE MUNICIPALITY, COUNTY, OR SPECIAL DISTRICT. ALL ASSESSMENTS ARE SUBJECT TO PERIODIC CHANGE.
5. BUYER'S FAILURE TO PAY SPECIAL ASSESSMENTS OR ASSESSMENTS LEVIED BY A MANDATORY HOMEOWNERS' ASSOCIATION COULD RESULT IN A LIEN ON BUYER'S PROPERTY.
6. THERE MAY BE AN OBLIGATION TO PAY RENT OR LAND USE FEES FOR RECREATIONAL OR OTHER COMMONLY USED FACILITIES AS AN OBLIGATION OF MEMBERSHIP IN THE HOMEOWNERS' ASSOCIATION. IF APPLICABLE, THE CURRENT AMOUNT IS $_____ PER _____.
7. THE DEVELOPER MAY HAVE THE RIGHT TO AMEND THE RESTRICTIVE COVENANTS WITHOUT THE APPROVAL OF THE ASSOCIATION MEMBERSHIP OR THE APPROVAL OF THE PARCEL OWNERS.
8. THE STATEMENTS CONTAINED IN THIS DISCLOSURE FORM ARE ONLY SUMMARY IN NATURE, AND AS A PROSPECTIVE BUYER, BUYER SHOULD REFER TO THE COVENANTS AND THE ASSOCIATION GOVERNING DOCUMENTS BEFORE PURCHASING PROPERTY.
9. THESE DOCUMENTS ARE EITHER MATTERS OF PUBLIC RECORD AND CAN BE OBTAINED FROM THE RECORD OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED, OR ARE NOT RECORDED AND CAN BE OBTAINED FROM THE DEVELOPER.

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EXHIBIT "B"

ENERGY EFFICIENCY RATING BROCHURE 553.996



Thinking About Buying a Home?
Get An EnergyGauge® Rating!

Congratulations on your decision to purchase a home.

As you know, there are a lot of factors to consider before signing on the dotted line. By now, you've probably checked out the location of the home you like the best. You know how much the seller wants, how many bedrooms there are, whether your dining room table will fit, where you'll park your car and lots of other important things.

But wait, there's still one more important thing you really ought to do.

You wouldn't buy a car without asking how many miles-per-gallon it gets, would you? So why would you even think of buying a house without knowing how much the power bills will be? That's why now is the perfect time to get an EnergyGauge® rating on the house.

Since 1994, there has been a voluntary, statewide energy-efficiency rating system for homes in Florida. Prospective homeowners just like you, all around the state, are getting their homes rated before they make their purchase.

There are several very important reasons why:

▲ **Energy ratings give homebuyers a market-place yardstick that measures the benefits of energy-efficiency.** You get detailed estimates of how much your energy use will cost.

▲ **Energy ratings give you clear and specific information that lets you compare similar homes on their energy use.** Two homes might look similar, but one may be efficient and comfortable, and the other an energy-guzzler with a very uncomfortable interior.

Consider the Benefits:

- ▲ More Home for Less Money
- ▲ Tested Quality Construction
- ▲ Enhanced Indoor Comfort
- ▲ Superior Energy Efficiency
- ▲ More Environmental Sustainability
- ▲ Improved Mortgage Options
- ▲ Greater Resale Value

▲ Maybe most important of all, **the national Home Energy Rating System (HERS) Index on the energy rating can qualify you for a number of special mortgage programs that offer lower interest rates, lower closing costs, and other benefits.** Some lenders may offer special financing.

Before buying your next home, hire a Certified Energy Rater to do a rating.

Your builder or Realtor can help you find a Certified Rater in your area. After the rating, you'll get an easy-to-understand Energy Guide that estimates how much it will cost to pay for energy used in that home.

For many years, buyers have had home inspectors look over a home before making their purchase. This is a great way to find out about potential house problems before you make your purchase. Smart homebuyers around the country are now also asking for a home energy rating to look specifically at the energy-use in a home and determine efficiency. Because energy costs can equal house payments, the relatively small cost of a home energy rating can easily be offset by many years of lower energy payments.

You're already familiar with the miles-per-gallon stickers on new automobiles, and the yellow Energy Guide labels on home appliances. Shoppers use this information to figure out how much that car or appliance is really going to cost them. This information gives the buyer a good estimate of what it will cost to operate that car or use that appliance, over and above the purchase price. A car or product that is cheaper to buy can often be more expensive to operate, so this information can be very important to assure that you make the best purchase decision.

Here's how the EnergyGauge® program works.

After the rating, you'll get an easy-to read form like the one on the next page. The Rating Guide has a scale that allows you to compare the specific home you're looking at with the most efficient and the least efficient homes of the same size, with the same number of bedrooms available in your part of the state today.

One of the keys to the success of this program is the uniformity of ratings, made possible by the use of the EnergyGauge® software developed by the Florida Solar Energy Center®. It has been specially designed to let Raters input the key data on the home and obtain accurate information for comparison purposes.

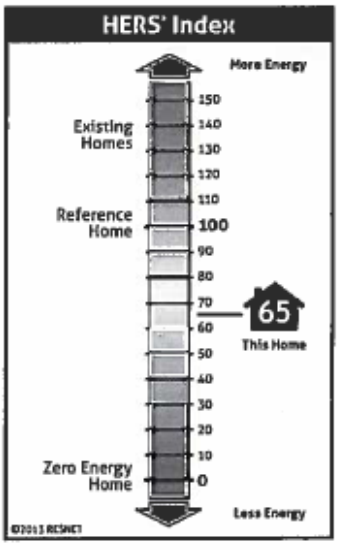


EXHIBIT "B" (continued)

ENERGY EFFICIENCY RATING BROCHURE 553.996

Beyond a home energy rating, how can you reduce your energy use and save money?

That's easy. While the design and construction of your home, and the efficiency of its appliances and equipment, control the most significant portion of its energy use, occupant lifestyle will still have a big effect on exactly how much energy gets used. Your comfort preferences and personal habits - the level at which you set the thermostat, whether or not you turn off lights and fans when leaving a room, how much natural ventilation you use, and other factors - will all affect your home's actual monthly energy use.

Florida's program parallels national activities.

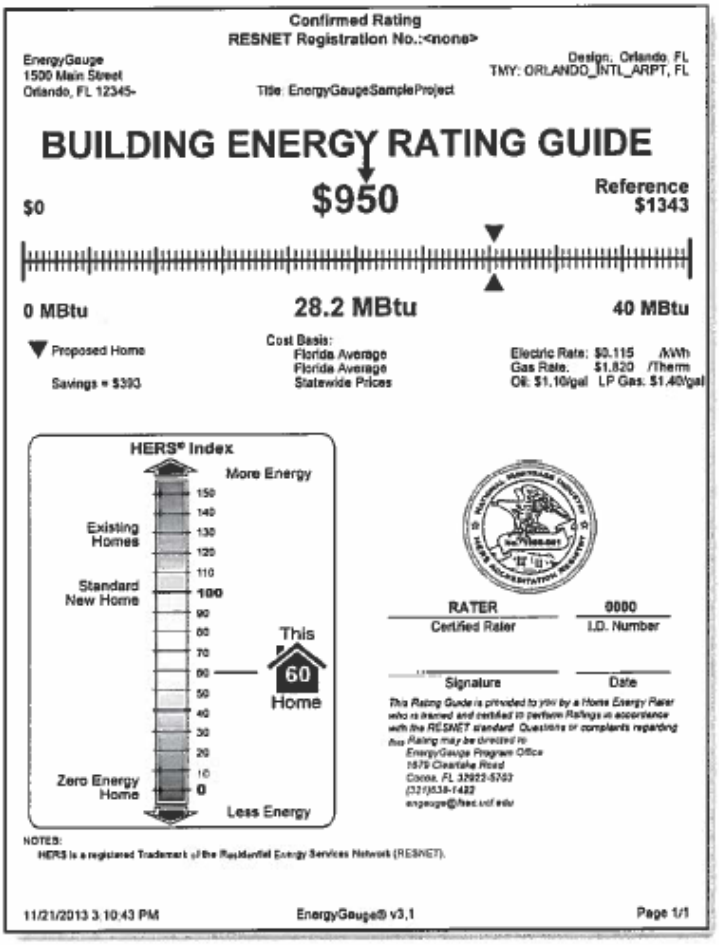
The Residential Energy Services Network (RESNET) sets the national standards for the Home Energy Rating System (HERS), and the Florida Solar Energy Center's Energy Gauge system meets these standards. The Florida Building Energy Rating Guide provides a HERS Index for the home. This national score enables homes to qualify for national mortgage financing options requiring a HERS Index. This index is computed in accordance with national guidelines, considering the heating, cooling, water heating, lighting, appliance, and photovoltaic energy uses. HERS awards stars to the rating.

Tell your Realtor or builder that you want to get the home rated before you buy it.

They can give you the names of Raters in your area. Additional information on the program is available from the Energy Gauge Program Office at 321-638-1422, or visit our Web site at **www.floridaenergycenter.org.**

Who does Energy Ratings?

It is important to note that only Certified Raters are allowed to perform ratings. These Raters have undergone rigorous training programs and have passed the RESNET National Core exam and the required challenge exams. They are also required to undergo continuing education classes and additional exams to keep their certifications current. An on-going quality control program also watches over their Ratings and their work. All their Ratings are submitted to a central registry that checks them for accuracy and compiles generic building data.



Energy Ratings in Florida

The Florida Building Energy-Efficiency Rating Act (Florida Statute 553.990) was passed by the State Legislature in 1993 and amended in 1994. It established a voluntary statewide energy-efficiency rating system for homes. The Rating System has been adopted by DCA Rule 9B-60. Modifications were made by the Legislature in 2013.

Energy Gauge

The EnergyGauge® Program Building Energy Rating System

1679 Clearlake Road
Cocoa, Florida 32922-5703
Phone: 321-638-1422
Fax: 321-638-1010
E-Mail: info@energygauge.com
www.floridaenergycenter.org

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EXHIBIT "C"

ENERGY EFFICIENCY DISPLAY CARD 553.9085

FORMS

ENERGY PERFORMANCE LEVEL (EPL) DISPLAY CARD

ESTIMATED ENERGY PERFORMANCE INDEX* =
The lower the Energy Performance Index, the more efficient the home.

1.	New Home or addition	_____	11.	Ducts, Location & Insulation Level	
2.	Single family or multiple family	_____		a. Supply ducts: _____	R=_____
3.	Number of units, (if multi-family)	_____		b. Return ducts: _____	R=_____
4.	Number of bedrooms	_____	12.	Cooling systems	Capacity: _____
5.	Is this a worst case? (yes or no)	_____		a. Split system	SEER:_____
6.	Conditioned floor area	_____ sq. ft.		b. Single package	SEER:_____
7.	Glass type & area			c. Ground/water source	COP:_____
	a. U-Factor: _____	_____ sq. ft.		d. Room unit	EER:_____
	(Or single or double Default)	_____ sq. ft.		e. PTAC	EER:_____
	b. SHGC**: _____	_____ sq. ft.		f. Gas-driven	COP:_____
	(Or clear or tint Default)	_____ sq. ft.	13.	Heating Systems	Capacity:_____
8.	Floor types, Insulation level			a. Split system heat pump	HSPF:_____
	a. Slab-on-grade, edge insulation	R=_____		b. Single package heat pump	HSPF:_____
	b. Wood, raised	R=_____		c. Electric resistance	COP:_____
	c. Concrete, raised	R=_____		d. Gas furnace, natural gas	AFUE:_____
9.	Wall types, Insulation level			e. Gas furnace, LPG	AFUE:_____
	Exterior			f. Gas-driven heat pump	Recov. EFF.: _____
	a. Wood frame	R=_____	14.	Water heating systems	
	b. Metal frame	R=_____		a. Electric resistance	EF:_____
	c. Concrete block	R=_____		b. Gas fired, natural gas	EF:_____
	d. Log	R=_____		c. Gas fired, LPG	EF:_____
	e. Other _____	R=_____		d. Solar System with tank	EF:_____
	Adjacent			e. Dedicated heat pump with tank	EF:_____
	a. Wood frame	R=_____		f. Heat recovery unit	HeatRec%
	b. Metal frame	R=_____		g. Other: _____	_____
	c. Concrete block	R=_____	15.	HVAC credits claimed (Alternate Point System Method only)	
	d. Log	R=_____		a. Ceiling fans	_____
	e. Other _____	R=_____		b. Cross ventilation	_____
10.	Ceiling types, Insulation level			c. Whole house fan	_____
	a. Under attic	R=_____		d. Multizone cooling credit	_____
	b. Single assembly	R=_____		e. Multizone heating credit	_____
	c. Knee walls/skylight walls	R=_____		f. Programmable thermostat	_____
	d. Radiant barrier installed	R=_____			

*NOTE: This is not a Building Energy Rating. If your index is below 70, your home may qualify for energy efficiency mortgage (EEM) incentives if you obtain a Florida Building Energy Rating. Contact the EnergyGauge Hotline at (321) 638-1492 or see the Energy Gauge web site at www.energygauge.com for information and a list of certified Raters. For information about Florida's Energy Efficiency Code, contact the Florida Building Commision's support staff.

**Label required by Section 303.1.3 of the *Florida Building Code, Energy Conservation*, if not DEFAULT.

I certify that this home has complied with the Florida Energy Efficiency Code through the above energy saving features which will be installed (or exceeded) in this home before final inspection. Otherwise, a new EPL Display Card will be completed based on installed Code compliant features.

Builder Signature:_____ Date:_____

Address of New Home:_____ City/FL Zip: _____

Docusign Envelope ID: 30736A9A-D632-4A04-8E51-79222F3F34BD

EXHIBIT "D"

[OPTIONAL PROVISION TO BE ADDED TO FLORIDA ADDENDUM (NON-CONDOMINIUM), IF APPLICABLE.]

This section_____DOES apply. This section__X__DOES NOT apply.

Special Districts. Notice and Disclosure of Community Development District and Obligation for Payment of Assessments.

1. Notice and Disclosure. A Community Development District is established for implementing and maintaining certain benefits and infrastructure improvements in Winter Grove - 60'. Winter Grove - 60' is located within the boundaries of such a Community Development District. Bonds have been or will be issued by the See Community District (the "District") for improvements to be constructed in Winter Grove - 60' including without limitation, certain roads and rights-of-ways; central irrigation quality (IQ) water lines; the sanitary sewer system; potable water system; the surface water drainage and management system; wetlands and conservation or preservation areas, and other improvements permitted, including but not limited to, under Chapter 190 or Chapter 298, Florida Statutes, as may be amended from time to time.

2. Obligation to Pay Non-Ad Valorem Assessments. This Notice and Disclosure is to inform those individuals or entities owning or purchasing real property within Winter Grove - 60', as amended from time to time, that the Property will be subject to, and the owners of same will be obligated to pay, the non-ad valorem assessments that may be levied and assessed by the District against property owners. Seller estimates that, as of the date of the Agreement, the annual non-ad valorem assessment due by each owner to the District should be approximately $_____per annum, and will be due and payable for a period of_____ (___) years. Annual operating and maintenance assessments for the District shall continue beyond this _____ year period. Buyer acknowledges that upon purchasing the Property, Buyer shall be responsible for payment of any such non-ad valorem assessments as shall be levied by the District, and that such assessments are subject to change depending upon the District's budget and projected costs for maintenance or improvements in Orange.

A copy of this Notice and Disclosure will be executed by the parties hereto at Closing. The District's non- ad valorem assessments will be assessed for the purpose of paying such maintenance and debt obligations as will be incurred by the District for the construction and maintenance of public improvements within its jurisdiction. The District's non-ad valorem assessment will appear as a separate and distinct line item on the OrangeCounty Tax Collector's annual real estate tax bill and will be required to be paid directly to the OrangeCounty Tax Collector. In the event that the District's non-ad valorem assessment is not paid by the owner, the owner's Property may be subject to the same collection provisions of the Florida Statutes as apply to ad valorem taxes.

[IF APPLICABLE]Seller does not control the District and the figures provided herein are based upon estimates provided by the District.

Assinado por:
Uglesio Luciano Moyses Silva De Souza 8/28/2025
31AD751684404C3...
Buyer Signature Date

_____ _____
Buyer Signature Date

_____ _____
Buyer Signature Date

Docusign Envelope ID: 30736A9A-D632-4A04-8E51-79222F3F34BD

Buyer: Yglesio Luciano Moyses Silva De Souza
Address: 214 Woodfall Lane
Lot: 04401
Winter Grove

HPA No. PHD0198484

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

Homeowners' Insurance

Seller/Owner: Pulte Home Company, LLC

Buyer: <<Customers>>

The purpose of this Disclosure Statement is to provide Buyer notice that Pulte Home Company, LLC (**"Seller"**) has a business relationship with Pulte Insurance Agency, Inc. (the **"Agency"**). Seller and Agency are both wholly owned affiliates of PulteGroup, Inc. Because of this relationship, this referral may provide Seller a financial or other benefit.

The Agency is an insurance agent which provides, among other products, homeowner's and flood insurance. Buyer may receive an insurance quote on the Property from the Agency. Set forth below is an estimated charge or range of charges for the settlement services listed. Buyer is NOT required to use Agency as a condition for the purchase of the Property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. BUYER IS FREE TO SHOP AROUND TO DETERMINE THAT BUYER IS RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Settlement Service	Estimated Range of Charges - Annual Premium
Homeowner's Insurance	.2% - 2.5% of Home Price
Flood Insurance	.1% - 1.0% of Home Price

ACKNOWLEDGEMENT: Buyer has read this Disclosure Statement and understands that Seller is referring Buyer to purchase the above-described settlement services from Agency and that Seller may receive a financial or other benefit as a result of this referral.

Dated: 8/28/2025

BUYER:

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Yglesio Luciano Moyses Silva De Souza	8/28/2025 Date		Date
	Date		Date
	Date		Date

Docusign Envelope ID: 30736A9A-D632-4A04-8E51-79222F3F34BD

Buyer: Yglesio Luciano Moyses Silva De Souza
Address: 214 Woodfall Lane
Lot: 04401
Winter Grove

HPA No. PHD0198484

ACKNOWLEDGMENT OF NO SOLICITATION

The undersigned Buyer (whether one or more) acknowledges Pulte Home Company, LLC (**"Seller"**) has advised Buyer that homes in Winter Grove may not be currently approved for sale to residents of some states who visit the community in response to advertisements or other communications delivered within their particular home state, depending on that state's laws. Buyer acknowledges and confirms Buyer did not contact Seller about this community or visit this community in response to a solicitation (i.e., contact by telephone, mail, email or otherwise) sent or made to Buyer in Buyer's home state by Seller or any of its employees, brokers or agents.

Seller has provided general information to Buyer regarding this community in reliance upon the statements contained above.

Dated: <<Current Date>>

BUYER:

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Yglesio Luciano Moyses Silva De Souza	8/28/2025 Date		Date
	Date		Date
	Date		Date

Docusign Envelope ID: 30736A9A-D632-4A04-8E51-79222F3F34BD

Buyer: Yglesio Luciano Moyses Silva De Souza
Address: 214 Woodfall Lane
Lot:04401

HPA No. PHD0198484

8/28/20258/28/20258/28/20258/28/20258/28/2025

DEPOSIT IN INSTALLMENTS ADDENDUM

This Addendum amends and supplements that Home Purchase Agreement dated 8/28/2025 (the **"Agreement"**) between Buyer and Seller for the Property referenced above. Each capitalized term used but not defined in this Addendum has the meaning given to that term in the Agreement. If there is a conflict between the terms of this Addendum and the Agreement, this Addendum will prevail.

As an accommodation to Buyer, Seller agrees to allow Buyer to pay the Deposits in installments as indicated by the payment schedule below. Buyer understands and agrees that Seller shall have no obligation under the Agreement and no obligation to commence construction of the Home until the total amount of the Deposits has been received by Seller. Buyer's failure to timely pay each installment may result in a delay in the commencement of construction of the Home and will constitute a default by Buyer under the Agreement.

Deposit Installment Payments			
Payment No.	Payment Amount	Due Date	Date Rec'd/Amount Rec'd
1	$ 75,000	8/29/25	
2	$		
3	$		
4	$		
5	$		
Total Deposits	$ 75,000		

Except as modified by this Addendum, all remaining provisions of the Agreement remain unchanged and in full force and effect.

BUYER:

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

8/28/2025

Yglesio Luciano Moyses Silva De Souza — Date

Date

Date

Date

Date

Date

Date

Date

SELLER: Pulte Home Company, LLC

DocuSigned by:
Nancy Medina
E9A305937D0E4CB...

By: _____
Its: Authorized Agent

Date: _____

Docusign Envelope ID: 30736A9A-D632-4A04-8E51-79222F3F34BD

Buyer: Yglesio Luciano Moyses Silva De Souza
Address: 214 Woodfall Lane
Lot: 04401
Winter Grove

HPA No. PHD0198484

BUILDING INSPECTION ADDENDUM

This Addendum amends and supplements that Home Purchase Agreement dated 8/28/2025 (the **"Agreement"**) between Buyer and Seller for the Property referenced above. Each capitalized term used but not defined in this Addendum has the meaning given to that term in the Agreement. If there is a conflict between the terms of this Addendum and the Agreement, this Addendum will prevail.

Buyer may, at Buyer's expense, hire an independent building inspector (**"Inspector"**) to examine the Property immediately prior to the Pre-Closing Orientation. Seller agrees to permit Inspector to enter the Property prior to Closing provided that:

1. Any inspection must take place under the supervision of Seller's Field Manager or the Manager's designee.
2. The Inspector must complete any desired inspections on the date scheduled so as not to delay Seller's construction schedule or the Closing Date. Seller is not obligated to permit inspections before or after the time set.
3. The Inspector must be licensed to conduct residential property inspections in Orange, FL.
4. The Inspector must provide to Seller a copy of the Inspector's business license and a certificate of insurance demonstrating that the Inspector has a current general liability policy in a sum not less than $250,000.00 at least three (3) days prior to any scheduled inspection. Any Punch List Items will not be matters to which the Inspector may take exception or identify as problems.
5. Buyer must provide Seller a copy of the Inspector's report upon Buyer's receipt.

If Buyer believes any items identified in the Inspector's report are items which must be completed by Seller, Buyer shall notify Seller of each such item in writing prior to the Pre-Closing Orientation. Seller agrees to repair all items which should be corrected in order to complete the Home in accordance with Agreement or which Seller would be required to correct under the Home Protection Plan.

Dated: 8/28/2025

BUYER:

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Yglesio Luciano Moyses Silva De Souza	8/28/2025 Date		Date
	Date		Date
	Date		Date

Docusign Envelope ID: 30736A9A-D632-4A04-8E51-79222F3F34BD

Home Purchase Agreement
HPA No. PHD0198484
HPA Date: 8/28/2025
Buyer: Yglesio Luciano Moyses Silva De Souza
Address: 214 Woodfall Lane
Lot: 04401

THIS IS AN INTERNAL COMPANY DOCUMENT. IT IS NOT AN ADDENDUM TO THE HOME PURCHASE AGREEMENT.

HPA CERTIFICATION

This certification pertains to the Home Purchase Agreement referenced above (the **"Agreement"**). Each capitalized term used but not defined in this certification has the meaning given to that term in the Agreement.

I am a sales professional for Seller and have prepared the Agreement. In connection with submitting the Agreement for Seller's approval and execution, I certify as follows:

1. While working with the Buyer, selling the Property, and preparing the Agreement, I followed all company policies and procedures (national and local) and believe I complied with all applicable laws.

2. In particular, I believe I (and, to my knowledge, any other company employee involved with this sale) complied with all Fair Housing laws. I understand The Fair Housing Act prohibits treating people differently or making a distinction between people (for or against) on the basis of their protected class (e.g., race, color, religion, gender, disability, family status or national origin) in connection with the sale, rental, advertising or financing of housing. I understand the company is an equal opportunity housing provider and any discriminatory housing or lending practice is strictly prohibited.

3. The Agreement contains the entire agreement with the Buyer regarding the Property. There are no additional agreements (oral or in writing) with the Buyer regarding the Property. I have not made (nor, to my knowledge has any other company employee made) any promise, representation or warranty to the Buyer that is not contained within the Agreement.

Dated: 8/28/2025

Signed by:
Craig Russo
27277EE7EF624AF...

Craig Russo
Sales Professional

Docusign Envelope ID: 30736A9A-D632-4A04-8E51-79222F3F34BD

Buyer: Yglesio Luciano Moyses Silva De Souza
Address: 214 Woodfall Lane
Lot04401
Winter Grove

HPA No. PHD0198484

RADON TESTING

This Addendum amends and supplements that Home Purchase Agreement dated 8/28/2025 (the **"Agreement"**) between Buyer and Seller for the Property referenced above. Each capitalized term used but not defined in this Addendum has the meaning given to that term in the Agreement. If there is a conflict between the terms of this Addendum and the Agreement, this Addendum will prevail.

If Buyer desires to conduct radon testing in the Home before Closing, Seller agrees to permit Buyer's testing agent access to the Home for testing purposes. Buyer must request the appointment with Seller for testing at least 5 business days prior to the desired testing date. Buyer's designated testing agent must perform the test within 10 business days after Buyer signs this Agreement, or if the Home is not yet constructed, within 5 days after Seller has advised Buyer that construction of the Home is complete. Seller's designated representative shall accompany Buyer's testing agent and shall monitor the test. The test shall be conducted at Buyer's sole expense. Buyer shall have 5 calendar days after the test is conducted to review the results and deliver written notice of unsatisfactory results to Seller. Failure to conduct the radon test or deliver written notice of unsatisfactory results within the time allowed shall be deemed an automatic waiver of any unsatisfactory results and the closing credit referenced below will not be paid to Buyer.

The results of the radon testing will be deemed satisfactory if the radon level is below 4 pCi/l. If the test result is unsatisfactory, Buyer shall submit a copy of the test results to Seller along with written notice of unsatisfactory results. Upon receipt of the notice and test results, Seller shall issue a closing credit to Buyer in the amount of $500.00 to offset Buyer's radon mitigation expenses. Buyer may not use the results of testing to delay Closing or to terminate the Agreement. **BUYER MAY NOT ENTER THE PROPERTY TO PERFORM ANY RADON MITIGATION UNTIL AFTER CLOSING.**

Buyer acknowledges that Seller is not an expert in radon and, therefore, Seller will not: (1) provide Buyer any advice regarding safe levels of radon, (2) conduct radon testing or mitigation, (3) recommend radon testing methods or mitigation techniques, (4) recommend companies to perform radon testing or mitigation or (5) estimate the cost of testing or mitigation.

Buyer hereby releases and holds Seller harmless and agrees to indemnify Seller against any and all claims relating to the existence of radon in the Home.

SELLER MAKES NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, ABOUT ANY ENVIRONMENTAL CONDITIONS, AND EXPRESSLY DISCLAIMS ANY LIABILITY FOR ANY TYPE OF DAMAGES THAT SUCH CONDITIONS MIGHT CAUSE TO THE HOME OR ITS OCCUPANTS.

Dated: <<Current Date>>

BUYER:

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Yglesio Luciano Moyses Silva De Souza	8/28/2025 Date		Date
	Date		Date
	Date		Date

NT_RadonTesting_4.0_120414

Docusign Envelope ID: 30736A9A-D632-4A04-8E51-79222F3F34BD

Buyer: Yglesio Luciano Moyses Silva De Souza
Address: 214 Woodfall Lane
Lot:04401
Winter Grove

HPA No. PHD0198484

AUTHORIZATION TO RECEIVE HOMEOWNERS' INSURANCE QUOTE

Applicant(s): Yglesio Luciano Moyses Silva De Souza Brasil NA, NA NA Primary phone: (000) 000-0000 Secondary phone: Email: <<Email>>	Seller: Pulte Home Company, LLC 4901 Vineland Road, Suite 500, Orlando, FL 32811 HPA Date: 8/28/2025 HPA No.: PHD0198484 Sales Consultant: Craig Russo
Property: Address: 214 Woodfall Lane, Winter Garden, FL 34787 Community: Winter Grove	Home information: Property type: Secondary Plan: Roseland CMU Square Footage: 4272 Total Price: $1,125,000.00 Est. Closing Date: 10/23/2025

Homeowners' insurance is one of the items that every new homeowner needs to consider as part of the home buying process. In many instances, homeowners' insurance is required in order to obtain a mortgage. In other instances, it is just the prudent thing to do to protect your largest investment.

Pulte Insurance Agency, Inc. ("Pulte Insurance") is an affiliate of Seller and is available to offer our homebuyers the opportunity to receive a free, no obligation homeowners' insurance quote. You may contact Pulte Insurance as follows:

Pulte Insurance Agency, Inc.
Phone: 888-214-9899
PulteInsuranceAgency@InsuranceMail.com

Please select one of the options below.

[X] Yes, I would like to have a Pulte Insurance representative contact me at the home and/or mobile telephone numbers listed above or by mail or email, and provide me with a free no obligation homeowner's insurance quote. I agree to allow Seller to send my information to Pulte Insurance in order that it may provide a quote. I may change my mind at any time and withdraw my consent for Seller to share my information with Pulte Insurance by providing notice to Pulte Mortgage, LLC at the following address which will be effective 5 business days after receipt:

MAIL: Pulte Opt Out, P.O. Box 5278, Denver, CO 80217-5278; or
EMAIL: privacy@pulte.com

Please include "Pulte Opt Out" in the subject line of your email. Please include the "HPA No." (which appears in the upper right hand corner of this page), as well as your name and contact information in your mail or email notice.

[ ] No, thank you. I do not wish to share my information to receive a free no obligation homeowners' insurance quote from Pulte Insurance.

Dated: 8/28/2025

BUYER:

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Yglesio Luciano Moyses Silva De Souza	8/28/2025 Date		Date
	Date		Date
	Date		Date

Docusign Envelope ID: 30736A9A-D632-4A04-8E51-79222F3F34BD

Buyer: Yglesio Luciano Moyses Silva De Souza
Address: 214 Woodfall Lane
Lot: 04401
Winter Grove

HPA No. PHD0198484

HOME ENERGY RATINGS ADDENDUM

This Addendum amends and supplements that Home Purchase Agreement dated 8/28/2025 (the **"Agreement"**) between Buyer and Seller for the Property referenced above. Each capitalized term used but not defined in this Addendum has the meaning given to that term in the Agreement. If there is a conflict between the terms of this Addendum and the Agreement, this Addendum will prevail.

Seller utilizes The Home Energy Rating System (HERS)® Index Score to rate the as-designed floor plans of homes in many of its communities. According to Resnet, the lower the number, the more energy efficient the home. The HERS rating system was developed by the Residential Energy Services Network (**"RESNET"**). Using RESNET-approved computer software, an independent energy rater calculates a HERS Index Score of the Seller's floor plans. In some cases, the energy rater may also calculate the estimated energy costs. Seller does not warrant or guarantee a specific HERS Index Score, nor does Seller guarantee that specific energy costs or savings may be achieved.

Buyer understands:

(i) a HERS Index Score of Seller's floor plans are estimated at a specific point of time using a limited set of specific inputs, factors and assumptions, and Seller does not warrant or guarantee that the HERS Index Score will remain the same if tested, evaluated, measured or compared at any time after the original estimation, and Seller cautions Buyer that subsequent energy audits, if any, will demonstrate that energy ratings will vary over time;

(ii) the HERS Index Score assumes average residential use;

(iii) the estimated energy costs are not precise and Seller does not warrant or guarantee that any specific estimated energy or utility costs, savings, reductions, or percentage comparisons, or any other similar measurements, values or comparisons will be achieved or maintained by Buyer for the Home or for any appliances, features or fixtures within or outside the Home;

(iv) even if the Home is built as designed, Buyer's actual energy and other utility costs will vary over time, and may vary substantially and will depend on a number of factors, including but not limited to personal utility usage preferences, the rates, fees and charges of local energy or other utility providers, energy conservation practices, daily activities, home maintenance practices, household size, use of appliances, lighting and internal climate control systems, the surrounding climate and weather conditions, and many other variable factors;

(v) energy conservation practices are a key component in saving energy costs and that home furnishings and accessories, including window coverings (or lack thereof) will affect the costs to heat and/or cool the Home; and

(vi) energy costs may increase as the heating, ventilation and air conditioning equipment in the Home ages and that energy costs will increase if the heating and cooling equipment in the Home is not well maintained.

Seller reserves the right to modify or vary features as requested or approved by a governmental entity. Information regarding the energy efficiency ratings, if any, should not be used as the sole source of information when making purchasing decisions, investment decisions or tax decisions, or when executing other binding agreements.

For more information about RESNET or HERS ratings, see: http://www.resnet.us/home-energy-ratings.



Docusign Envelope ID: 30736A9A-D632-4A04-8E51-79222F3F34BD

Buyer: Yglesio Luciano Moyses Silva De Souza
Address: 214 Woodfall Lane
Lot:04401
Winter Grove

HPA No. PHD0198484

SUMMARY OF IMPORTANT DATES

This is a summary of certain important dates and obligations contained in the Home Purchase Agreement dated 8/28/2025 (the **"Agreement"**) between Buyer and Seller for the Property referenced above. Each capitalized term used but not defined in this summary has the meaning given to that term in the Agreement. If there is a conflict between the terms of this summary and the Agreement, the Agreement will prevail.

Buyer acknowledges that some of the key obligations and deadlines of Buyer contained in the Agreement are summarized below and agrees to comply with each obligation by taking the required action by the applicable due date.

Obligation/Action Required	Due Date	Calendar Date[1]
Initial Earnest Money - Buyer to deliver initial earnest money deposit (Section 3.2).	On the date Buyer signs Agreement	8/28/25
Loan Application - Buyer to submit Loan Application to Buyer's lender (Financing Addendum).	Within 3 days after Buyer signs Agreement	8/31/25
Loan Approval - Buyer to deliver "Notice of Loan Approval" to Seller (Financing Addendum).	Within 30 Days days after Buyer signs Agreement	9/28/25
Evidence of Cash Availability [*Cash buyer only*] - Buyer to provide Seller with evidence Buyer will have cash required to Close the purchase of the Property (Financing Addendum).	Within 5 business days after Seller's request	
Option Selections (Section 5.1) • For a home to be constructed, Buyer to make final selections of all color choices and non-structural options and upgrades.	Within 30 Days after Buyer signs Agreement	
• If Buyer is purchasing a partially completed home, Buyer to make option selections (to the extent option selections are available).	Within 7 days after Buyer signs Agreement	
• If Buyer is purchasing a completed home, no option selections will be available.	N/A	
Option Deposits – Buyer to deliver additional Deposits for options/upgrades selected by Buyer (Section 5.1)	At time of option selection	N/A
Home Completion/Closing – Buyer must close the purchase of the Property on the Closing Date scheduled by Seller following substantial completion of the Home or as otherwise provided in the Agreement (Sections 8.2, 8.3 & 8.8).* * Seller encourages Buyer to contact its Sales Consultant for periodic updates on the status of construction. Notwithstanding Seller's estimate of substantial completion or any updates provided, Buyer understands actual completion and Closing may be prior to or after those estimated dates due to uncertainties in timing inherent in construction and factors outside Seller's control, such as weather, labor scheduling, supply delays, and municipal inspection schedules. Please see Section 8.3 of the Agreement.	Seller estimates the Home will be substantially completed and the Closing will occur during the following time period: October 2025	

[1] The column above titled "Calendar Date" is provided as a courtesy for Buyer to use to fill in and track the calendar dates of the due dates for Buyer's obligations set forth above. Accordingly, that column may be blank prior to and following the parties' execution of the Agreement and this summary. If any calendar date or other information inserted in that column conflicts with the due date for an obligation specified in the Agreement, the due date in the Agreement shall control.

Dated: 8/28/2025

BUYER:

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Yglesio Luciano Moyses Silva De Souza	8/28/2025 Date		Date
	Date		Date
	Date		Date

Docusign Envelope ID: 30736A9A-D632-4A04-8E51-79222F3F34BD

Buyer: Yglesio Luciano Moyses Silva De Souza
Address: 214 Woodfall Lane
Lot: 04401
Winter Grove

HPA No. PHD0198484

FLORIDA POOL SAFETY ADDENDUM

This Addendum amends and supplements that Home Purchase Agreement dated 8/28/2025 (the **"Agreement"**) between Buyer and Seller for the Property referenced above. Each capitalized term used but not defined in this Addendum has the meaning given to that term in the Agreement. If there is a conflict between the terms of this Addendum and the Agreement, this Addendum will prevail.

Buyer may have purchased a swimming pool, spa or hot tub as part of the Agreement or Buyer may choose to build a pool, spa or hot tub after Closing. In either case, Buyer should be aware of the following:

1. **Background**. If the Agreement includes a pool, spa or hot tub, Florida law requires it to be equipped with at least one of the four specified required safety features set forth in Sec. 2 below and in Sec. 515.27, F.S. In addition, if Buyer elects to install a pool, spa or hot tub in the future, Buyer will be required as the owner to comply with the requirements summarized in this Addendum and as more particularly set forth in Chapter 515, Fla. Stat., a copy of which is attached to this Addendum as **Exhibit "A"**.

2. **Disclosure**. The four specified safety features are:

   (a) The pool must be isolated from access to a home by an enclosure that meets the pool barrier requirements of Sec. 515.29, F.S.;

   (b) The pool must be equipped with an approved safety pool cover;

   (c) All doors and windows providing direct access from the home to the pool must be equipped with an exit alarm that has a minimum sound pressure rating of 85 dB A at 10 feet; or

   (d) All doors providing direct access from the home to the pool must be equipped with a self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor.

Note: Sec. 515.27(2), F.S. states, "A person who fails to equip a new residential swimming pool with at least one pool safety feature as required in subsection (1) commits a misdemeanor of the second degree, punishable as provided in s. 775.082 or s. 775.083 …" Under Chapter 515, Florida Statutes, a nonportable spa or hot tub is considered a "pool" and is subject to the same requirements.

3. **Noninterference**. Buyer agrees not to disable, tamper with, or otherwise take any action to interfere with the operation of any device or structure provided in order to comply with Ch. 515.

4. **Safety Features or "Pool Ready"**. If the Agreement does not expressly state that a pool will be included as part of the Home, the Home will not be "Pool Ready" as provided in Ch. 515. Buyer acknowledges that Seller does not routinely design or construct Homes in a manner that complies with Sec. 515.27(1), Fla. Stat., if a pool is not included in the Agreement.

5. **Agreement to Comply With Statute**. If Buyer does not buy a pool as part of the Agreement, but elects to install a pool, spa or hot tub in the future through his or her own work, or under a contract with a pool contractor ("Contractor") other than Seller, Buyer agrees:

(a) Buyer and its Contractor(s) shall design and construct the pool in compliance with Chapter 515, F.S., and any rules, amendments, or other applicable law imposing safety requirements on pools (collectively "Pool Requirements"), and if necessary shall make additions or modifications to the Home as necessary to comply with the Pool Requirements;

(b) Buyer agrees, for itself, its family members (and to the fullest extent permitted by law, its guests, invitees, and others who may use Owner's pool) ("Users"), that none of them shall have any claim against Seller, and covenant not to sue Seller, and covenants that no User shall sue Seller, for any failure to comply with any Pool Requirements; and that Owner assumes full responsibility for compliance with all the Pool Requirements;

(c) Buyer recognizes and stipulates that Seller did not know, or have reason to know, of Buyer's decision to construct a pool through persons other than Seller, and accordingly, Buyer did not direct or require Seller to install any feature required by Sec. 515.27(1), unless expressly provided in the Agreement; and

(d) Buyer will not rely on Sec. 515.27(1), F.S. as means of compliance with Ch. 515, unless Buyer's Contractor or a licensed design professional expressly certifies in writing to Buyer that the Home complies with one of the four safety features referenced in Sec. 515.27(1), F.S., and Buyer agrees, for itself and Users, that none of them shall have any claim against Seller, and covenants that none of them shall sue Seller for any failure to comply with Sec. 515.27(1) F.S., unless expressly provided in the Agreement.

6. **Pool Safety Booklet**. A copy of the APSP Pool Safety Booklet may be requested APSP at:

APSP
2111 Eisenhower Ave.
Alexandria, VA 22314
703-838-0083
www.TheAPSP.org

7. **Chapter 64E-21, F.A.C**. Attached as **Exhibit "B"** to this Addendum is a copy of Chapter 64E-21, F.A.C. promulgated by the Florida Department of Health relating to Drowning Prevention Education/Public Information Publication.

Docusign Envelope ID: 30736A9A-D632-4A04-8E51-79222F3F34BD

EXHIBIT "A"

CHAPTER 515 FLORIDA STATUTES

RESIDENTIAL SWIMMING POOL SAFETY ACT

515.21 Short title.—This chapter may be cited as the "Preston de Ibern/McKenzie Merriam Residential Swimming Pool Safety Act." History.—s. 1, ch. 2000-143.

515.23 Legislative findings and intent.—The Legislature finds that drowning is the leading cause of death of young children in this state and is also a significant cause of death for medically frail elderly persons in this state, that constant adult supervision is the key to accomplishing the objective of reducing the number of submersion incidents, and that when lapses in supervision occur a pool safety feature designed to deny, delay, or detect unsupervised entry to the swimming pool, spa, or hot tub will reduce drowning and near-drowning incidents. In addition to the incalculable human cost of these submersion incidents, the health care costs, loss of lifetime productivity, and legal and administrative expenses associated with drownings of young children and medically frail elderly persons in this state each year and the lifetime costs for the care and treatment of young children who have suffered brain disability due to near-drowning incidents each year are enormous. Therefore, it is the intent of the Legislature that all new residential swimming pools, spas, and hot tubs be equipped with at least one pool safety feature as specified in this chapter. It is also the intent of the Legislature that the Department of Health be responsible for producing its own or adopting a nationally recognized publication that provides the public with information on drowning prevention and the responsibilities of pool ownership and also for developing its own or adopting a nationally recognized drowning prevention education program for the public and for persons violating the pool safety requirements of this chapter. History.—s. 1, ch. 2000-143.

515.25 Definitions.—As used in this chapter, the term:
(1) "Approved safety pool cover" means a manually or power-operated safety pool cover that meets all of the performance standards of the American Society for Testing and Materials (ASTM) in compliance with standard F1346-91.
(2) "Barrier" means a fence, dwelling wall, or nondwelling wall, or any combination thereof, which completely surrounds the swimming pool and obstructs access to the swimming pool, especially access from the residence or from the yard outside the barrier.
(3) "Department" means the Department of Health.
(4) "Exit alarm" means a device that makes audible, continuous alarm sounds when any door or window which permits access from the residence to any pool area that is without an intervening enclosure is opened or left ajar.
(5) "Indoor swimming pool" means a swimming pool that is totally contained within a building and surrounded on all four sides by walls of or within the building.
(6) "Medically frail elderly person" means any person who is at least 65 years of age and has a medical problem that affects balance, vision, or judgment, including, but not limited to, a heart condition, diabetes, or Alzheimer's disease or any related disorder.
(7) "Outdoor swimming pool" means any swimming pool that is not an indoor swimming pool.
(8) "Portable spa" means a nonpermanent structure intended for recreational bathing, in which all controls and water-heating and water-circulating equipment are an integral part of the product and which is cord-connected and not permanently electrically wired.
(9) "Public swimming pool" means a swimming pool, as defined in s. 514.011(2), which is operated, with or without charge, for the use of the general public; however, the term does not include a swimming pool located on the grounds of a private residence.
(10) "Residential" means situated on the premises of a detached one-family or two-family dwelling or a one-family townhouse not more than three stories high.
(11) "Swimming pool" means any structure, located in a residential area, that is intended for swimming or recreational bathing and contains water over 24 inches deep, including, but not limited to, in-ground, aboveground, and on-ground swimming pools; hot tubs; and nonportable spas.
(12) "Young child" means any person under the age of 6 years. History.—s. 1, ch. 2000-143.

515.27 Residential swimming pool safety feature options; penalties.—
(1) In order to pass final inspection and receive a certificate of completion, a residential swimming pool must meet at least one of the following requirements relating to pool safety features:
(a) The pool must be isolated from access to a home by an enclosure that meets the pool barrier requirements of s. 515.29;
(b) The pool must be equipped with an approved safety pool cover;
(c) All doors and windows providing direct access from the home to the pool must be equipped with an exit alarm that has a minimum sound pressure rating of 85 dB A at 10 feet; or
(d) All doors providing direct access from the home to the pool must be equipped with a self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor.
(2) A person who fails to equip a new residential swimming pool with at least one pool safety feature as required in subsection (1) commits a misdemeanor of the second degree, punishable as provided in s. 775.082 or s. 775.083, except that no penalty shall be imposed if the person, within 45 days after arrest or issuance of a summons or a notice to appear, has equipped the pool with at least one safety feature as required in subsection (1) and has attended a drowning prevention education program established by s. 515.31. However, the requirement of attending a drowning prevention education program is waived if such program is not offered within 45 days after issuance of the citation. History.—s. 1, ch. 2000-143.

515.29 Residential swimming pool barrier requirements.—
(1) A residential swimming pool barrier must have all of the following characteristics:
(a) The barrier must be at least 4 feet high on the outside.
(b) The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.

(c) The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section.
(d) The barrier must be placed sufficiently away from the water's edge to prevent a young child or medically frail elderly person who may have managed to penetrate the barrier from immediately falling into the water.
(2) The structure of an aboveground swimming pool may be used as its barrier or the barrier for such a pool may be mounted on top of its structure; however, such structure or separately mounted barrier must meet all barrier requirements of this section. In addition, any ladder or steps that are the means of access to an aboveground pool must be capable of being secured, locked, or removed to prevent access or must be surrounded by a barrier that meets the requirements of this section.
(3) Gates that provide access to swimming pools must open outward away from the pool and be self-closing and equipped with a self-latching locking device, the release mechanism of which must be located on the pool side of the gate and so placed that it cannot be reached by a young child over the top or through any opening or gap.
(4) A wall of a dwelling may serve as part of the barrier if it does not contain any door or window that opens to provide access to the swimming pool.
(5) A barrier may not be located in a way that allows any permanent structure, equipment, or similar object to be used for climbing the barrier. History.—s. 1, ch. 2000-143.

515.31 Drowning prevention education program; public information publication.—
(1) The department shall develop a drowning prevention education program, which shall be made available to the public at the state and local levels and which shall be required as set forth in s. 515.27(2) for persons in violation of the pool safety requirements of this chapter. The department may charge a fee, not to exceed $100, for attendance at such a program. The drowning prevention education program shall be funded using fee proceeds, state funds appropriated for such purpose, and grants. The department, in lieu of developing its own program, may adopt a nationally recognized drowning prevention education program to be approved for use in local safety education programs, as provided in rule of the department.
(2) The department shall also produce, for distribution to the public at no charge, a publication that provides information on drowning prevention and the responsibilities of pool ownership. The department, in lieu of developing its own publication, may adopt a nationally recognized drowning prevention and responsibilities of pool ownership publication, as provided in rule of the department. History.—s. 1, ch. 2000-143.

515.33 Information required to be furnished to buyers.—A licensed pool contractor, on entering into an agreement with a buyer to build a residential swimming pool, or a licensed home builder or developer, on entering into an agreement with a buyer to build a house that includes a residential swimming pool, must give the buyer a document containing the requirements of this chapter and a copy of the publication produced by the department under s. 515.31 that provides information on drowning prevention and the responsibilities of pool ownership. History.—s. 1, ch. 2000-143.

515.35 Rulemaking authority.—The department shall adopt rules pursuant to the Administrative Procedure Act establishing the fees required to attend drowning prevention education programs and setting forth the information required under this chapter to be provided by licensed pool contractors and licensed home builders or developers. History.—s. 1, ch. 2000-143.

515.37 Exemptions.—This chapter does not apply to:
(1) Any system of sumps, irrigation canals, or irrigation flood control or drainage works constructed or operated for the purpose of storing, delivering, distributing, or conveying water.
(2) Stock ponds, storage tanks, livestock operations, livestock watering troughs, or other structures used in normal agricultural practices.
(3) Public swimming pools.
(4) Any political subdivision that has adopted or adopts a residential pool safety ordinance, provided the ordinance is equal to or more stringent than the provisions of this chapter.
(5) Any portable spa with a safety cover that complies with ASTM F1346-91 (Standard Performance Specification for Safety Covers and Labeling Requirements for All Covers for Swimming Pools, Spas and Hot Tubs).
(6) Small, temporary pools without motors, which are commonly referred to or known as "kiddie pools." History.—s. 1, ch. 2000-143.

EXHIBIT "B"

CHAPTER 64E – FLORIDA ADMINISTRATIVE CODE

64E-21.001 Drowning Prevention Education/Public Information Publication.

(1) The educational program required in Section 515.31, F.S., shall be the 1995 American Red Cross Community Water Safety Course which is incorporated by reference and available at a cost from the American Red Cross Chapter located within any Florida County.

(2) Information on drowning prevention and responsibilities of pool ownership is contained in the 1994 U.S. Consumer Product Safety Commission publication Number 362, Safety Barrier Guidelines for Home Pools which is incorporated by reference and available at no charge from the Consumer Product Safety Commission, Washington, D.C. 20207.

(3) In accordance with Section 515.33, F.S., the document containing the requirements of this chapter shall be Sections 515.21 through 515.37, F.S., 2000, which are incorporated by reference and available at a cost from the Law Book Services Office, Room 612, 111 West Madison Street, Tallahassee, Florida 32399-1400.

Specific Authority 515.31, 515.35 FS. Law Implemented 515.31, 515.33 FS. History–New 7-1-01.

Docusign Envelope ID: 30736A9A-D632-4A04-8E51-79222F3F34BD

Buyer: Yglesio Luciano Moyses Silva De Souza
Address: 214 Woodfall Lane
Lot:
Winter Grove

HPA No. PHD0198484

PREFERRED LENDER INCENTIVE ADDENDUM

This Addendum amends and supplements that Home Purchase Agreement dated 8/28/2025 (the **"Agreement"**) between Buyer and Seller for the Property referenced above. Each capitalized term used but not defined in this Addendum has the meaning given to that term in the Agreement. If there is a conflict between the terms of this Addendum and the Agreement, this Addendum will prevail.

HOW TO GET THE "PREFERRED LENDER INCENTIVE": To take advantage of Seller's Preferred Lender Incentive program, Buyer must do each of the following:

- Finalize all color selections and options 30 Days after the date Buyer signs the Agreement and do not make any changes, additions or deletions thereafter.
- Deliver to one of the Preferred Lenders and Loan Officers (listed below) a completed loan application for a loan within 3 days after the date Buyer signs the Agreement.
- Submit any additional information requested by the Preferred Lender in connection with the loan or the Closing within 3 days after the date requested.
- Close the purchase of the Home by financing the purchase of the Home with the Preferred Lender as either the lender or broker for the loan transaction.

Lender	Name	Address	Phone #	Email
Fusion Home Loans	Chris Hardiman	1071 W Morse Blvd Winter Park, FL 32789	321-239-7760	**chris@fusionhl.com**
New American Funding	Gigi Tabares	4901 Vineland Road Ste 120 Orlando, FL 32811	407-960-9660	Gigi.Tabares@nafinc.com
FBC Mortgage	Tori Messina	300 Colonial Center Parkway Ste. 134 Lake Mary, FL 32746	407-215-0862	tmessina@fbchomeloans.com
Truist	Michele Barnett	400 Park Avenue South, Ste. 200 Winter Park, FL 32789	407-496-3121	michele.barnett@truist.com
Accufunds Financial, LLC	**Elaine Wang**	**6675 Westwood Blvd. Ste. 135 Orlando, FL 32821**	**407-412-6076**	**team@accufundsfinancial.com**
Bridgeway Lending Partners	**Lisy Cai**	**3235 Satellite Blvd. Ste.350 Duluth, GA 30096**	**689-333-1133**	**Lisy.Cai@teambridgeway.com**
Cornerstone First Mortgage	**Mauricio Ruiz**	**4500 Biscayne Blvd, Suite 320 Miami, FL 33137**	**786-719-3933**	**mruiz@cfmtg.com**
CrossCountry Mortgage, LLC	**Julio Silva**	**2151 Hillsboro Blvd. Ste. 300 Deerfield Beach, FL 33442**	**321-732-2848**	**julio.silva@myccmortgage.com**
CTC Financial	**Luiz Damiao**	**999 Brickell Avenue Suite 410 Miami, FL 33131**	**786-999-2227**	**Luiz.damiao@ctc-financial.com**
DOT Mortgage Company	**Renato Oliveira**	**323 Sunny Isles Blvd Suite 700 Sunny Isles, FL 33160**	**786-547-4325**	**renato@dotmortgageco.com**
General Capital Mortgage Corporation	**Rose Gibb**	**1350 Bayshore Highway Suite 740 Burlingame, CA 94010**	**407-508-0973**	**Rose.gibb@gmccloan.com**
Innovative Mortgage	**Dan Schedivy**	**17717 Hunting Bow Circle #101 Lutz, FL 33558**	**407227-3130**	**dan@cfl-consultants.com**
JTL Asset Management	**CC Chen**	**1500 Shepard Road Suite B Winter Springs, FL 32708**	**407-216-9877**	**cc.chen@jtlasset.com**
S Phillips Advising	**Simoni Phillips**	**691 Deer Creek Corona Way Deerfield Beach, FL 33442**	**561-305-4080**	**simoni_phillips@outlook.com**
Security National Mortgage Company	**Doris Martin**	**1145 Townpark Ave Ste. 2255 Lake Mary, FL 32746**	**407-340-2949**	**doris.martin@securitynational.com**

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Zark Mortgage	**Alessandre Aparicio**	**5401 S Kirkman Court #228 Orlando, FL 32819**	**786-241-3048**	**a.aparicio@zarkmortgageloans .com**

WHAT THE PREFERRED LENDER INCENTIVE PROVIDES: If Buyer satisfies all of the above requirements, then, at Closing, Buyer will be eligible to receive from Seller a total preferred lender incentive in an amount of up to _____, which Buyer may use to pay any one or more of the following:

- Closing Costs as defined in Section 8.6 of the Agreement; and
- The cost of options or upgrades to the Home selected by Buyer

The amount of the "Other Sales Program Amount" set forth in the JIO or Change Order includes the portion of the above preferred lender incentive allocated to pay Closing Costs. The amount of the "Sales Program" set forth in the JIO or Change Order includes the portion of the above preferred lender incentive allocated to pay options or upgrades to the Home. Certain loan programs may limit or prohibit the use of incentives. Any portion of a preferred lender incentive not used toward an item described above will be automatically forfeited.

The lender Buyer chooses to finance the Home purchase is Buyer's sole decision. Buyer is not obligated to use any specific lender or participate in Seller's Preferred Lender Incentive program. Buyer understands that the only consequence of not using a Preferred Lender or participating in the Preferred Lender Incentive program is that Buyer will not be eligible for the preferred lender incentive described above.

DOES BUYER WISH TO PARTICIPATE IN SELLER'S PREFERRED LENDER INCENTIVE PROGRAM?

[x] Yes, Buyer elects to participate in Seller's Preferred Lender Incentive program and agrees to satisfy the conditions listed above as a condition to receiving the preferred lender incentive described above.

Buyer elects to allocate $ 20000 of the preferred lender incentive toward Closing Costs and $ _____ of the affiliate incentive toward the cost of options or upgrades to the Home selected by Buyer (Buyer's allocation is subject to any limitations set forth above).

[ ] No, Buyer does not wish to participate in Seller's Preferred Lender Incentive program. Buyer understands the only result of this choice is Buyer will not be eligible to receive the preferred lender incentive described above.

Dated: 8/28/2025

Assinado por:
BUYER: ~~Yglesio~~ Luciano Moyses Silva De Souza
31AD751684404C3...

Yglesio Luciano Moyses Silva De Souza	8/28/2025 Date		Date
	Date		Date
	Date		Date

Docusign Envelope ID: 30736A9A-D632-4A04-8E51-79222F3F34BD

Buyer: Yglesio Luciano Moyses Silva De Souza
Address: 214 Woodfall Lane
Lot:
Winter Grove

HPA No. PHD0198484

CHAPTER 692 FLORIDA STATUTES

CONVEYANCES TO FOREIGN ENTITIES ADDENDUM

This Addendum amends and supplements that Home Purchase Agreement dated 8/28/2025 (the **"Agreement"**) between Buyer and Seller for the Property referenced above. Each capitalized term used but not defined in this Addendum has the meaning given to that term in the Agreement. If there is a conflict between the terms of this Addendum and the Agreement, this Addendum will prevail.

On May 8, 2023, Senate Bill 264 was signed into law and created Part III of Chapter 692, Florida Statutes, "Conveyances to Foreign Entities" (the "Statute"). The new law prohibits foreign citizens and entities from certain foreign countries from purchasing certain real property within the State of Florida. Accordingly, Buyer represents and warrants to Seller that: (1) Buyer is aware of the Statute and specifically Sections 692.201-692.205, which provide for certain restrictions against ownership by foreign principals of designated foreign countries of concern of certain real property located in the State of Florida, as such terms and lands are defined and more fully described in the Statute, (2) Buyer has been provided with a copy of the Statute, or a copy of the Statute has been made available to Buyer prior to execution of this Agreement, (3) Buyer is not a foreign principal or, if a foreign principal, is authorized to purchase the Property under an exception defined in the Statute, (4) Buyer is in compliance with the requirements of the Statute, and (5) at Closing, Buyer is required to execute an affidavit signed under penalty of perjury attesting to the matters stated herein as required by the Statute and the Closing Agent.

Dated: 8/28/2025

[REMOVE BUYER SIGNATURE BLOCKS IF NOT NEEDED]

BUYER:

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Yglesio Luciano Moyses Silva De Souza	8/28/2025 Date		Date
	Date		Date
	Date		Date

Docusign Envelope ID: 30736A9A-D632-4A04-8E51-79222F3F34BD

Buyer: Yglesio Luciano Moyses Silva De Souza
Lot: 04401
Address: 214 Woodfall Lane
Winter Grove - 60'

HPA No. PHD0198484

FINANCING ADDENDUM

This Addendum amends and supplements that Home Purchase Agreement dated 8/28/2025 (the **"Agreement"**) between Buyer and Seller for the Property referenced above. Each capitalized term used but not defined in this Addendum has the meaning given to that term in the Agreement. If there is a conflict between the terms of this Addendum and the Agreement, this Addendum will prevail.

1. **PAYMENT**. Buyer elects to pay the Total Purchase Price as follows ***(choose one):***

   [ ] **Cash** - Buyer will pay cash for the Property. Within 5 business days of a request by Seller, Buyer agrees to provide Seller evidence that Buyer will have the cash required to Close the purchase of the Property on the date Seller reasonably anticipates that Closing will occur.

   [X] **Mortgage Loan** - Buyer will obtain the following type of mortgage loan for the Property ***(choose one):***

   [X] CONV [ ] FHA [ ] VA

2. **LENDER**. If Buyer has selected above that Buyer will obtain a mortgage loan, then Buyer selects the following lender from which Buyer will seek a loan ***(choose one)***:

   [ ] **Pulte Mortgage** - Seller encourages buyers to use Seller's affiliated mortgage company, Pulte Mortgage, LLC (**"Pulte Mortgage"**). Seller's experience has shown that using Pulte Mortgage enables a smooth and timely closing. Buyer acknowledges that Seller disclosed to Buyer that (i) Pulte Mortgage is a company affiliated with Seller, (ii) Buyer is not obligated to use Pulte Mortgage, although Seller may offer certain incentives to Buyer if Buyer chooses to use Pulte Mortgage to finance the purchase of the Property, and (iii) Buyer is entitled to choose a lender of Buyer's own selection. By checking this box, Buyer authorizes Seller to share Buyer's information with Pulte Mortgage so Pulte Mortgage may provide financing information to Buyer. Buyer may change his or her mind at any time and withdraw Buyer's consent for Seller to share Buyer's information with Pulte Mortgage by providing notice as follows which will be effective 5 business days after receipt:

   MAIL: Pulte Opt Out, P.O. Box 5278, Denver, CO 80217-5278; or
   EMAIL: privacy@pulte.com

   Please include "Pulte Opt Out" in the subject line of your email. Please include your name, contact information and the "HPA No." (appears in the upper right hand corner of this page) in your mail or email notice.

   [X] **Other lender** (provide information below):

   Name:
   Address:
   Phone/Email:
   Contact Person:

3. **LOAN APPLICATION AND APPROVAL**. If Buyer has selected above that Buyer will obtain a mortgage loan, then Buyer shall apply for a loan and seek loan approval as follows:

   a. **Loan Application**. Within 3 days after the date Buyer executes this Addendum, Buyer shall submit an application to Buyer's lender selected above for any loans desired by Buyer (collectively, the **"Loan Application"**). Buyer agrees to provide Buyer's lender with all supporting documentation requested by the lender within 3 days after such request.

   b. **Notice of Conditional Loan Approval**. Buyer shall use good faith efforts to obtain as soon as possible a written statement from Buyer's lender stating Buyer has been approved for a loan in the amount requested by Buyer pursuant to the Loan Application and specifying all conditions necessary for the lender to fund the loan (**"Notice of Conditional Loan Approval"**). Buyer shall promptly deliver or have its lender deliver a copy of the Notice of Conditional Loan Approval to Seller. Buyer authorizes its mortgage lenders and/or mortgage brokers to disclose to Seller and Closing Agent information and documents regarding the progress, status and conditions of the Loan Application and Notice of Conditional Loan Approval.

   c. **No Loan Approval; Right to Terminate**. If Buyer is unable to obtain a Notice of Conditional Loan Approval and Buyer is not in default under the Agreement or this Addendum, then Buyer may terminate the Agreement by delivering notice thereof to Seller and the Deposits (excluding any nonrefundable Deposits for options or upgrades) will be returned to Buyer. However, once Buyer obtains a Notice of Conditional Loan Approval, Buyer will no longer have any right to terminate the Agreement or receive a return of the Deposits pursuant to the preceding sentence, even if (a) Buyer is subsequently unable to satisfy any conditions necessary for the lender to fund the loan, (b) Buyer is unable to obtain final loan approval, or (c) Buyer elects to terminate Buyer's loan application prior to Closing or otherwise chooses for any reason not to proceed with the closing of Buyer's loan.

   d. **Loan Approval Deadline**. If Buyer has not delivered a Notice of Conditional Loan Approval to Seller on or before 30 days after the date of Buyer's execution of the Agreement (**"Loan Approval Deadline"**), then, at any time thereafter, Seller may (a) terminate the Agreement by delivering written notice thereof to Buyer, or (b) deliver to Buyer a notice of financing deficiency (**"Financing Deficiency Notice"**). If Seller delivers a Financing Deficiency Notice to Buyer, Buyer shall have 3 business days after Buyer's receipt thereof in which to provide Seller with (i) a Notice of Conditional Loan Approval, or (ii) written notice of Buyer's election to terminate the Agreement. If Seller terminates the Agreement as provided in clause (a) above or Buyer terminates the Agreement as provided in clause (ii) above, then the Agreement will terminate immediately upon receipt of such party's notice of termination, Seller will be released from any further liability or obligation related to the Agreement, and, provided Buyer is not in default under the Agreement, Seller shall refund the Deposits (excluding any nonrefundable Deposits for options or upgrades) paid by Buyer. If Buyer fails to timely respond to the Financing Deficiency Notice by acting as set forth in clauses (i) or (ii) above, then (x) Buyer will no longer have any right to terminate the Agreement as described in clause (ii) above or any right to receive a return of the Deposits pursuant to the preceding sentence, and (y) at any time prior to Buyer delivering a Notice of Conditional Loan Approval to Seller, Seller may declare Buyer in default under the Agreement.

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e. **No Adverse Action**. Buyer agrees to diligently pursue the satisfaction of all conditions set forth in the Notice of Conditional Loan Approval and agrees to maintain the validity of the Notice of Conditional Loan Approval from the date obtained by Buyer until the Closing. Further, Buyer agrees not to take any action (or fail to act) the consequence of which might adversely affect Buyer's Loan Application or Notice of Conditional Loan Approval, or delay Closing. At any time after the Loan Approval Deadline, Seller may request that Buyer provide Seller reasonable proof that Buyer's Notice of Conditional Loan Approval remains valid so that Buyer will be able to obtain the loan(s) on the date Seller reasonably anticipates that the Closing will occur (e.g., a letter from Buyer's lender). Buyer shall provide Seller such proof within 5 business days of Seller's request.

f. **Buyer's Obligation to Notify Seller**. Within 3 days after receipt thereof, Buyer shall provide Seller a copy of any correspondence from Buyer's lender that (i) lender has approved making a loan to Buyer (even if subject to conditions), (ii) Buyer has failed to qualify for, or been otherwise denied, a loan, or (iii) the approval or approval conditions of Buyer's loan have changed from that reported in any prior correspondence. Buyer shall notify Seller of any reason that substantially impairs Buyer's ability to perform under the Agreement, within 3 days of Buyer becoming aware of such reason.

g. **Seller Not Providing Loan**. Buyer acknowledges that Seller is not a lender, does not provide mortgage loans, and has not agreed to provide Buyer with a loan. Buyer agrees that neither Seller nor any employee or agent of Seller has made any agreement or representation, or given Buyer any assurance, that Buyer will be eligible for, qualify for, or receive, a loan, a particular interest rate, or any particular loan term. Buyer shall rely only upon loan information provided to Buyer by Buyer's lender and Buyer understands that all loan terms and other arrangements pertaining to any loan financing will be solely between Buyer and Buyer's lender. This Addendum does not constitute a loan application, a loan approval or a loan commitment by Seller or any lender. Unless otherwise specified in the Agreement or required by applicable law, Buyer will be responsible for all costs and fees related to Buyer's financing.

h. **Changing Lender/Loan Program**. Buyer acknowledges a change of lender or loan terms may result in a delay of Closing, which may subject Buyer to the rights and remedies of Seller as provided in Sections 8.8 and 10.1 of the Agreement.

i. **Interest Rate Lock**. Buyer understands interest rates fluctuate according to market conditions. If Buyer desires to lock in an interest rate, it is Buyer's responsibility to obtain an interest rate lock from Buyer's lender.

j. **Appraised Value of Options**. Buyer acknowledges that the appraised value of the Property (or the amount of any loan) may not increase in direct proportion to the price increase attributable to the addition of some options, upgrades or premiums. If the appraised value of the Property (or the amount of any loan) does not correspondingly increase, Buyer will be responsible for payment of any shortfall in cash at Closing.

4. **TITLE AND SETTLEMENT/CLOSING SERVICES.** Seller encourages buyers to use Seller's preferred closing agent/title company/settlement provider, PGP Title of Florida, Inc., a Florida corporation dba PGP Title ("PGP"), as the closing agent to provide title and settlement/closing services. Seller's experience has shown that using PGP Title of Florida, Inc., a Florida corporation dba PGP Title ("PGP") enables a smooth and timely closing. Buyer is not obligated to use PGP Title of Florida, Inc., a Florida corporation dba PGP Title ("PGP") and is entitled to choose a closing agent of Buyer's own selection.

Buyer selects the following person or company to be the **"Closing Agent"** under the Agreement ***(choose one):***

[X] PGP Title of Florida, Inc., a Florida corporation dba PGP Title ("PGP")
Address: 4901 Vineland Road, Suite 400 Orlando, FL 32811
Phone: 407-661-2150 / pgpnfl@titlemail.com
Contact person:

[ ] **Other title/settlement/closing company** (provide information below):

Name:
Address:
Phone/Email:
Contact Person:

The Closing Agent selected by Buyer shall provide title services and coordinate the Closing, including issuingproviding or ordering a commitment to issue Buyer or causing the issuance to Buyer at Closing of an owner's policy of title insurance policy for the Property. Buyer may contact the Closing Agent to select the company that will underwrite the owner's policy of title insurance for the Property. Seller encourages Buyer to obtain and review the title commitment prior to Closing. Seller has no obligation to review, cure or advise Buyer regarding any title matters pertaining to the Property.

Dated: 8/28/2025

BUYER:

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Yglesio Luciano Moyses Silva De Souza	8/28/2025 Date		Date
	Date		Date
	Date		Date

Docusign Envelope ID: 30736A9A-D632-4A04-8E51-79222F3F34BD

Buyer: <<Customers>>
Address: <<Lot Address>>
Lot: <<Lot/Block Full Number>>
<<Community Marketing Name>>

HPA No. <<Sales Agreement Number>>

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

PGP Title of Florida, Inc dba PGP Title

Premier Land Title Insurance Company

Seller/Owner: <<Seller Name>>

Buyer: <<Customers>>

The purpose of this Disclosure Statement is to provide Buyer notice that <<Seller Name>> (**"Seller"**) has a business relationship with PGP Title, Inc. (**"PGP"**) and Premier Land Title Insurance Company (**"Premier"**). Seller, PGP and Premier are wholly owned affiliates of PulteGroup, Inc. Because of these relationships, this referral may provide PGP and/or Premier a financial or other benefit.

PGP provides escrow and other services. Premier provides title insurance and other services. Set forth below is an estimated range of charges for the services listed. Buyer is NOT required to use PGP and/or Premier as a condition for the purchase of the Property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. BUYER IS FREE TO SHOP AROUND TO DETERMINE THAT BUYER IS RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Settlement Service	Estimated Range of Charges
Owner Policy of Title Insurance	$5.75 per thousand to $100,000.00 $5.00 per thousand $100,000.00 to $1,000,000.00 $2.50 per thousand $1,000,000.00 to $5,000,000.00
Loan Policy of Title Insurance **	$25.00
Title Endorsements/Supplemental Coverage***	$25.00 - $600.00
Abstract or Title Search Fees	$200.00 - $350.00
Settlement Fee (includes Delivery Services/Handling/ Administrative and Wire Fees)	$700.00 - $1000.00
E-Recording Fee	$5.00 - $7.00 per document
Recording Fees (per document; Deed, Mortgage)	$10.00 for the first page; $8.50 per page thereafter
Documentary Tax Stamp	
Deed	*varies by county*
Mortgage Note	*varies by county*
Intangible Tax Stamp – Mortgage	*varies by county*

* Policy Premiums for title insurance are regulated by the Florida Department of Financial Services and are determined by the purchase price of the property. A schedule of premium rates is available upon request.

** This fee represents the additional premium for a Loan Policy of Title Insurance when it is issued simultaneously with an Owner Policy of Title Insurance. If issued separately, the premium for a Loan Policy of Title Insurance is calculated in the same manner as the Owner Policy of title Insurance and is based on the loan amount.

*** This range of fees represents the additional premium for endorsement and supplemental coverages typically requested by lenders. The owner may also request additional coverages and premium would be charged in accordance with the promulgated rates determined by the Florida Department of Financial Services.

ACKNOWLEDGEMENT: Buyer has read this Disclosure Statement and understands that PGP is referring Buyer to purchase the service described above from Premier and that PGP may receive a financial or other benefit as the result of this referral.

Dated: <<Current Date>>

Assignado por:
BUYER:
Uglesio Luciano Moyses Silva De Souza
31AD751684404C3...

<<Primary Buyer Name>>	8/28/2025 Date	<<Co-Buyer 1 Name>>	Date
<<Co-Buyer 2 Name >>	Date	<<Co-Buyer 3 Name>>	Date

Docusign Envelope ID: 30736A9A-D632-4A04-8E51-79222F3F34BD

Buyer: Yglesio Luciano Moyses Silva De Souza
Address: 214 Woodfall Lane
Lot:
Winter Grove

HPA No. PHD0198484

COMMISSION AGREEMENT AND CERTIFICATION

COMMISSION AGREEMENT. The real estate broker identified below (**"Broker"**), or Broker's real estate agent, if applicable, registered the undersigned buyer(s) (collectively, **"Buyer"**) as Broker's client with respect to the community known as Winter Grove. Buyer has now signed a Home Purchase Agreement dated 8/28/2025 (the **"Agreement"**) with Pulte Home Company, LLC (**"Seller"**) to purchase a home in Winter Grove (each capitalized term used but not defined herein shall have the meaning assigned to that term in the Agreement). If, and only if, Buyer fully consummates the Closing and funding of the Home purchase pursuant to the Agreement, then, at Closing, Seller agrees to pay Broker a real estate commission equal to the lesser of (a) the commission amount Buyer agreed to pay Broker pursuant to the written agreement (if any) between Buyer and Broker entered into prior to the date of the Agreement and prior to Broker touring a home with Buyer (the "**Buyer-Broker Agreement**"), and (b) 3% of the Total Purchase Price, for services rendered as Buyer's broker in this transaction. The commission and other amounts payable to Broker under the Buyer-Broker Agreement will be reduced by the amount paid by Seller to Broker upon Closing. Upon request, Buyer and Broker each agree to provide a complete copy of the Buyer-Broker Agreement (if any) to Seller, Closing Agent and any lender involved in the Home purchase transaction.

REAL ESTATE BROKER INFORMATION

Broker Company Name:	Authentic Real Estate Team
Broker Company entity name shown on tax return (if different than above name)	Authentic Real Estate Team
Broker Company Address:	610 Sycamore St. #315 Celebration, FL 34747
Broker Company State License ID:	CQ1061597
Broker Company Tax ID No.	82-2456009

REAL ESTATE AGENT INFORMATION

Agent Name:	Cristiano Almeida
Agent Email Address:	chris@authenticorlando.com
Agent Primary Phone Number:	3214029442
Agent Secondary Phone Number:	
Agent's State License ID:	SL3601646

This information will be used to issue an IRS Form 1099 at the end of the tax year. Broker confirms the information set forth above is correct. Broker should call Craig Russo at Winter Grove to modify this information if it is incorrect or changes. No commission will be earned or paid if the Closing does not occur for any reason. Broker certifies Broker is a licensed real estate broker in the state where the Property is located or otherwise has the lawful right to receive a commission upon the sale of the Property within such state. Broker also certifies Broker's real estate agent, if applicable, is a licensed real estate agent in the state where the Property is located. If Broker's agent is executing this agreement and certification on behalf of Broker, Broker's agent warrants he or she has been duly authorized to do so. Broker's agent will look solely to Broker for any share of the commission to which Broker's agent may be entitled. This agreement contains the complete agreement between Seller and Broker pertaining to any commission payable with respect to the Agreement.

BUYER AND BROKER CERTIFICATION. In connection with Buyer's contemplated home purchase from Seller pursuant to the Agreement, Broker and Buyer each certify that no commission split, share or rebate; gift or gift card; giveaway; discount on commission to sell Buyer's existing home; "buy out" of Buyer's existing home; "buy out" of Buyer's remaining lease payments on a rental home or apartment; service (other than traditional buyer's broker services); or other thing of value has been or will be given by Broker (or any agent of Broker) to Buyer or any other party involved in this transaction at any time before or after the Closing except as follows:_____

Buyer and Broker understand the Agreement and this certification will be provided to Buyer's lender and appraiser for purposes of Buyer's financing arrangements.

W-9 CERTIFICATIONS BY BROKER - Under penalties of perjury, the undersigned representative of Broker certifies:

1. The payee's TIN (Broker Company Tax ID No.) is correct,
2. The payee (Broker) is not subject to backup withholding due to failure to report interest and dividend income,
3. The payee (Broker) is a U.S. person, and
4. The FATCA code entered above (if any) indicating that payee (Broker) is exempt from FATCA reporting is correct (this item 4 does not apply).

The Internal Revenue Service does not require your consent to any provision of this document other than the certifications required to avoid backup withholding.

Select Broker's federal tax classification: [ ] Individual/sole proprietor; [ ] C Corporation; [ ] S Corporation; [ ] Partnership; [ ] Trust/estate; [x] Limited Liability Company

If Broker is a Limited Liability Company, select tax classification: [ ] C Corporation; [x] S Corporation; [ ] Partnership (or if Broker is not a Limited Liability Company, select [ ] N/A)

[*signature page follows immediately on next page*]

Dated: 8/28/2025

BROKER:
Authentic Real Estate Team

Signed by:
Cristiano Almeida
FDF44F65C8AE485...

By: _____ 9/4/2025
Broker or its authorized agent Date

SELLER:
Pulte Home Company, LLC

DocuSigned by:
Nancy Medina
E9A305937D0E4CB...

By: _____ 9/4/2025
Its Authorized Agent Date

BUYER:

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

_____ 8/28/2025
Yglesio Luciano Moyses Silva De Souza Date

_____ _____
Date Date

_____ _____
Date Date

_____ _____
Date Date

Buyer: Yglesio Luciano Moyses Silva De Souza
Address: 214 Woodfall Lane HPA No. PHD0198484
Lot:
Winter Grove

COMMUNITY DISCLOSURE ADDENDUM

This Addendum amends and supplements that Home Purchase Agreement dated 8/28/2025 (the "**Agreement**") between Buyer and Seller for the Property referenced above. Each capitalized term used but not defined in this Addendum has the meaning given to that term in the Agreement. If there is a conflict between the terms of this Addendum and the Agreement, this Addendum will prevail.

1. Association Name(s). The name of the community is Winter Grove (the "**Community**"). The name of the Homeowners Association is Winter Grove Homeowners Association, Inc. (the "**Association")**. All lots in the Community are subject to the Community Declaration for Winter Grove Homeowners Association, Inc., the Articles of Incorporation of Winter Grove Homeowners Association, Inc., and the By-Laws of Winter Grove Homeowners Association, Inc. (collectively, the "**Community Documents**").

2. Deed Restricted Disclosure. All lots in the Community are subject to the Community Documents. These instruments subject the lots to the jurisdiction of the Association and the assessments and restrictions as imposed. Buyer acknowledges that nominees of the Declarant may serve as the initial officers and directors of the Association. Buyer will be required to pay assessments to the Association in accordance with the budget for the applicable year, a copy of which has been delivered to Buyer in connection with this Agreement. The Declarant shall have the right to amend the Community Declaration without the approval of the Association, the Associations' membership, or the approval of the parcel owners.

An Architectural Reviewer ("**Reviewer**") is in place to provide a system of review for construction and/or modification of all improvements within the Community. No improvements, alterations or modifications may be undertaken or otherwise made by Buyer without securing prior written Reviewer approval. This review and approval process encompasses, but is not limited to, grading, excavation, signs, exterior painting, fences, walls, pools, screened enclosures, landscaping, walkways, swing-sets, play equipment, satellite dishes, any other yard apparatus or building additions, improvements, modifications or alterations to Buyer's Home, Lot, and landscaping. Buyer is required to contact the Association management company for instructions regarding the Reviewer application process.

IT IS BUYER'S RESPONSIBILITY TO READ THE COMMUNITY DOCUMENTS CAREFULLY AND BE AWARE OF THE SPECIFIC RESTRICTIONS ON THE USES OF BUYER'S PROPERTY, ASSESSMENTS AFFECTING BUYER'S PROPERTY, MAINTENANCE OF EASEMENTS, IF ANY, AND ALL THAT PERTAINS TO BUYER'S PROPERTY AND THE COMMUNITY.

3. Association Assessments and Charges. Buyer is required to pay Assessments to the Association based on assessments at the time of closing and prorated for the year of closing. Upon closing, buyer shall be required to pay Assessments to the Association in the amount determined by the Board of Directors via the budget adoption process set forth in the Community Documents. Buyer understands that the estimated Association operating budget is only an estimate of operating costs and that the Association may make budget changes at any time in accordance with Community Documents; however, those changes do not give Buyer a right to cancel the Agreement. Buyer acknowledges that at Closing, the Association may charge an Initial Contribution and may charge a separate Resale Contribution fee at the time of resale. Buyer acknowledges that the management company for the Association, not Seller, may charge to Buyer estoppel, transfer, and other fees at Closing, and all such fees are subject to change at any time.

4. Access; Gates, Private Streets. The Community is or will be gated with private streets which are owned and maintained by the Association and subject to the Winter Garden gated community ordinance. Access may be granted by one or more access control systems. Gates are traffic control devices and are not designed or installed for any other reason and are not intended to represent that the Community is a secure environment. Gates may be open from time to time during construction hours as determined by the Developer until the Community is complete. Gates will be owned, maintained, and controlled by the Association.

5. Long Term Development. **BUYER ACKNOWLEDGES THAT SOME AREAS OF THE COMMUNITY MAY BE UNDER DEVELOPMENT FOR AN EXTENDED TIME, AND THAT THE QUIET ENJOYMENT OF THE COMMUNITY MAY BE UNAVOIDABLY AFFECTED.** Construction, development, and sales activities will occur after Buyer occupies the Home. These activities may result in some inconvenience to Buyer and Buyer's family and guests due to increased noise, dust, road closures, operation of the model homes and sale offices, and other activities. Construction activities can occur at various hours throughout the day, and sales activities can result in additional traffic and visitors throughout the Community, particularly before the Community is completely built out. Neither Seller, any other builder active in the Community nor future developers and declarants can guarantee that Buyer will not be impacted by long term construction or development in the Community. Seller gives no guarantees or assurances on the active time of the Community model homes.

6. GENERAL. SELLER MAKES NO REPRESENTATIONS WHATSOEVER WITH REGARD TO THE CURRENT OR FUTURE DEVELOPMENT OR USE OF ANY OF THE SURROUNDING PROPERTIES OR WHAT MIGHT EVENTUALLY BE CONSTRUCTED UPON ANY OF THE SURROUNDING PROPERTIES, IF ANYTHING. THE CURRENT ZONING DESIGNATIONS OF ALL SURROUNDING PROPERTIES CAN BE RESEARCHED AT THE PLANNING AND ZONING OFFICES OF MUNICIPALITY AS APPROPRIATE. IF THE CURRENT AND/OR POTENTIAL FUTURE DEVELOPMENT AND/OR USES OF THESE PROPERTIES ARE IMPORTANT TO BUYER'S DECISION TO PURCHASE A HOME IN THE COMMUNITY, BUYER SHOULD PERFORM AN INDEPENDENT INVESTIGATION. BUYER AGREES THAT SELLER SHALL HAVE NOT OBLIGATION OR LIABILITY TO BUYER AS TO THE CURRENT OR FUTURE DEVELOPMENT OR USE OF ANY OF PROPERTY SURROUNDING THE COMMUNITY.

7. Leasing Restrictions. Only entire Units may be leased. No Home may be leased or occupied on a daily, nightly, weekly, monthly or any other basis other than for a term of not less than one (1) year, and no Home may be leased more than two (2) times in any calendar

year unless otherwise approved by the Association in the case of hardship or by amendment. For purposes of this restriction, the first day of occupancy under the Lease shall conclusively determine in which year the Lease occurs. No Unit may be used on a "time share" basis. All Leases must and shall be deemed to contain the agreement of the Tenant(s) to abide by all of the restrictions contained in the Governing Documents and shall be deemed to provide that a violation thereof is grounds for damages, termination and eviction and that the Tenant and the Owner agree that the Association may proceed against either the Owner or the Tenant and that the Owner or the Tenant shall be responsible for the Association's costs and expenses, including attorney's fees and costs secured by a lien against the Parcel. Leasing restrictions are subject to change by amendment to the Community Documents.

8. Storm Water Treatment, Retention Area(s), and Pond Disclosure. The Community is governed by regulations concerning the storage and treatment of storm water, administered by the St. Johns River Water Management District. Your Lot may adjoin or include part of a retention area. Although you may pay a premium for adjoining or overlooking this area, no ownership is implied or conveyed beyond the property line of your Lot. In many cases the retention areas are owned by the Association.

The bank of the retention areas will normally be sodded to the normal/designed water level. If your property includes part of a retention area, it is the Association responsibility after closing to maintain the bank of the retention area, including mowing, fertilizing, irrigating, and repairing any erosion which may occur. It is the Association responsibility to maintain and control any erosion after closing. The Community Documents grant the Association an easement of ingress and egress across the Lot if it is adjacent to water body areas for the purpose of regulating and maintaining such retention pond banks. No warranty covers erosion or retention (or detention) pond banks. The size, location, and slope of the banks are in accordance with the water management district permit. You may not modify the bank or encroach upon it, including docks, bulkheads, filling, etc., without written permission from the water management district, and the Association (as applicable).

In some cases, the storm water system includes rear yard treatment berms or swales. If your Lot includes such a berm or swale, Seller will, as part of the grading and sodding of your home site, construct a swale or berm designed to control the storm water or surface water leaving your Lot. This swale or berm is part of the drainage system for the neighborhood and is required under the permit issued by the Water Management District. The purpose of this swale or berm is to treat the water before it leaves the neighborhood. The water will be temporarily trapped by the swale or berm allowing time for particulate matter to settle and remove some of the pollutants such as fertilizers or pesticides from your lawn. This is intended to help purify the water before it enters the adjacent owner's property or adjacent wetlands. Because of the design, you can expect this area to hold water for a period of time after a moderate rain.

Seller will have the swale or berm completed in accordance with all applicable plans and permits and fully sodded before your closing. After closing it is the Associations responsibility to maintain the swale or berm and ensure that it continues to function as designed. Normal maintenance will include mowing and maintaining the grass as well as erosion repairs as needed. The Water Management District may make periodic inspections of these areas. It is important to recognize that all parts of the storm water system will need to be inspected and maintained by the Association and the Water Management District or appropriate entity. You may not erect any fences or structures or plant trees or shrubs within any easements or in such a way that they may interfere with the access or maintenance.

THE SELLER MAKES NO REPRESENTATION CONCERNING THE CURRENT OR FUTURE WATER LEVELS IN ANY OF THE WATERBODIES IN THE COMMUNITY; FURTHER, NEITHER THE SELLER, DECLARANT, NOR THE ASSOCIATION DOES NOT BEAR ANY RESPONSIBILITY FOR ADJUSTMENT OR MODIFICATION OF THE WATER LEVELS SINCE SUCH LEVELS ARE SUBJECT TO SEASONAL GROUNDWATER AND RAINFALL FLUCTUATIONS. BUYER ACKNOWLEDGES THAT THE WATER LEVELS OF ALL WATERBODIES MAY VARY. THERE IS NO GUARANTEE BY SELLER, DECLERANT, OR ASSOCIATION THAT WATER LEVELS WILL BE CONSTANT OR AESTHETICALLY PLEASING AT ANY PARTICULAR TIME; AT TIMES, WATER LEVELS MAY BE NONEXISTENT. SELLER, DECLERANT, OR ASSOCIATION SHALL NOT BE OBLIGATED TO ERECT FENCES, GATES, OR WALLS AROUND OR ADJACENT TO ANY WET OR DRY RETENTION AREAS.

9. Community Views. Future development and construction activities can and will modify the view from home sites. Trees and other foliage may be added or removed. Additional housing and other improvements will be added. Seller does not warrant or guarantee any existing views will be maintained in the future relative to the Home because future development and construction activities will modify views from home sites.

10. Special Lot Considerations. Your lot may be subject to special considerations relating to retaining walls, grading, and fencing. Buyer should confirm with their sales counselor and any current maps or collateral the specific circumstances relative to their Lot.

11. WILDLIFE DISCLOSURE. BY ACCEPTANCE OF THE DEED TO THE HOME, THE BUYER ACKNOWLEDGES THAT THE COMMON AREAS MAY CONTAIN WILDLIFE SUCH AS INSECTS, ALLIGATORS, DOGS, RACCOONS, SNAKES, DUCKS, DEER, SWINE, TURKEYS, AND FOXES. THE SELLER SHALL HAVE NO RESPONSIBILITY FOR MONITORING SUCH WILDLIFE OR NOTIFYING OWNERS OR OTHER PERSONS OF THE PRESENCE OF SUCH WILDLIFE. EACH OWNER AND HIS OR HER GUESTS AND INVITEES ARE RESPONSIBLE FOR THEIR OWN SAFETY.

12. Park/Common Area/Walking Path Disclosure. Buyer acknowledges that (a) portions of their Lot may be adjacent to a community park, common area, or walking path; (b) these areas may be lit and there may be noise, odors, or other nuisances associated with these areas and will be accessible to all residents within the Community; and (c) the parks, common areas, and walking path will be property of the Association and they will be responsible for maintenance, rules and regulations, and operating hours.

13. Mail Service Disclosure. Mail will be provided by Cluster Box Units ("**CBU's**") at pre-determined locations by the United States Postal

Service. The initial location of the CBU's may be temporary and relocated to a permanent location within the Community at a later date. Your mailbox number is determined by the United States Postal Service prior to your closing and cannot be changed.

14. Parking. All vehicles (i.e. all motorized and non-motorized vehicles except operable automobiles) including, without limitation, the following: inoperable automobiles, golf carts, commercial vehicles, recreational vehicles, all-terrain vehicles, ambulances, hearses, motorcycles, motorbikes, bicycles, watercraft, aircraft, house trailers, camping trailers, other trailers, vehicles with commercial markings, racks or tools in the bed and tractors shall be kept within an enclosed garage. Vehicles are prohibited from parking in any road, grass area, or blocking of the sidewalk.

15. Pets. Any pet must be carried, caged or leashed when outside. No pet shall be kept tied outside a home or on any balcony or patio unless someone is present in the home. Please refer to the Community Declaration for specific limitations.

Dated: 8/28/2025

BUYER:

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Yglesio Luciano Moyses Silva De Souza	8/28/2025 Date		Date
	Date		Date
	Date		Date

Docusign Envelope ID: 30736A9A-D632-4A04-8E51-79222F3F34BD

Buyer: Yglesio Luciano Moyses Silva De Souza
Address: 214 Woodfall Lane
Lot:04401
Winter Grove

HPA No. PHD0198484

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

Pulte Mortgage LLC dba Pulte Mortgage

Seller/Owner: Pulte Home Company, LLC

Buyer: Yglesio Luciano Moyses Silva De Souza

The purpose of this Disclosure Statement is to provide you notice that Pulte Home Company, LLC ("**Seller**") has a business relationship with Pulte Mortgage LLC dba Pulte Mortgage ("**Pulte Mortgage**"). Seller and Pulte Mortgage are both wholly owned affiliates of PulteGroup, Inc. Because of this relationship, this referral may provide Seller a financial or other benefit.

Pulte Mortgage offers a broad array of loans, allowing applicants numerous options for program terms, rates, and costs. Set forth below are the estimated charges by Pulte Mortgage for the loans that Close. Buyer is NOT required to use Pulte Mortgage as a condition for the purchase of the Property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICE. BUYER IS FREE TO SHOP AROUND TO DETERMINE THAT BUYER IS RECEIVING THE BEST SERVICE AND THE BEST RATE FOR THESE SERVICES.

Settlement Service	Estimated Range of Charges
Origination Fee	0- to 1%
Discount Points	0- to 5 points
Underwriting Fee	$695
Second Mortgage Fee	$0 - $1,500
Credit Report Fee	$227
Appraisal Fee	$0 - $750
Tax Service Fee	<<Tax Service Fee>>
Final Inspection or Lender Certification Fee	$0 - $300
Processing Fee	$695
Flood Certificate	<<Flood Certificate>>
MERS Registration	<<MERS Registration>>
Bond Program Participation Fee	$0 - $275
Bond Program Funding Fee	$0 - $400
Mortgage Credit Certificate Issuance Fee	$0 - $500

This Disclosure is provided to Buyer(s) pursuant to 24 CFR Section 3500.

ACKNOWLEDGEMENT: Buyer has read this Disclosure Statement, and understands that Seller is referring Buyer to purchase the settlement service described above from Pulte Mortgage and that Seller may receive a financial or other benefit as the result of this referral.

Dated: 8/28/2025

BUYER:

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Yglesio Luciano Moyses Silva De Souza	8/28/2025 Date		Date
	Date		Date
	Date		Date

Docusign Envelope ID: 30736A9A-D632-4A04-8E51-79222F3F34BD

Roseland At Winter Grove

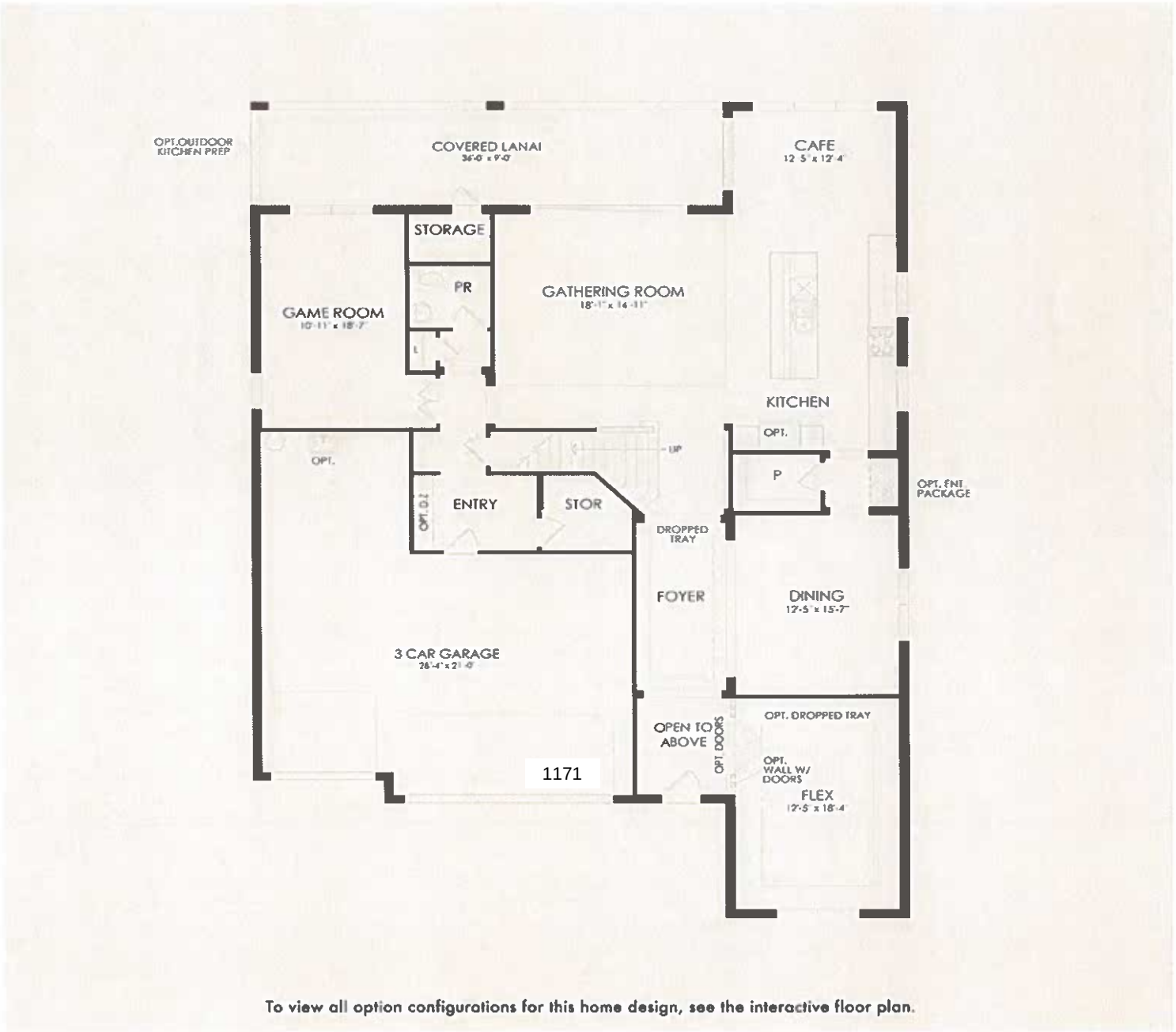
398 Winter Grove Blvd, Winter Garden, Florida, 34787

- [redacted]
- 4-6 Bedrooms
- 3-6 Bathrooms
- 4272 Sq. Ft.

Rubrica

YMSDS

4 br / 3.5 ba - First Floor



To view all option configurations for this home design, see the interactive floor plan.

4 br / 3.5 ba - Second Floor

Rubrica
YMSDS



To view all option configurations for this home design, see the interactive floor plan.

Community Association and golf fees may be required. Prices, promotions, incentives, features, options, amenities, floor plans, elevations, designs, materials, and dimensions are subject to change without notice. Square footage and dimensions are estimated and may vary in actual construction. Community improvements and recreational features and amenities described are based upon current development plans which are subject to change and which are under no obligation to be completed. Actual position of house on lot will be determined by the site plan and plot plan. Floor plans, interiors and elevations are artist's conception or model renderings and are not intended to show specific detailing. Floor plans are the property of PulteGroup, Inc. and its affiliates and are protected by U.S. copyright laws. For further information, see our terms of use. This is not an offering to residents of NY, NJ, CA or CT or where otherwise prohibited by law. Pulte Home Corporation is a licensed California real estate broker (Lic. # 00876003).

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Rubrica

Docusign Envelope ID: 977B0C1E-DB42-4B52-9499-D9508EFCF8B6

DISCLOSURE SUMMARY

1. AS A BUYER (PURCHASER) OF PROPERTY IN THIS COMMUNITY, UPON CONVEYANCE AND RECORDING OF THE DEED TO THE PROPERTY YOU WILL BE OBLIGATED TO BE A MEMBER OF THE FOLLOWING HOMEOWNERS' ASSOCIATION(S) AND/OR CLUB [IF NOT APPLICABLE, MARK N/A]: (i) N/A ("**ASSOCIATION**") (ii) BRENTWOOD HOA ("**NEIGHBORHOOD ASSOCIATION**"), (iii) N/A ("**OTHER ASSOCIATION**"), AND N/A ("**CLUB**").

2. THERE HAVE BEEN OR WILL BE RECORDED RESTRICTIVE COVENANTS GOVERNING THE USE AND OCCUPANCY OF PROPERTIES IN THE BRENTWOOD TH COMMUNITY ("**COMMUNITY**"), BRENTWOOD TOWNHOME NEIGHBORHOOD ("**NEIGHBORHOOD**") AND N/A OTHER PROPERTY ("**OTHER PROPERTY**") [IF NOT APPLICABLE, MARK N/A]. IN ADDITION, THERE HAVE BEEN OR WILL BE RECORDED RESTRICTIVE CLUB COVENANTS ("**CLUB PLAN**") REQUIRING MEMBERSHIP IN THE N/A CLUB [IF NOT APPLICABLE, MARK N/A].

3. YOU WILL BE OBLIGATED TO PAY ASSESSMENTS TO THE ASSOCIATION: ASSOCIATION ASSESSMENTS MAY BE SUBJECT TO PERIODIC CHANGE. IF APPLICABLE, THE CURRENT AMOUNT OF ASSOCIATION ASSESSMENTS IS _____ PER N/A [IF NOT APPLICABLE, MARK N/A]. YOU WILL ALSO BE OBLIGATED TO PAY ANY SPECIAL ASSESSMENTS IMPOSED BY THE ASSOCIATION. SUCH SPECIAL ASSESSMENTS MAY BE SUBJECT TO CHANGE. IF APPLICABLE, THE CURRENT AMOUNT IS $.00 PER N/A [IF NOT APPLICABLE, MARK N/A].

4. YOU WILL BE OBLIGATED TO PAY ASSESSMENTS TO THE NEIGHBORHOOD ASSOCIATION: NEIGHBORHOOD ASSOCIATION ASSESSMENTS MAY BE SUBJECT TO PERIODIC CHANGE. IF APPLICABLE, THE CURRENT AMOUNT OF NEIGHBORHOOD ASSOCIATION ASSESSMENTS IS $206.01 PER QUARTERLY [IF NOT APPLICABLE, MARK N/A]. YOU WILL ALSO BE OBLIGATED TO PAY ANY SPECIAL ASSESSMENTS IMPOSED BY THE NEIGHBORHOOD ASSOCIATION. SUCH SPECIAL ASSESSMENTS MAY BE SUBJECT TO CHANGE. IF APPLICABLE, THE CURRENT AMOUNT IS $.00 PER N/A [IF NOT APPLICABLE, MARK N/A].

5. YOU WILL BE OBLIGATED TO PAY ASSESSMENTS TO THE OTHER ASSOCIATION: OTHER ASSOCIATION ASSESSMENTS MAY BE SUBJECT TO PERIODIC CHANGE. IF APPLICABLE, THE CURRENT AMOUNT OF OTHER ASSOCIATION ASSESSMENTS IS $.00 PER N/A [IF NOT APPLICABLE, MARK N/A]. YOU WILL ALSO BE OBLIGATED TO PAY ANY SPECIAL ASSESSMENTS IMPOSED BY THE OTHER ASSOCIATION. SUCH SPECIAL ASSESSMENTS MAY BE SUBJECT TO CHANGE. IF APPLICABLE, THE CURRENT AMOUNT IS $.00 PER N/A [IF NOT APPLICABLE, MARK N/A].

6. YOU WILL BE OBLIGATED TO PAY CLUB DUES TO THE CLUB OWNER IN CONNECTION WITH A MANDATORY CLUB MEMBERSHIP IN THE CLUB. IF APPLICABLE, THE CURRENT AMOUNT IS $.00 PER N/A [IF NOT APPLICABLE, MARK N/A]. CLUB DUES MAY BE SUBJECT TO PERIODIC CHANGE. YOU MAY ALSO BE OBLIGATED TO PAY ANY SPECIAL ASSESSMENTS IMPOSED BY THE CLUB OWNER. SUCH SPECIAL ASSESSMENTS MAY BE SUBJECT TO PERIODIC CHANGE.

7. YOU MAY BE OBLIGATED TO PAY SPECIAL ASSESSMENTS TO THE RESPECTIVE MUNICIPALITY, COUNTY, SPECIAL DISTRICT, OR COMMUNITY DEVELOPMENT DISTRICT. ALL ASSESSMENTS ARE SUBJECT TO PERIODIC CHANGE.

8. YOUR FAILURE TO PAY SPECIAL ASSESSMENTS OR ASSESSMENTS LEVIED BY THE ASSOCIATION, NEIGHBORHOOD ASSOCIATION, OTHER ASSOCIATION AND/OR CLUB COULD RESULT IN A LIEN ON YOUR PROPERTY.

9. THERE MAY BE AN OBLIGATION TO PAY RENT OR LAND USE FEES FOR RECREATIONAL OR OTHER COMMONLY USED FACILITIES AS AN OBLIGATION OF MEMBERSHIP IN THE ASSOCIATION. IF APPLICABLE, THE CURRENT AMOUNT IS $.00 PER N/A [IF NOT APPLICABLE, MARK N/A]. THERE MAY BE AN OBLIGATION TO PAY RENT OR LAND USE FEES FOR RECREATIONAL OR OTHER COMMONLY USED FACILITIES AS AN OBLIGATION OF MEMBERSHIP IN THE NEIGHBORHOOD ASSOCIATION. IF APPLICABLE, THE CURRENT AMOUNT IS $.00 PER N/A [IF NOT APPLICABLE, MARK N/A]. THERE MAY BE AN OBLIGATION TO PAY RENT OR LAND USE FEES FOR RECREATIONAL OR OTHER COMMONLY USED FACILITIES AS AN OBLIGATION OF MEMBERSHIP IN THE OTHER ASSOCIATION. IF APPLICABLE, THE CURRENT AMOUNT IS $.00 PER N/A [IF NOT APPLICABLE, MARK N/A]. YOU MAY BE OBLIGATED TO PAY CLUB DUES IN CONNECTION WITH A MANDATORY CLUB MEMBERSHIP IN THE CLUB. IF APPLICABLE, THE CURRENT AMOUNT OF CLUB DUES IS $.00 PER N/A [IF NOT APPLICABLE, MARK N/A].

10. THE DEVELOPER [SELLER] MAY HAVE THE RIGHT TO AMEND THE RESTRICTIVE COVENANTS OF THE MASTER ASSOCIATION, NEIGHBORHOOD ASSOCIATION, OR OTHER ASSOCIATION, AS APPLICABLE, WITHOUT THE APPROVAL OF THE MASTER ASSOCIATION, NEIGHBORHOOD ASSOCIATION, OTHER ASSOCIATION OR THE PROPERTY OWNERS. IN ADDITION, IF THE CLUB IS STILL UNDER THE CONTROL OF THE DEVELOPER [SELLER], THE DEVELOPER [SELLER] MAY HAVE THE RIGHT TO AMEND THE CLUB PLAN WITHOUT THE APPROVAL OF THE CLUB MEMBERS.

11. THE STATEMENTS CONTAINED IN THIS DISCLOSURE FORM ARE ONLY SUMMARY IN NATURE, AND AS A PROSPECTIVE PURCHASER, YOU SHOULD REFER TO THE ASSOCIATION GOVERNING DOCUMENTS, THE NEIGHBORHOOD ASSOCIATION GOVERNING DOCUMENTS, THE OTHER ASSOCIATION GOVERNING DOCUMENTS AND THE CLUB PLAN, AS APPLICABLE, BEFORE PURCHASING THE PROPERTY.

12. THESE DOCUMENTS ARE EITHER MATTERS OF PUBLIC RECORD AND CAN BE OBTAINED FROM THE RECORD OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED, OR ARE NOT RECORDED AND CAN BE OBTAINED FROM THE DEVELOPER.

13. THIS DISCLOSURE SUMMARY MAY BE EXECUTED IN COUNTERPARTS, A COMPLETE SET OF WHICH SHALL FORM A SINGLE DISCLOSURE SUMMARY.

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Buyer - Yglesio Luciano Moyses Silva De Souza
Date 11/20/2025

Buyer -
Date

Buyer -
Date

Buyer -
Date

SELLER:
LENNAR HOMES, LLC
a Authorized Agent

Signed by:
Vitor Viveiros
1CE511971E0F4F4...

By
Title: Authorized Representative
Vitor Viveiros
Date Signed by Seller: 11/21/2025

Docusign Envelope ID: 977B0C1E-DB42-4B52-9499-D9508EFCF8B6

LENNAR HOMES, LLC
6675 Westwood Blvd. 5th Floor
Orlando, FL 32821
407-586-4000

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT (together with the Riders and Addenda attached hereto and incorporated by reference herein, this "**Agreement**") is made and entered into as of the twentieth day of NOVEMBER, 2025 by and between LENNAR HOMES, LLC ("**Seller**"), and Buyer(s) named below ("**Buyer**"):

BUYER(S):	Check Applicable:
1. Yglesio Luciano Moyses Silva De Souza 2. 3. 4. No Buyer Name Changes Will Be Permitted Unless Seller and Buyer Validly Execute an Amendment to Change Party.	Married [X] Single [ ] Married [ ] Single [ ] Married [ ] Single [ ] Married [ ] Single [ ]

Buyer Address: 5677 LIVELINESS ALLEY		
City: Clermont	State / Country: FL / US	Zip: 34714

By providing your telephone numbers and your email address, you hereby consent to receiving telephonic and email communications, including advertisements, made or sent by or on behalf of Seller and/or its affiliates.

Home Telephone: _____

Business Telephone: _____

Cellular Telephone: 5598991101412

E-mail Address: yglesio@yahoo.com
Please note that a valid email address is required to access the Lennar Account Application (as defined in Rider B) to review Purchase and Sale Agreement documents and to submit warranty claims after Closing.

Rubrica
YLMSDS (INITIAL) _____ (INITIAL)

1. **Purchase and Sale**. Buyer agrees to buy and Seller agrees to sell to Buyer (on the terms and conditions set forth below) Model Bright constructed or to be constructed on the following described property:

Lot 2318 of Block _____ of BRENTWOOD TOWNHOME Subdivision/Plat, in POLK County (the "**County**"), Florida.

The residence and improvements (the "**Home**") constructed or to be constructed on the above described property (the "**Homesite**"), and all appurtenances thereto are collectively referred to in this Agreement as the "**Property.**" The Property is located within the community known as Brentwood TH (the "**Community**").

2. **Purchase Price and Payments**. The total purchase price ("**Total Purchase Price**") for the Home, exclusive of any Closing Costs as described in Rider B and the Purchase Price and Payment Addendum, is **$284,990.00**. Buyer (and not a third party) has made an earnest money deposit upon the signing of this Agreement (the "**Initial Deposit**") of **$3,000.00** to Seller. Buyer shall make further payments to Seller, including but not limited to any "**Additional Deposit**" or "**Advanced Payment**" (consisting of non-refundable deposit(s) for options, extras, and upgrades) as set forth in the Purchase Price and Payment Addendum attached hereto and made a part hereof. The term "**Deposit**" shall include the Initial Deposit, Additional Deposit and Advanced Payment. If Buyer has not already paid the Initial Deposit at the time Seller signs this Agreement, Buyer will make the Initial Deposit within twenty-four (24) hours of the Effective Date.

3. **Builder's Fee**. Buyer acknowledges and agrees that in connection with the purchase of the Property, Buyer shall pay to Seller a builder's fee, equal to **.25%** of the Total Purchase Price (the "**Builder's Fee**"). The Builder's Fee is imposed in connection with all home sales in the Community, regardless of whether Buyer finances the purchase of the Property. Notwithstanding the foregoing, Buyer acknowledges that the Builder's Fee may not be imposed on all home sales in the Community, and Seller reserves the right to change or withdraw the Builder's Fee on subsequent home sales in the Community at any time prior to Seller's completion of construction of all homes in the Community. The Builder's Fee represents additional revenue and is intended to compensate Seller for various internal costs and expenses associated with the sales, promotion and/or development of the Community. This fee is due at Closing. The Builder's Fee is separate from any and all Closing Costs (defined herein below). While the Builder's Fee is payable, along with various other fees, costs and amounts at Closing, the Builder's Fee is not a settlement fee associated with any loan that you may obtain to finance the purchase of the Property.

4. **Legally Binding Agreement**. THIS AGREEMENT IS A LEGALLY BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, PLEASE SEEK COMPETENT LEGAL ADVICE. NO WARRANTIES OR REPRESENTATIONS, OTHER THAN THOSE SPECIFIED IN THIS AGREEMENT, ARE EXPRESSED OR IMPLIED. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF SELLER. FOR CORRECT WARRANTIES AND REPRESENTATIONS, REFERENCE SHOULD BE MADE TO THIS AGREEMENT, INCLUDING THE RIDERS AND ADDENDA ATTACHED HERETO, AND THE "DOCUMENTS" (AS SUCH TERM IS DEFINED IN RIDER B) PROVIDED TO BUYER, IF ANY.

5. **Financing**.

☒ **CASH TRANSACTION**. If this box is checked, this is a cash transaction and not contingent on financing. Buyer agrees to provide within five (5) calendar days from the Buyer's execution of this Agreement financial statements or other written verification of Buyer's ability to purchase the Property with cash and thereafter, Buyer agrees to provide updated financial statements or written verification of Buyer's ability to purchase the Property in cash within five (5) calendar days of written request by Seller. If Buyer does not (in Seller's sole judgment, based on the documentation provided by Buyer to Seller) have the financial ability to purchase the Property with cash, then Seller may terminate this Agreement by refunding to Buyer any paid Deposit.

☐ **MORTGAGE TRANSACTION**. If this box is checked, Buyer desires to obtain a loan commitment (the "**Commitment**") within the Mortgage Period (as such term is defined in Rider B attached hereto) for a first mortgage loan from Lennar Mortgage, LLC (an affiliate of Seller), or another qualified institutional mortgage lender of Buyer's choice ("**Lender**"), with interest and service charges at current market rates at time of Closing (as defined below) for a borrower of Buyer's credit qualifications and with a loan term of at least thirty (30) years. Buyer agrees to apply within five (5) calendar days from the execution of this Agreement for a loan at the then prevailing interest rate. In the event Buyer chooses to obtain financing through a Lender other than Lennar Mortgage, LLC, Buyer agrees to provide Seller within five (5) calendar days with the name, address and phone number of such Lender, the loan officer and the loan processor. Buyer shall furnish promptly and accurately to Lender all information and documents requested by Lender in connection with such application. If Buyer provides Lender's written disapproval of loan within the Mortgage Period (and Buyer has not cancelled or withdrawn his/her loan application), Seller shall refund the Deposit to Buyer. If Buyer fails to provide Seller within the Mortgage Period with (i) a copy of the written Commitment reasonably satisfactory to Seller, or (ii) Lender's written disapproval of Buyer for such loan, Buyer shall be in default and Seller shall be entitled to retain the Deposit as liquidated damages for taking the Property off of the market and that the amount of liquidated damages is fixed and agreed to by the parties as a reasonable estimate of the damages that Seller shall suffer and is not in the nature of a penalty. If this Agreement provides for a VA guaranteed or FHA insured loan, Buyer's obligation to complete the purchase contemplated under this Agreement is subject to the VA/FHA Addendum attached hereto and incorporated herein.

The following shall apply only if Buyer desires to apply for a loan, as indicated above:

5.1 Prequalification. Buyer may have obtained a "prequalification" from Lennar Mortgage, LLC for the purpose of determining Buyer's ability to purchase the Property. BUYER UNDERSTANDS AND ACKNOWLEDGES THAT BUYER IS NOT OBLIGATED TO USE LENNAR MORTGAGE, LLC TO OBTAIN FINANCING TO PURCHASE THE PROPERTY.

5.2 Application. Buyer understands that any loan application required under this Agreement must be fully completed in order to obtain the mortgage loan, and Buyer will make a good faith attempt to qualify for the mortgage loan. If Buyer has a spouse who does not constitute a Buyer under this Agreement, Buyer agrees to have his/her spouse sign the mortgage documents as required by Lender. BUYER AGREES TO INCUR NO DEBT SUBSEQUENT TO THE EFFECTIVE DATE WHICH MIGHT JEOPARDIZE APPROVAL OF BUYER'S MORTGAGE LOAN. IF THE PROPERTY IS BEING PURCHASED BY A CORPORATION, PARTNERSHIP, OR OTHER ENTITY, BUYER AGREES TO (1) OBTAIN ANY PERSONAL ENDORSEMENTS OR GUARANTEES REQUIRED BY LENDER AND (2) PROVIDE TO LENDER AND/OR THE TITLE INSURER PROMPTLY UPON REQUEST SUCH CERTIFICATES, RESOLUTIONS OR OTHER CORPORATE, PARTNERSHIP OR OTHER ORGANIZATIONAL DOCUMENTS AS MAY BE REQUIRED. Except as provided in this Agreement, Buyer agrees to pay all loan fees and closing costs charged by Lender in connection with the mortgage loan. Buyer will pay any prepaid interest due on the mortgage loan at the time of Closing and any amount Lender may require to be put into escrow toward the payment of property taxes and insurance on the Property. Buyer will also pay any mortgage insurance premiums (prepaid or otherwise), if required by Lender.

5.3 Commitment. Any lender selected by Buyer shall not require the issuance of a certificate of occupancy and the appraiser's final inspection prior to the release of loan documents for Closing. Buyer understands that the rate of interest on the mortgage is established by Lender and not by Seller and that any predictions or representations of present or future interest rate that may have been contained in any advertising or promotion by Seller are not binding. If Buyer obtains a written mortgage loan Commitment and the mortgage loan Commitment is subsequently withdrawn through no fault of Seller including, but not limited to, any condition to such loan Commitment not being satisfied for any reason, this Agreement shall remain in full force and effect and Buyer shall be conclusively presumed to have agreed to purchase the Property as a cash transaction. If the mortgage loan Commitment is withdrawn following the expiration of the Mortgage Period, Buyer shall notify Seller, in writing, of such fact within five (5) calendar days. Buyer shall also provide financial statements or other written verification of Buyer's ability to purchase the Property with cash within five (5) calendar days of withdrawal of the Commitment. If Buyer does not (in Seller's sole judgment, based on the documentation provided by Buyer to Seller) have the financial ability to purchase the Property with cash, then Seller may terminate this Agreement by written notice and refunding to Buyer any paid Deposit. Once Buyer selects a Lender and obtains a Commitment acceptable to Seller, Buyer may change to another Lender at Buyer's discretion up to thirty (30) days prior to estimated completion date ("**Estimated Completion Date**") provided Buyer notifies Seller in writing of such change and provides another Commitment (if there is a change in Lender) to Seller not later than thirty (30) days before the Estimated Completion Date. Buyer agrees that it will make no changes to its mortgage financing arrangement, including change of Lender, within the last thirty (30) days before Estimated Completion Date.

5.4 Appraisal. If the Lender's appraiser appraises the value of the Property for less than the Total Purchase Price, Buyer shall notify Seller, in writing, of such fact within three (3) calendar days from the receipt of the written appraisal. Seller shall then have the option, but not the obligation, in Seller's sole and absolute discretion, to: (i) lower the Total Purchase Price to the appraised value and Buyer shall proceed to Closing; or (ii) allow Buyer to pay the difference between the mortgage loan proceeds and the amounts required to close the transaction contemplated by this Agreement and proceed to Closing (the "**Additional Cash to Close Funds**"). Under no circumstances shall Buyer be excused from performance under this Agreement as a result of Lender's appraisal. Notwithstanding the foregoing, if this Agreement provides for a VA guaranteed or FHA insured loan, the applicable appraisal requirements are set forth in the FHA/VA Addendum attached hereto and incorporated herein.

5.5 Sale of Other Residence. Notwithstanding any condition in the loan Commitment to the contrary, and unless Seller agrees otherwise in writing, Buyer represents and warrants that this Agreement is not and will not be subject to or contingent upon Buyer's selling and/or closing on the sale of Buyer's present residence or other property. Failure to close on the

purchase of the Property will constitute a default by Buyer and the remedies available to Seller for Buyer's default under this Agreement shall apply.

6. **Funds**. Buyer shall remit to Seller the Initial Deposit, Additional Deposit or Advance Payments by check, cashier's check or wire transfer. Buyer acknowledges that Seller shall have the right to deposit such check for the Initial Deposit without such action being deemed acceptance of this Agreement. If any such check is not paid by the bank after acceptance of this Agreement, Seller shall have the option to cancel this Agreement and declare Buyer in default. If Buyer provides any check for a Deposit in the form of Canadian currency (a "**C$ check**"), Seller's depository bank will convert such C$ check into a U.S. dollar amount using its currency procedures and exchange rate then in effect two (2) business days following the date of processing (the "**Conversion Date**") and the amount of the Deposit to be applied toward the Total Purchase Price shall be equal to the amount received by Seller from the depository bank on the Conversion Date. Seller reserves the right to charge or pass through any currency conversion-related fees or costs to the Buyer at Closing (as hereafter defined). Notwithstanding the foregoing or anything contained in this Agreement to the contrary, the balance of the Total Purchase Price plus all applicable Closing Costs (the "**Closing Proceeds**") shall be paid to Seller at Closing. Any funds paid by Buyer under the terms of this Agreement to Seller, including funds paid through a check or cashier's check are accepted by Seller subject to collection.

UNLESS A WRITTEN REQUEST FOR PAYMENT BY CASHIER'S CHECK IS RECEIVED AND APPROVED BY SELLER NOT LESS THAN FIVE (5) BUSINESS DAYS PRIOR TO CLOSING, BUYER ACKNOWLEDGES AND AGREES THAT CLOSING PROCEEDS MUST BE BY FEDERAL WIRE TRANSFER IN IMMEDIATELY AVAILABLE FUNDS. BUYER IS RESPONSIBLE FOR ALL BANK OR WIRE TRANSFER CHARGES AND CURRENCY EXCHANGE FEES. WITHOUT LIMITING ANY OTHER PROVISIONS HEREIN, IF ANY DEPOSIT AND/OR CLOSING PROCEEDS ARE NOT TIMELY PAID, BUYER SHALL BE IN DEFAULT. Notwithstanding the foregoing, if Seller approves Buyer's written request to deliver a cashier's check and thereafter Buyer delivers all or any portion of the Closing Proceeds in the form of a cashier's check exceeding $25,000.00, then Buyer will not be entitled to possession of the Home until the cashier's check has cleared.

7. **Credit Information Authorization**. Buyer authorizes Lender to whom Buyer has applied or is in the process of applying for a mortgage loan in connection with this transaction to disclose to Seller the information contained in any loan application, verification of Deposit, income and employment, and credit reports or credit related documentation on Buyer. Buyer authorizes Lender, and any credit bureau or other person or entity utilized or engaged by Lender, to obtain one or more consumer reports regarding Buyer and to investigate any information, reference, statement, or data, provided to Lender by Buyer or by any other person or entity, pertaining to Buyer's credit and financial status. Buyer shall indemnify, defend and hold harmless Seller, its officers, directors, shareholders, employees, agents, contractors, subcontractors and suppliers ("**Indemnified Parties**"), Lender, and any credit bureau or other person or entity utilized or engaged by Lender or Seller, from and against any deficiencies, losses, liabilities, claims, damages, expenses, obligations, penalties, actions, judgments, awards, suits, costs or disbursements of any kind or nature whatsoever, including attorneys' fees and expenses ("**Claims**") arising from an investigation of Buyer's credit and financial status.

8. **Closing**. Without limiting the terms of Section 9, Buyer acknowledges and agrees that Seller has the right in its sole discretion to schedule the date and place for the closing of the transaction contemplated by this Agreement ("**Closing**") and Buyer shall close on such Closing Date (the "**Closing Date**"). Upon Closing all contracted services to be performed under this Agreement by Seller (the "**Contracted Services**") shall be deemed completed and fully performed, and this Agreement shall be deemed completed, within the meaning of Florida Statutes § 95.11(3)(c). Contracted Services shall not include any corrections of defects or deficiencies in the Home, punch list work, or warranty work. Buyer will be given notice of the Closing Date by the "Closing Date Notice Period" (as such term is defined in Rider B attached hereto). Seller is authorized to postpone or advance the date of Closing at its discretion. Seller must, however, give Buyer reasonable notice of the new Closing Date. Any notice of Closing may be given verbally, by telephone, telegraph, telex, facsimile, mail, e-mail, or other means of communication at Seller's option. All notices of Closing will be given to Buyer at the address or by use of the telephone number(s) or e-mail address(es) specified in this Agreement unless Seller has received written notice from Buyer of any change therein prior to the date notice of Closing is given. Buyer's failure to receive the notice of Closing because Buyer has failed to advise Seller of any changes of address or phone number, or because Buyer has failed to pick up a letter when Buyer has been advised of an attempted delivery or for any other reason, shall not relieve Buyer of Buyer's obligation to close on the scheduled Closing Date, unless Seller otherwise agrees in writing to postpone the Closing Date. If Buyer fails, for any reason, to close on the date specified by Seller, Seller shall have the option to declare Buyer in default and seek the remedies stated in Section 15 below, or to charge Buyer Three Hundred Dollars ($300.00) per day for each day after the date of Closing specified by Seller until, and including, the actual Closing Date, and Seller may require that prorations be made as of the original Closing Date. This sum shall be due and payable in full at the time the extension is accepted by Seller. In addition, if Seller agrees to an extension of the date of Closing beyond the last day of the month for which Closing is originally set, an amount equal to One Percent (1%) of the Total Purchase Price shall also be payable to Seller. The sum for extending the date of Closing beyond the last day of the month shall be due and payable in full at the time the extension is accepted by Seller. Buyer agrees that the late charges are appropriate in order to cover Seller's administrative and other expenses resulting from a delay in Closing and that the amount of liquidated damages is fixed and agreed to by the parties as a reasonable estimate of the damages that Seller shall suffer and is not in the nature of a penalty. Seller is not required to agree to reschedule Closing, but Seller may reschedule Closing in Seller's sole discretion. It is a requirement that Buyer's Lender meet the Closing date and a delay by the Lender shall not be an excuse for Buyer's timely performance. The Closing date must be met even though the certificate of occupancy and final appraiser's inspection may not be received until after the day of Closing. The Lender may make the receipt of said items a "funding condition" prior to final disbursement but the receipt of these items shall not be a condition preventing the preparation and release of loan and closing documents for Closing. Notwithstanding the foregoing and subject to the provisions of Section 5.2 above, if the Mortgage Transaction box is checked above, Seller will agree to postpone Closing and not impose late charges to the extent such postponement is required in order for Buyer's Lender to meet any pre-closing waiting period required as the result of Buyer's Lender's issuance of revised closing disclosures under 12 C.F.R. § 1026.19(f)(2)(ii) of the Consumer Financial Protection Bureau's TILA-RESPA Integrated Disclosure Rule when such revisions directly result from a Seller action taken within six (6) calendar days of the Closing Date. However, in such event, Seller shall have no liability to the Buyer for failure to deliver the Property on the originally scheduled Closing Date.

9. **Completion Date**. It is expressly agreed by Buyer that notwithstanding anything to the contrary specified herein or verbally represented (including but not limited to Seller's sales representative), any scheduled completion date is a good faith estimate, and Seller makes no promises or representations concerning the date of completion. Buyer agrees that Buyer has not relied, and will not rely upon, any estimated completion date for any purpose whatsoever, including, without limitation, relocation of residence, storage of personal property, or lock-in financing, and Buyer agrees that Seller shall not be liable for any additional costs, expenses or damages whatsoever should the Home not be completed by an estimated completion date. Notwithstanding the foregoing, upon Closing all

Contracted Services to be performed under this Agreement by Seller shall be deemed completed and fully performed, and this Agreement shall be deemed completed, within the meaning of Florida Statutes § 95.11(3)(c). Contracted Services shall not include any corrections of defects or deficiencies in the Home, punch list work, or warranty work. Notwithstanding the foregoing, Seller is required to complete and does agree that the construction of the Home shall be completed not later than two (2) years from the date of Buyer's execution of this Agreement. If construction is delayed by any event recognized by the law of the state in which the Home is located as a defense to a contract action for non-performance or a delay in performance, then the date of completion shall be extended by the delay period. It is the express intent of the parties that the parties' rights and obligations under this Agreement be construed in the manner necessary to exempt this Agreement and the sale of the Property from registration under the Interstate Land Sales Full Disclosure Act, and both Buyer and Seller hereby expressly waive any right or provision of this Agreement that would otherwise preclude such exemption.

10. **Casualty Before Closing**. If the Property is damaged by fire, vandalism, act of terrorism or other casualty before Closing and the cost of restoration does not exceed three percent (3%) of the Total Purchase Price and repairs will not substantially delay Closing, Seller shall repair the damage and Closing shall proceed pursuant to the terms of this Agreement. If the cost of restoration exceeds three percent (3%) of the Total Purchase Price or the repairs would substantially delay Closing, Buyer shall have the option to: (1) terminate this Agreement and receive a refund of the Deposit made by Buyer to Seller, in which event both parties shall be released from all obligations under this Agreement, or (2) have Seller repair the damage as soon as reasonably possible, and Closing shall be extended until such repair or rebuilding is complete.

Notwithstanding the foregoing, if all or a portion of the Property is damaged by fire, vandalism, act of terrorism or other casualty or condition and the repair or reconstruction of the Property substantially in accordance with the plans and specifications is rendered impossible by any cause recognized by the law of the state in which the Property is located as a defense to a contract action for non-performance, then Seller shall have the right to terminate this Agreement and Buyer shall receive a refund of the Deposit made by Buyer to Seller in which event both parties shall be released from all obligations under this Agreement.

11. **Deed**. Seller shall convey title to Buyer at Closing by delivery to Buyer of a Special Warranty Deed (the "**Deed**") describing the Property, which Deed shall convey title to Buyer subject to all matters described in Sections 12.1, 17 and 18 of this Agreement. Any such matters omitted from the Deed shall nevertheless be deemed to be included in the Deed. Upon Closing, within the meaning of Florida Statutes § 95.11(3)(c): (1) Buyer shall have actual possession of the Property, (2) all Contracted Services to be performed under this Agreement by Seller shall be deemed completed and fully performed, and (3) this Agreement shall be deemed completed. Contracted Services shall not include any corrections of defects or deficiencies in the Home, punch list work, or warranty work.

12. **Closing and Title Matters**. Title to the Property to be delivered to Buyer at Closing will be marketable and insurable, subject only to the following matters:

12.1 Title to the Property shall be subject to the following: (1) zoning, building codes, bulkhead laws, ordinances, regulations, rights or interests vested in the United States of America or the state in which the Community is located; (2) real estate taxes and other taxes for the year of conveyance and subsequent years including taxes or assessments of any special taxing or community development district (including assessments relating to capital improvements and bonds); (3) the general printed exceptions contained in an owner's title insurance policy; (4) utility easements, sewer agreements, telephone agreements, cable agreements, telecommunications agreements, monitoring agreements, restrictions and reservations common to any plat affecting title to the Property; (5) matters that would be disclosed by an accurate survey or inspection of the Property; (6) the Documents; (7) any laws and restrictions, covenants, conditions, limitations, reservations, agreements or easements recorded in the public records for the County (for example, use limitations and obligations, easements (right-of-way) and agreements relating to telephone, gas or electric lines, water and sewer lines and drainage, provided they do not prevent use of the Property for single family residential purposes); (8) minor encroachments on easements that do not substantially interfere with an easement holder's interest in the Property; (9) acts done or suffered by Buyer and any mortgage or deed of trust obtained by Buyer for the purchase of the Property; and (10) any deed restrictions reflected in the Deed which specifically incorporate Chapter 558 of the Florida Statutes and the mediation, arbitration and litigation provisions set forth in this Agreement. It is Buyer's responsibility to review and become familiar with each of the foregoing title matters, some of which are covenants running with the land. If any title defects are discovered by Buyer after Closing, Buyer's sole remedy shall be to make a claim to Buyer's title insurer.

12.2 Seller shall provide an affidavit complying with the Foreign Investment in Real Property Tax Act of 1980, as amended, upon written request of Buyer.

12.3 Seller may not own title to the Property as of the date of this Agreement or at Closing. However, Seller shall obtain title to the Property on or before the Closing Date or effect the necessary transfer of title on or before the date when Seller causes title to be transferred to Buyer.

12.4 If Seller cannot provide marketable and insurable title as described above, such failure shall not be an event of default and Seller will have a reasonable period of time (at least one hundred twenty (120) days from the date of the scheduled Closing Date) to attempt to correct any defects in title; provided, however, Seller shall not be obligated to incur any expense, nor institute any litigation, to clear title to the Property. If Seller cannot or elects not to correct the title defects, Seller shall so notify Buyer within such period, and Buyer may thereafter elect (by written notice from Buyer to Seller) one of the following two (2) options: (1) to accept title in the condition offered (with defects) and pay the balance of the Total Purchase Price for the Property (without set off or deduction therefor), thereby waiving any claim with respect to such title defects and Buyer will not make any claims against Seller because of the title defects; or (2) to terminate this Agreement and receive a full refund of the Deposit deposited hereunder. If all such amounts are refunded, Buyer agrees to accept it as full payment of Seller's liability hereunder, whereupon this Agreement shall be terminated and Seller shall thereafter be relieved and released of all further liability hereunder. Buyer shall not thereafter have any rights to make any additional claims against Seller. In the event Buyer does not notify Seller in writing within five (5) calendar days from the receipt of Seller's notice (time being strictly of the essence) as to which option Buyer elects, Buyer shall be conclusively presumed to have elected option (1) set forth above in this subsection.

12.5 Title to the Property will be deemed marketable if an owner's policy is issued with standard exceptions.

12.6 The acceptance of the Deed by Buyer shall be deemed to be full performance and discharge of every agreement and

obligation on the part of Seller to be performed pursuant to this Agreement. UPON SELLER'S DELIVERY, AND BUYER'S ACCEPTANCE, OF THE DEED ON THE CLOSING DATE, ALL CONTRACTED SERVICES TO BE PERFORMED UNDER THIS AGREEMENT BY SELLER SHALL BE DEEMED COMPLETED AND FULLY PERFORMED, AND THIS AGREEMENT SHALL BE DEEMED COMPLETED, WITHIN THE MEANING OF FLORIDA STATUTES § 95.11(3)(c). CONTRACTED SERVICES SHALL NOT INCLUDE ANY CORRECTIONS OF DEFECTS OR DEFICIENCIES IN THE HOME, PUNCH LIST WORK, OR WARRANTY WORK.

13. **Closing Costs**. The respective responsibilities of Buyer and Seller for all costs, prorations and fees payable at Closing (the "**Closing Costs**") are shown in Rider B attached hereto.

14. **Site and Substitutions**. The materials, equipment and fixtures included in and to be used in constructing the Home will be substantially the same as or similar in quality to those described in the applicable plans and specifications (except as to extras, options and/or upgrades).

14.1 Changes to Plans and Specifications.

14.1.1 Industry Practice. It is widely observed construction industry practice for pre-construction plans and specifications for any home or building to be changed and adjusted from time to time in order to accommodate on-going site conditions and in the field construction factors. These changes and adjustments are essential in order to permit all components of the Home to be integrated into a well-functioning and aesthetically pleasing product in an expeditious manner. Based on the foregoing, Buyer acknowledges that such changes and adjustments may occur and agrees that it is reasonable and to Buyer's benefit to allow Seller the flexibility to make such changes and adjustments to the Home.

14.1.2 Seller's Absolute Right to Make Modifications to Plans and Specifications. Seller has the absolute right to make modifications to the plans and specifications for the Home. Without limiting the generality of the foregoing, Buyer specifically agrees that changes in the dimensions of rooms and patios, entrances and terraces, if applicable, and changes in room size, in the locations of windows, doors, walls, partitions, utility lead-ins and outlets (including, but not limited to, electrical, cable television, and telephone), air-conditioning components, lighting fixtures and electrical panel boxes may be made by Seller in its sole discretion, provided however that changes in the layout and dimensions of the Home shall not substantially affect the value of the Home. Such changes may also include, but are not limited to, changes in the building location, setbacks and facing, the building's external configuration, its structural components, its finishes and the landscaping associated therewith.

14.1.3 Buyer's Acceptance of Actual Floor Plan. Buyer further understands and acknowledges that many of the Homes to be constructed within the Community require floor plans which are opposite (i.e. flipped) mirror images of the model floor plan and Buyer fully understands and accepts the floor plan configuration for the Home and improvements to be constructed within the Home.

14.1.4 No Warranty for Plans and Specifications on File. Buyer further acknowledges and agrees that (1) the plans and specifications of the Home and the Community on file with the applicable governmental authorities may not be identical in detail to Seller's plans and specifications, and (2) because of the day-to-day nature of the changes described in this Section 14, the plans and specifications on file with the applicable governmental authorities may not include some or any of these changes (there being no legal requirement to file all changes with such authorities). As a result of the foregoing, Buyer and Seller both acknowledge and agree that the Home and the Community may not be constructed in accordance with the plans and specifications on file with the applicable governmental authorities. Without limiting the generality of the provisions of Rider B attached hereto, Seller disclaims and Buyer waives any and all express or implied warranties that construction will be accomplished in compliance with such plans and specifications. Seller has not given and Buyer has not relied on or bargained for any such warranties. In furtherance of the foregoing, in the event of any conflict between the actual construction of the Home and/or the Community, and that which is set forth on the plans and specifications, Buyer agrees that the actual construction shall prevail and to accept the Home and Community as actually constructed (in lieu of what is set forth on the plans and specifications).

14.2 Lot Change. In the event that Seller, in its sole discretion, determines that the Model of the Home selected under this Agreement cannot reasonably be built on the Homesite, then Buyer and Seller hereby agree that they will negotiate in good faith to relocate the Home to another lot in the Community, provided however that there are lots available for sale. If no replacement lot is available, then Buyer may terminate this Agreement and will be entitled to a refund of any paid Deposit.

14.3 Materials, Appliances, Decorative and Landscaping Items.

14.3.1 Buyer understands and agrees that certain of the finishing items, such as tile, marble, carpet, cabinets, stone, brickwork, wood, paint, stain and mica are subject to size and color variations, grain and quality variations, and may vary in accordance with price, availability and changes by manufacturers from those shown in the model, if any, or in illustrations or brochures or those included in the specifications. Furthermore, if circumstances arise that, in Seller's opinion, warrant changes of subcontractors, suppliers, manufacturers, brand names or items, Seller reserves the right to substitute equipment, materials, appliances, etc., which in Seller's opinion are considered to be of quality substantially similar or equal, or of better quality, subject to their availability. Buyer also understands that Seller has the right to substitute or change materials and/or stain colors utilized in wood decor, if any.

14.3.2 Lot grades, lot area, options, facades, shrubs, trees, trim, built-ins, wall treatments, window treatments, furniture, furnishings, fences, decks, locations of walks, driveways and other items in or about a model home area in the subdivision are for display purposes only and are not included in the Total Purchase Price unless otherwise expressly provided herein. Seller has the right to remove any existing trees on the Property or on the surrounding area for any reason. Buyer further understands and agrees that the following items (which may be seen in models or

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shown in illustrations) will also not be included with the sale of the Home: wall coverings, paint colors, accent light fixtures, wall ornaments, drapes, blinds, bedspreads, furniture, furnishings, wet bars, monitoring systems, certain built-in fixtures, special floor coverings, wood trim, upgraded items and/or any other items of this nature which may be added or deleted from time to time. This list of items (which is not all-inclusive) is provided as an illustration of the type of items built-in or placed upon models or shown in illustrations strictly for purposes of decoration and example only.

14.4 Deed. By acceptance of the Deed, Buyer accepts all variations of the Home.

15. **Buyer's Default**. In the event of Buyer's default and to the extent allowed by law, Seller shall be entitled to terminate the Agreement and keep, as liquidated damages and not as a penalty, Buyer's Deposit not to exceed twenty percent (20%) of the Total Purchase Price, except that Seller may, in addition, keep, as liquidated damages and not as a penalty, any and all Advanced Payments made by Buyer to Seller for options, extras or upgrades for which Seller has made contractual commitments or incurred liability by placing orders or otherwise. Buyer agrees that actual damages in the event of breach by Buyer would be costly and difficult to calculate, and that such liquidated damages are a fair and reasonable remedy and shall not be considered a penalty.

16. **Seller's Default**. In the event of Seller's default and to the extent allowed by law, Buyer may recover actual damages but shall not be entitled to special, consequential or punitive damages. Notwithstanding the foregoing, Buyer retains all remedies at law and in equity with respect to Seller's obligation to complete the Home within two (2) years pursuant to Section 9 above.

17. **Mediation / Arbitration of Disputes**.

17.1 The parties to this Agreement specifically agree that this transaction involves interstate commerce and that any Dispute (as hereinafter defined) shall first be submitted to mediation and, if not settled during mediation, shall thereafter be submitted to binding arbitration as provided by the Federal Arbitration Act (9 U.S.C. §§1 et seq.) and not by or in a court of law or equity. "**Disputes**" (whether contract, warranty, tort, statutory or otherwise), shall include, but are not limited to, any and all controversies, disputes or claims (1) arising under, or related to, this Agreement, the Property, the Community or any dealings between Buyer and Seller; (2) arising by virtue of any representations, promises or warranties alleged to have been made by Seller or Seller's representative; (3) relating to personal injury or property damage alleged to have been sustained by Buyer, Buyer's children or other occupants of the Property, or in the Community; or (4) issues of formation, validity or enforceability of this Section. Buyer has executed this Agreement on behalf of his or her children and other occupants of the Property with the intent that all such parties be bound hereby. Any Dispute shall be submitted for binding arbitration within a reasonable time after such Dispute has arisen. Nothing herein shall extend the time period by which a claim or cause of action may be asserted under the applicable statute of limitations or statute of repose, and in no event shall the Dispute be submitted for arbitration after the date when institution of a legal or equitable proceeding based on the underlying claims in such Dispute would be barred by the applicable statute of limitations or statute of repose.

17.2 Any and all mediations commenced by any of the parties to this Agreement shall be filed with and administered by the American Arbitration Association or any successor thereto ("**AAA**") in accordance with the AAA's Home Construction Mediation Procedures in effect on the date of the request. If there are no Home Construction Mediation Procedures currently in effect, then the AAA's Construction Industry Mediation Rules in effect on the date of such request shall be utilized. Any party who will be relying upon an expert report or repair estimate at the mediation shall provide the mediator and the other parties with a copy of the reports. If one or more issues directly or indirectly relate to alleged deficiencies in design, materials or construction, all parties and their experts shall be allowed to inspect, document (by photograph, videotape or otherwise) and test the alleged deficiencies prior to mediation. Unless mutually waived in writing by the parties, submission to mediation is a condition precedent to either party taking further action with regard to any matter covered hereunder.

17.3 If the Dispute is not fully resolved by mediation, the Dispute shall be submitted to binding arbitration and administered by the AAA in accordance with the AAA's Home Construction Arbitration Rules in effect on the date of the request. If there are no Home Construction Arbitration Rules currently in effect, then the AAA's Construction Industry Arbitration Rules in effect on the date of such request shall be utilized. Any judgment upon the award rendered by the arbitrator may be entered in and enforced by any court having jurisdiction over such Dispute. If the claimed amount exceeds $250,000.00 or includes a demand for punitive damages, the Dispute shall be heard and determined by three arbitrators; however, if mutually agreed to by the parties, then the Dispute shall be heard and determined by one arbitrator. Arbitrators shall have expertise in the area(s) of Dispute, which may include legal expertise if legal issues are involved. All decisions respecting the arbitrability of any Dispute shall be decided by the arbitrator(s). At the request of any party, the award of the arbitrator(s) shall be accompanied by detailed written findings of fact and conclusions of law. Except as may be required by law or for confirmation of an award, neither a party nor an arbitrator may disclose the existence, content, or results of any arbitration hereunder without the prior written consent of both parties.

17.4 The waiver or invalidity of any portion of this Section shall not affect the validity or enforceability of the remaining portions of this Section. Buyer and Seller further agree (1) that any Dispute involving Seller's affiliates, directors, officers, employees and agents shall also be subject to mediation and arbitration as set forth herein, and shall not be pursued in a court of law or equity; (2) that Seller may, at its sole election, include Seller's contractors, subcontractors and suppliers, as well as any warranty company and insurer as parties in the mediation and arbitration; and (3) that the mediation and arbitration will be limited to the parties specified herein.

17.5 To the fullest extent permitted by applicable law, Buyer and Seller agree that no finding or stipulation of fact, no conclusion of law, and no arbitration award in any other arbitration, judicial, or similar proceeding shall be given preclusive or collateral estoppel effect in any arbitration hereunder unless there is mutuality of parties. In addition, Buyer and Seller further agree that no finding or stipulation of fact, no conclusion of law, and no arbitration award in any arbitration hereunder shall be given preclusive or collateral estoppel effect in any other arbitration, judicial, or similar proceeding unless there is mutuality of parties.

17.6 Unless otherwise recoverable by law or statute, each party shall bear its own costs and expenses, including attorneys' fees and paraprofessional fees, for any mediation and arbitration. Notwithstanding the foregoing, if a party unsuccessfully contests the validity or scope of arbitration in a court of law or equity, the noncontesting party shall be awarded reasonable

attorneys' fees, paraprofessional fees and expenses incurred in defending such contest, including such fees and costs associated with any appellate proceedings. In addition, if a party fails to abide by the terms of a mediation settlement or arbitration award, the other party shall be awarded reasonable attorneys' fees, paraprofessional fees and expenses incurred in enforcing such settlement or award.

17.7 Buyer may obtain additional information concerning the rules of the AAA by visiting its website at www.adr.org or by writing the AAA at 335 Madison Avenue, New York, New York 10017.

17.8 Seller supports the principles set forth in the Consumer Due Process Protocol developed by the National Consumer Dispute Advisory Committee and agrees to the following:

17.8.1 Notwithstanding the requirements of arbitration stated in Section 17.3 of this Agreement, Buyer shall have the option, after pursuing mediation as provided herein, to seek relief in a small claims court for disputes or claims within the scope of the court's jurisdiction in lieu of proceeding to arbitration. This option does not apply to any appeal from a decision by a small claims court.

17.8.2 Any mediator and associated administrative fees incurred shall be shared equally by Seller and Buyer; however, Seller and Buyer each agree to pay for their own attorneys' fees and costs.

17.8.3 The fees for any claim pursued via arbitration shall be apportioned as provided in the Home Construction Arbitration Rules of the AAA or other applicable rules.

17.9 Notwithstanding the foregoing, if either Seller or Buyer seeks injunctive relief, and not monetary damages, from a court because irreparable damage or harm would otherwise be suffered by either party before mediation or arbitration could be conducted, such actions shall not be interpreted to indicate that either party has waived the right to mediate or arbitrate. The right to mediate and arbitrate should also not be considered waived by the filing of a counterclaim by either party once a claim for injunctive relief had been filed with a court.

17.10 BUYER AND SELLER AGREE THAT THE PARTIES MAY BRING CLAIMS AGAINST THE OTHER ONLY ON AN INDIVIDUAL BASIS AND NOT AS A MEMBER IN ANY PURPORTED CLASS OR REPRESENTATIVE ACTION OR COLLECTIVE PROCEEDING. THE ARBITRATOR(S) MAY NOT CONSOLIDATE OR JOIN CLAIMS REGARDING MORE THAN ONE PROPERTY AND MAY NOT OTHERWISE PRESIDE OVER ANY FORM OF A CONSOLIDATED, REPRESENTATIVE, OR CLASS PROCEEDING. ALSO, THE ARBITRATOR(S) MAY AWARD RELIEF (INCLUDING MONETARY, INJUNCTIVE, AND DECLARATORY RELIEF) ONLY IN FAVOR OF THE INDIVIDUAL PARTY SEEKING RELIEF AND ONLY TO THE EXTENT NECESSARY TO PROVIDE RELIEF NECESSITATED BY THAT PARTY'S INDIVIDUAL CLAIM(S). ANY RELIEF AWARDED CANNOT BE AWARDED ON CLASS-WIDE OR MASS-PARTY BASIS OR OTHERWISE AFFECT PARTIES WHO ARE NOT A PARTY TO THE ARBITRATION. NOTHING IN THE FOREGOING PREVENTS SELLER FROM EXERCISING ITS RIGHT TO INCLUDE IN THE MEDIATION AND ARBITRATION THOSE PERSONS OR ENTITIES REFERRED TO IN SECTION 17.4 ABOVE.

18. **Other Dispute Resolutions**. Notwithstanding the parties' obligation to submit any Dispute to mediation and arbitration, in the event that a particular dispute is not subject to the mediation or the arbitration provisions of Section 17, then the parties agree to the following provisions: **BUYER ACKNOWLEDGES THAT JUSTICE WILL BEST BE SERVED IF ISSUES REGARDING THIS AGREEMENT ARE HEARD BY A JUDGE IN A COURT PROCEEDING, AND NOT A JURY. BUYER AND SELLER AGREE THAT ANY DISPUTE, CLAIM, DEMAND, ACTION, OR CAUSE OF ACTION SHALL BE HEARD BY A JUDGE IN A COURT PROCEEDING AND NOT A JURY. BUYER AND SELLER HEREBY WAIVE THEIR RESPECTIVE RIGHT TO A JURY TRIAL. SELLER HEREBY SUGGESTS THAT BUYER CONTACT AN ATTORNEY OF BUYER'S CHOICE IF BUYER DOES NOT UNDERSTAND THE LEGAL CONSEQUENCES OF EXECUTING THIS AGREEMENT.**

19. **Deed Restriction**. The provisions of Sections 17 and 18 shall be: (i) subject to the survival provisions of Section 31, (ii) covenants running with the land comprising the Property, (iii) set forth as exceptions in the Deed, and (iv) binding upon Buyer and its successors and assigns in title upon Seller's conveyance of the Property to Buyer and recording of the Deed.

20. **Cooperating Broker and Seller's New Home Consultant**. Unless a Cooperating Broker Agreement indicating otherwise is attached hereto, Buyer represents to Seller that Buyer has not consulted, dealt or negotiated with a real estate broker, salesperson or agent other than Seller's sales personnel located at Seller's sales office. Buyer agrees that Seller is not responsible for the payment of a commission to a real estate broker, salesperson or agent ("Buyer Broker") other than Seller's sales personnel. Buyer will be in default if Buyer fails to close because Buyer is obligated to pay a Buyer Broker and does not have sufficient funds to do so. Buyer shall indemnify, defend and hold harmless Indemnified Parties from and against any and all Claims resulting from or arising out of any representation or breach of a representation or warranty set forth in this Section. In addition, Buyer acknowledges and understands that Seller's New Home Consultant ("NHC") and Internet New Home Consultant ("INHC") are agents of Seller, are acting solely for the Seller's interests, and are not acting in any representative capacity for Buyer. Buyer should not disclose any information to Seller's NHC and/or INHC that Buyer considers to be confidential or otherwise does not want disclosed to Seller.

21. **Construction Activities**. ALL OWNERS, OCCUPANTS AND USERS OF THE COMMUNITY ARE HEREBY PLACED ON NOTICE THAT (1) SELLER AND/OR ITS AGENTS, CONTRACTORS, SUBCONTRACTORS, LICENSEES AND OTHER DESIGNEES, AND/OR (2) ANY OTHER PARTIES, WILL BE, FROM TIME TO TIME, CONDUCTING BLASTING, EXCAVATION, CONSTRUCTION AND OTHER ACTIVITIES WITHIN OR IN PROXIMITY TO THE COMMUNITY. BY THE ACCEPTANCE OF THEIR DEED OR OTHER CONVEYANCE OR MORTGAGE, LEASEHOLD, LICENSE OR OTHER INTEREST, AND BY USING ANY PORTION OF THE COMMUNITY, EACH SUCH OWNER, OCCUPANT AND USER AUTOMATICALLY ACKNOWLEDGES, STIPULATES AND AGREES (1) THAT NONE OF THE AFORESAID ACTIVITIES SHALL BE DEEMED NUISANCES OR NOXIOUS OR OFFENSIVE ACTIVITIES, HEREUNDER OR AT LAW GENERALLY, (2) NOT TO ENTER UPON, OR ALLOW THEIR CHILDREN OR OTHER PERSONS UNDER THEIR CONTROL OR DIRECTION TO ENTER UPON (REGARDLESS OF WHETHER SUCH ENTRY IS A TRESPASS OR OTHERWISE) ANY

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PROPERTY WITHIN OR IN PROXIMITY TO THE AREA OF THE COMMUNITY WHERE SUCH ACTIVITY IS BEING CONDUCTED (EVEN IF NOT BEING ACTIVELY CONDUCTED AT THE TIME OF ENTRY, SUCH AS AT NIGHT OR OTHERWISE DURING NON-WORKING HOURS), (3) TO THE EXTENT PERMITTED OR NOT PROHIBITED UNDER APPLICABLE LAW, SELLER AND THE OTHER AFORESAID RELATED PARTIES SHALL NOT BE LIABLE FOR ANY AND ALL LOSSES, DAMAGES (COMPENSATORY, CONSEQUENTIAL, PUNITIVE OR OTHERWISE), INJURIES OR DEATHS ARISING FROM OR RELATING TO THE AFORESAID ACTIVITIES, EXCEPT RESULTING DIRECTLY FROM SELLER'S GROSS NEGLIGENCE OR WILLFUL MISCONDUCT, (4) ANY PURCHASE OR USE OF ANY PORTION OF THE COMMUNITY HAS BEEN AND WILL BE MADE WITH FULL KNOWLEDGE OF THE FOREGOING AND (5) THIS ACKNOWLEDGMENT AND AGREEMENT IS A MATERIAL INDUCEMENT TO SELL, CONVEY, AND/OR ALLOW THE USE OF THE PROPERTY.

22. **Dangerous Condition; Construction Work**.

22.1 Buyer understands and agrees that the Property is a construction site and that the Property and the improvements, equipment and supplies thereon constitute a danger to those who may enter on the Property. Buyer shall not enter onto the Property prior to Closing unless authorized and accompanied by Seller's representative. Any unauthorized, unaccompanied entry by Buyer shall constitute a breach of this Agreement by Buyer, at Seller's election. Moreover, any entry by Buyer onto the Property prior to Closing shall be done at Buyer's own risk and in compliance with all federal, state and local safety laws and regulations. To the extent permitted or not prohibited by applicable law, Buyer waives, releases and shall indemnify, defend and hold harmless Indemnified Parties from and against any Claims made by Buyer, Buyer's family members or guests, as a direct or indirect result of any such unauthorized, unaccompanied entry onto the Property.

22.2 Buyer agrees that supervision and direction of the working forces, including, without limitation, all contractors and subcontractors, is to be done exclusively by Seller, and Buyer agrees not to issue any instructions to the working forces or otherwise hinder construction or installation of improvements on the Property. Buyer shall not do or have any work done on the Property, nor may Buyer store any possessions thereon, prior to Closing and transfer of title to the Property to Buyer.

22.3 Buyer agrees that any and all controversies, disputes and claims arising under this Section shall be resolved through mediation or binding arbitration in accordance with the terms of this Agreement.

23. **Natural Disasters**. Seller builds homes to the building code in effect at the time the building permit is applied for Buyer's Home. Building code requirements do not guarantee a home can or will withstand the impacts of a natural disaster; including but not limited to earthquake, forest fire, tornado, hurricane, flood, and avalanche. Seller cannot guarantee the home, its structure or features will not be impacted by a natural disaster. Buyer should review their applicable homeowner's and/or flood insurance policy(s) and consult their insurance professional for additional information. Buyer is urged to follow the advice and direction from local emergency management officials regarding a natural disaster.

Buyer understands and agrees to accept the risks and conditions of natural disasters and to assume all liabilities associated with them. By executing and delivering this Agreement and Closing, Buyer shall be deemed to have released Seller and Seller's affiliates, and their respective officers, directors, managers, members, shareholders, employees, and agents, from any and all liability or claims resulting from all matters disclosed or disclaimed in this Paragraph, including, without limitation, any liability for incidental or consequential damages which may result from, without limitation, inconvenience, displacement, property damage, personal injury and/or death to or suffered by Buyer or any of its family members, occupants, guests, tenants, invitees and/or pets and any other person or pet.

24. **Representation of Compliance with OFAC Regulations**. Buyer represents and warrants that Buyer is not barred from doing business with U.S. entities pursuant to the U.S. Department of Treasury's Office of Foreign Asset Control ("**OFAC**"), including OFAC's Specially-Designated-Nationals ("**SDN**") list and lists of known or suspected terrorist organizations. If Seller identifies or is informed that Buyer is a valid match for OFAC's SDN list, then this Agreement is void, and Seller shall cancel and revoke this Agreement immediately. In the event of cancellation or revocation of this Agreement under this provision, Seller shall immediately contact OFAC to report the transaction and to determine whether deposit money provided by Buyer, if any, should be returned or blocked, consistent with OFAC regulations.

25. **Agreement not to be Recorded**. Buyer covenants that Buyer shall not record this Agreement (or any memorandum thereof) in the Public Records of the County. Buyer agrees, if Buyer records this Agreement, to pay all of Seller's attorneys' fees, paraprofessional fees and expenses incurred in removing the cloud in title caused by such recordation. Seller's rights under this Section shall be in addition to Seller's remedies for Buyer's default provided elsewhere in this Agreement.

26. **Transfer, Assignment and Persons Bound**. Buyer agrees that Buyer will not, and does not have the right to, assign, sell or transfer Buyer's interest in this Agreement (whether voluntarily or by operation of law or otherwise) without Seller's prior written consent. If Buyer is a corporation, other business entity, trustee or nominee, a transfer of any material equity or beneficial or principal interest shall constitute an assignment of this Agreement. If Buyer attempts to assign this Agreement in violation of this Section, Seller can declare Buyer in default and Seller shall be entitled to all remedies available under this Agreement. Buyer agrees that Seller may withhold its consent with or without any reason or condition in any manner it chooses (if it gives it at all) and may charge Buyer a reasonable amount to cover administrative costs incurred in considering whether or not to grant consent. If Buyer dies or in any way loses legal control of his/her affairs, this Agreement will bind his/her heirs and legal representatives. If Buyer has received Seller's permission to assign or transfer this Agreement, then Buyer's approved assignees shall be bound by the terms of this Agreement. If more than one person signs this Agreement as Buyer, each such person shall be jointly and severally liable for full performance of all of Buyer's duties and obligations hereunder.

27. **Time of the Essence**. Buyer acknowledges that time is of the essence in connection with the transactions contemplated under this Agreement.

28. **Interpretation and Computation of Time**. The use of the masculine gender in this Agreement shall be deemed to refer to the feminine or neuter gender, and the singular shall include the plural, and vice versa, whenever the context so requires. This Agreement reflects the negotiated agreement of the parties. Each party acknowledges that they have been afforded the opportunity to seek competent legal counsel, and each has made an informed choice as to whether or not to be represented by legal counsel. Accordingly,

this Agreement shall be construed as if both parties jointly prepared it, and no presumption against one party or the other shall govern the interpretation or construction of any of the provisions of this Agreement. Any reference in this Agreement to the time periods of less than five (5) days shall, in the computation thereof, exclude Saturdays, Sundays and legal holidays. Any reference in this Agreement to time periods of five (5) days or more shall, in computation thereof, include Saturdays, Sundays and legal holidays. If the last day of any such period is a Saturday, Sunday or legal holiday, the period shall be extended to 5:00 p.m. on the next full business day. The section headings in this Agreement are for convenience only and shall not affect the meaning, interpretation or scope of the provisions which follow them.

29. **Notice**. Except as provided in the Closing Section of this Agreement with respect to notices of the scheduled Closing Date, any notice required or permitted to be given in connection with this Agreement shall be in writing and sent by United States certified mail with return receipt requested, overnight professional courier or electronic transmission (with confirmation and copy by (1) certified mail, if Buyer's address is within the United States or (2) overnight professional courier, if to a Buyer whose address is outside of the United States) to Buyer or Seller at the addresses on Page 2 of this Agreement (unless Seller has received written notice from Buyer of any change therein prior to the date such notice is given), and additionally to Seller by hand delivery at Seller's sales office. All notices shall only be effective upon receipt or refusal to accept receipt (by failure to accept delivery or otherwise).

30. **Waiver**. Seller's waiver of any of its rights or remedies shall not operate to waive any other of Seller's rights or remedies or to prevent Seller from enforcing the waived right or remedy in another instance.

31. **Survival**. Buyer and Seller specifically agree that notwithstanding anything to the contrary, the rights and obligations as set forth in all provisions and disclaimers in this Agreement shall survive (1) the Closing of the purchase of the Property; (2) the termination of this Agreement by either party; or (3) the default of this Agreement by either party, unless expressly stated otherwise. NOTWITHSTANDING THE FOREGOING, UPON CLOSING ALL CONTRACTED SERVICES TO BE PERFORMED UNDER THIS AGREEMENT BY SELLER SHALL BE DEEMED COMPLETED AND FULLY PERFORMED, AND THIS AGREEMENT SHALL BE DEEMED COMPLETED, WITHIN THE MEANING OF FLORIDA STATUTES § 95.11(3)(C). IN ADDITION, ALL PAYMENTS, INCLUDING, BUT NOT LIMITED TO, BUYER'S FINAL PAYMENT, TO SELLER FOR ALL CONTRACTED SERVICES ARE DUE ON OR BEFORE THE CLOSING DATE, AND CONTRACTED SERVICES SHALL NOT INCLUDE ANY CORRECTIONS OF DEFECTS OR DEFICIENCIES IN THE HOME, PUNCH LIST WORK, OR WARRANTY WORK.

32. **Incorporation and Severability**. The explanations and disclaimers set forth in the Documents are incorporated into this Agreement. In the event that any clause or provision of this Agreement shall be void or unenforceable, such clause or provision shall be deemed deleted so that the balance of this Agreement is enforceable.

33. **Governing Law**. Any disputes that develop under this Agreement or questions regarding the interpretation of this Agreement will be settled according to the law of the state where the Property is located to the extent federal law is not applicable.

34. **Entire Agreement**. BUYER CERTIFIES THAT BUYER HAS READ EVERY PROVISION OF THIS AGREEMENT, WHICH INCLUDES EACH RIDER AND ADDENDUM ATTACHED HERETO AND THAT THIS AGREEMENT, TOGETHER WITH EACH SUCH RIDER AND ADDENDUM, CONSTITUTES THE ENTIRE AGREEMENT BETWEEN BUYER AND SELLER. PRIOR AGREEMENTS, REPRESENTATIONS, UNDERSTANDINGS, AND ORAL STATEMENTS NOT REFLECTED IN THIS AGREEMENT HAVE NO EFFECT AND ARE NOT BINDING ON SELLER. BUYER ACKNOWLEDGES THAT BUYER HAS NOT RELIED ON ANY REPRESENTATIONS, NEWSPAPERS, RADIO OR TELEVISION ADVERTISEMENTS, WARRANTIES, STATEMENTS, OR ESTIMATES OF ANY NATURE WHATSOEVER, WHETHER WRITTEN OR ORAL, MADE BY SELLER, SALES PERSONS, AGENTS, OFFICERS, EMPLOYEES, COOPERATING BROKERS (IF ANY) OR OTHERWISE EXCEPT AS HEREIN SPECIFICALLY REPRESENTED. BUYER HAS BASED HIS/HER/THEIR DECISION TO PURCHASE THE PROPERTY ON PERSONAL INVESTIGATION, OBSERVATION AND THE DOCUMENTS.

35. **Modification**. This Agreement is the entire agreement for the sale and purchase of the Property and once it is signed by both Buyer and an authorized representative of Seller, it can only be amended by a written agreement signed by both Buyer and Seller.

36. **Additional Changes**. Notwithstanding Section 35 of this Agreement, Buyer agrees that it may be necessary (at any time and from time to time) after Buyer executes this Agreement for Seller, and/or the developer or declarant under the Documents, to change the terms and provisions of this Agreement and/or the Documents to comply with and conform to the rules and regulations (as same may exist and as same may be promulgated from time to time) of any governmental agency, subdivision or authority or court of competent jurisdiction and Buyer consents to all such changes. Notwithstanding Section 35 of this Agreement, Seller, and/or the developer or declarant under the Documents, shall have the right to amend all Documents for development or other purposes, and Buyer consents to all such amendments.

37. **Inducement**. Buyer acknowledges that the sole inducement to close on the purchase of the Property is the Property itself and not (1) the common facilities comprising part of the Community, if any, or (2) any expectation that the Property will increase in value.

38. **Reservation of Easement**. For the purpose of completing the construction and servicing of the Property and Community, Seller hereby reserves an easement of ingress and egress for itself and its successors and assigns, and each of their respective agents, employees, materialmen and subcontractors, over, under and upon the Property for a period of one (1) year after Closing. Seller shall provide reasonable notice to Buyer before exercising easement rights granted herein.

39. **Riders and Addenda**. This Agreement consists of 12 pages and the following Riders and Addenda, which are attached hereto and by this reference made a part of this Agreement.

Check ([X]) all that apply:

[X] Rider A (Florida)	[X] Disclosure Summary
[X] Rider B (Central Florida Division)	[ ] Community Development District Brochure
[X] Purchase Price and Payment Addendum	[X] Cooperating Broker Agreement
[X] Master Disclosure and Information Addendum	[ ] FHA/VA Addendum
[X] Affiliated Business Arrangement Disclosure Statement*	[ ] Out of State Non-Solicitation Addendum (Multi-State)
[X] Election Form Addendum	[ ] Out of State Non-Solicitation Addendum (New York)
[X] Insulation Addendum	[ ] Out of State Non-Solicitation Addendum (New Jersey)
[X] Indoor Environmental Quality Disclosure	[ ] Out of State Non-Solicitation Addendum (Puerto Rico)
[X] Addendum for Natural and Manmade Products	[ ] Approved Lender Addendum [OPTIONAL]
[ ] Sales Incentive Addendum	[X] Privacy Policy Notice Addendum
[ ] HUD Receipt for Property Report [OPTIONAL]	[X] Stucco/Cementitious Finish to Exterior Walls Disclosure
[X] Change Order Addendum/Amendment or Option Summary	[ ] N/A

*On 07/24/2025 Seller provided to Buyer an Affiliated Business Arrangement Disclosure Statement ("**ABAD**") that sets forth Seller's business relationships with affiliated settlement service providers, including but not limited to, Lennar Mortgage, LLC, Lennar Title Inc. Lennar Insurance Agency, LLC and their respective types of charges and range of charges; Buyer acknowledges and confirms receipt of the previously delivered ABAD on 07/24/2025.

40. **Offer to Purchase/Effective Date**. This Agreement, when executed by Buyer and delivered to Seller, together with the Initial Deposit specified hereunder, shall constitute an offer by Buyer to purchase the Property in accordance with the terms and conditions provided herein, and shall not be binding upon Seller until such time as an authorized representative of Seller has executed this Agreement. The date of such acceptance is the "**Effective Date**" of this Agreement. In the event Buyer's offer is not accepted by Seller, all paid Deposits made by Buyer to Seller to date shall be returned to Buyer, and Buyer's offer shall be deemed withdrawn.

41. **Counterparts and Signatures**. This Agreement may be executed in any number of counterparts, a complete set of which shall be deemed to be an original and a complete set of which shall comprise but a single instrument. Signatures may be given via electronic transmission and shall be deemed given as of the date and time of the transmission of this Agreement to the other party.

42. **DISTRICT**. Pursuant to Section 190.048 of Florida Statutes, Seller provides the following notice. **THE Westside Haines City Community Development District COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN addition TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.**

THE INITIAL DEPOSIT HAS BEEN RECEIVED BY SELLER SUBJECT TO CLEARANCE.

SELLER: LENNAR HOMES, LLC

Signed by: Vitor Viveiros 1CE511971E0F4F4...

New Home Consultant Vitor Viveiros

Date: 11/21/2025

THIS AGREEMENT IS NOT BINDING ON SELLER UNTIL ACCEPTED BELOW BY AN AUTHORIZED REPRESENTATIVE OF SELLER.

SELLER:
LENNAR HOMES, LLC
a Authorized Agent

Signed by: Vitor Viveiros 1CE511971E0F4F4...

By

Title: Authorized Representative Vitor Viveiros

Date Signed by Seller: 11/21/2025

Assinado por: Yglesio Luciano Moyses Silva De Souza 31AD751684404C3...

Buyer - Yglesio Luciano Moyses Silva De Souza

Date 11/20/2025

Buyer -

Date

Buyer -

Date

Buyer -

Date

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PRIVACY POLICY NOTICE AND CONSENT ADDENDUM

THIS PRIVACY POLICY NOTICE AND CONSENT ADDENDUM (this "**Addendum**") is, by this reference, made part of the Purchase and Sale Agreement (the "**Agreement**") dated as of the twentieth day of November, 2025 between Yglesio Luciano Moyses Silva De Souza (collectively, "**Buyer**") and Seller, as defined in the Agreement, respecting Lot 2318 of Block _____ of BRENTWOOD TOWNHOME Subdivision/Plat in the community known as Brentwood TH (the "**Community**").

1. **Defined Terms**. All initially capitalized terms not defined herein shall have the meanings set forth in the Agreement, and all references in this Addendum to the Agreement shall be deemed to include references to this Addendum and to any other addenda and riders attached to the Agreement, which are hereby incorporated by this reference. Notwithstanding the foregoing or anything contained in the Agreement to the contrary, for the exclusive purpose of this Addendum, "**Lennar Affiliate(s)**" shall have the meaning set forth in the Privacy Notice attached hereto as Exhibit "A" ("**Privacy Notice**").

2. **Explanation**. Buyer may need a mortgage, homeowners' insurance, title insurance and/or settlement services in connection with the purchase of the Home. While Buyer is not required to use a Lennar Affiliate to purchase such services, they are available to assist with obtaining these services in connection with the purchase of the Home. This Addendum provides Buyer with the option of electing to receive marketing materials, including price quotes, for services that may be necessary in connection with the purchase of the new Home. It is entirely Buyer's choice whether to receive any such information, and there is no obligation to use any Lennar Affiliate.

3. **Acknowledgement of Privacy Notice and Complete Privacy Policy**. Buyer acknowledges that Buyer has received and reviewed Seller's Privacy Notice attached hereto as Exhibit A. The Privacy Notice summaries the complete privacy policy of Lennar Corporation ("**Privacy Policy**") and Buyer acknowledges that Buyer has been given the opportunity to review Seller's complete Privacy Policy (https://www.lennar.com/privacypolicy). Buyer agrees to the terms of the Privacy Policy and acknowledges that the Privacy Policy is subject to future amendment without further notice.

4. **Consent to Sharing Information with Lennar Affiliates**. Please choose the "Yes" or "No" options below to indicate whether Buyer wishes to share information with Lennar Affiliates (such as those involved in the home purchasing process, e.g., Lennar Mortgage, LLC, Lennar Title, Inc., CalAtlantic Title, LLC and Lennar Insurance Agency, LLC). If there is more than one Buyer, the choices selected will apply to all Buyers who have executed the Addendum.

YES	NO	
X		***Lennar Affiliate Information Sharing***: Agreeing to this option will allow the Lennar Affiliates to provide Buyer with offers and information about products and services that may be necessary in connection with the home-buying process by accessing and using Buyer's Personal Information. These services include providing the Buyer with home financing information and quotes for title insurance, closing services, and homeowner's insurance. Buyer may change the above selections (i.e., opt-out if Buyer has previously selected "YES", or opt-in, if Buyer has previously selected "NO") at any time by visiting our communication Preferences (https://www.lennar.com/contact/communicationpreferences) and making the appropriate selections in the manner prescribed in the form, or as otherwise described in the Privacy Policy.

5. **Counterparts**. This Addendum shall be validly executed when signed in counterparts; a complete set of which shall form a single document. Signatures may be given via electronic transmission and shall be deemed original and given as of the date and time of the transmission of this Addendum electronically to the other party.

6. **Conflicts**. In the event of any conflict between this Addendum and the Agreement, this Addendum shall control. In all other respects, the Agreement shall remain in full force and effect.

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7. **Entire Agreement**. The Agreement, together with this Addendum and any other addenda and riders to the Agreement, contains the entire agreement between Buyer and Seller concerning the matters set forth herein. No addition or modification of this Addendum or the Agreement shall be effective unless set forth in writing and signed by Buyer and an authorized representative of Seller.

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Buyer - Yglesio Luciano Moyses Silva De Souza
Date 11/20/2025

Buyer -
Date

Buyer -
Date

Buyer -
Date

SELLER:
LENNAR HOMES, LLC
a Authorized Agent

Signed by:
Vitor Viveiros
1CE511971E0F4F4...

By:
Title: Authorized Representative
Vitor Viveiros
Date Signed by Seller: 11/21/2025

Docusign Envelope ID: 977B0C1E-DB42-4B52-9499-D9508EFCF8B6

ADDENDUM "A"
PRIVACY NOTICE

This Privacy Notice summarizes the complete Privacy Policy of Lennar Corporation (the "**Privacy Policy**") and our affiliated companies, including but are not limited, to Quarterra Multifamily Communities, LLC, Lennar Commercial, CalAtlantic Group, LLC, Lennar Mortgage, LLC, Lennar Sales Corp., Lennar Title, Inc., Lennar Title, LLC, Lennar Title Group, LLC, Lennar Closing Services, CalAtlantic Title, LLC, and Lennar Insurance Agency, LLC ("**Lennar Affiliates**") (collectively, "**Lennar**," "**we**", "**us**", **or** "**our**").

This Privacy Notice outlines only some of the important information in our Privacy Policy, including how we collect, use, and disclose Personal Information we learn about individuals ("**you**" or "**your**") who visit our websites, use our mobile applications, communicate with us in person or by phone, engage with us as customers or prospective customers, and others whose Personal Information we process.

THIS PRIVACY NOTICE DOES NOT REPLACE, SUPPLEMENT, OR MODIFY THE COMPLETE PRIVACY POLICY AVAILABLE AT https://www.lennar.com/privacypolicy. THIS PRIVACY NOTICE IS NOT A SUBSTITUTE FOR THE PRIVACY POLICY. YOU SHOULD CAREFULLY REVIEW THE FULL TEXT OF THE PRIVACY POLICY TO UNDERSTAND OUR PRIVACY PRACTICES.

Your Consent. You consent to the terms of our complete Privacy Policy when you use our services or provide your Personal Information (defined below) to us after receiving this Privacy Notice and opportunity to review our complete Privacy Policy. If you do not agree with our privacy practices, you should not visit our websites, use our services, or otherwise provide us your Personal Information. For more on your consent, see the "Your Consent" section of the Privacy Policy (https://www.lennar.com/privacypolicy#your-consent).

What Is Personal Information? The term "Personal Information" refers to information that identifies, relates to, describes, or could reasonably be associated or linked with you. For more information about the categories and specific types of Personal Information we collect, including what information the Privacy Policy does not cover, see the section of the Privacy Policy titled, "Personal Information We Collect" (https://www.lennar.com/privacypolicy#personal-information-we-collect).

When Do We Collect Personal Information? We collect Personal Information when you do business or otherwise interact with Lennar, when you visit our websites, and when you set up and use a myLennar or Homeowner Portal online account. We also collect Personal Information from, and may share Personal Information with (among others) (2) **Lennar Affiliates**, (2) "**Service Providers**," which process information on our behalf to support our operations, (3) "**Business Partners**" (real estate, home products and services, and other unaffiliated companies we collaborate with), and (4) digital advertising, social media, and analytics platforms that collect data using tracking and storage technologies when you visit our websites.

What Personal Information Do We Collect? For detail about the categories of information we collect, along with the specific types of personal information you may provide and we may collect, see the table below and the section of our complete "Privacy Policy titled Personal Information We Collect".

How Do We Use Personal Information? We may use your Personal Information, for example, to,: START

- Manage our contractual relations, process your transactions, protect our business interests, and enforce our Terms and Conditions (https://www.lennar.com/termsandconditions).
- Manage our websites to maintain functionality, improve service, identify products and services that may be of interest to you, and detect and prevent malicious activity.
- Conduct digital advertising programs and website analytics via third-party advertisers and data tracking services. (You can restrict targeted advertising and other online data tracking on our website.)
- Conduct internal activities such as quality assurance, strategic marketing, and product development.
- Comply with applicable law and legal process.
- Undertake a major business transaction subject to appropriate confidentiality protections.

For more information about how we use your Personal Information, see the section titled "How We Use Personal Information" (https://www.lennar.com/privacypolicy#how-we-use-personal-information)" in our complete Privacy Policy.

- Work with you throughout the design, sales, contracting, financing, construction and completion phases of your project.
- Provide customer service, fulfill requests for information, verify customer information and process payments for transactions (payment information is handled by authorized third-party payment processors.
- Build long-term customer relationships by learning about your experience with us and keeping records of your needs, preferences and interests.
- Connect you with Lennar Affiliates that offer mortgage financing, title insurance or other related services (with your permission).
- Connect you with Business Partners that offer home-based products and services in your area.
- Send and track your responses to marketing messages and show you targeted advertising, subject to your options and preferences.
- Maintain and improve our websites and monitor usage of our websites for market research purposes.
- Personalize the Sites to show you content we think you will be most interested in based on your browsing activity, your account information, and your purchase history.
- Display your photos and comments on our Sites and in marketing materials (with your permission).
- Conduct internal activities we believe are reasonably aligned and compatible with your expectations

about how we will use your personal information based on your relationship with Lennar and the context in which you provided the information (such as quality assurance, strategic marketing and product development).
o Secure our Sites and services, detect and investigate fraud and protect ourselves and others when necessary.
o Manage our contractual relations and protect our business interests.
o Comply with legal process and respond to appropriate governmental requests.
o Use aggregated, pseudonymized or anonymized information (which is no longer reasonably associated with an identifiable natural person) for any lawful purpose.

When Do We Share Your Personal Information? We may share your Personal Information with third parties including our Lennar Affiliates, Service Providers, Advertising Networks, and Business Partners, and digital tracking and data collection services. The table below summarizes the categories of Personal Information Lennar collected during the past 12 months, the categories disclosed to parties for marketing purposes (as opposed to disclosure for business purposes), and whether disclosure to third parties is subject to your Marketing Communications or Cookie Preferences selections. Where information is sold or shared for targeted advertising purposes, it is indicated below.

Categories and examples of Personal Information	**Shared with or disclosed for marketing purposes:**	**Actions you can take to limit or restrict sharing**
Personal Identifiers: name, postal/email address, phone number	o Lennar Affiliates o Business Partners	o Opt-in (Marketing Communications) o Opt-out (Marketing Communications) o Opt-out (for targeted advertising)
Sensitive Information: Social Security Number, citizenship, driver's license	Not shared	Not applicable
Protected demographic Information: age, marital status	Not shared	Not applicable
Consumer Information: signature, credit or debit card, health insurance information	Not shared	Not applicable
Commercial Information: credit/income information, Lennar transaction history	o Lennar Affiliates (for transaction history only)	o Opt-out (Marketing Communications)
Internet Usage Data: browsing history, device information and location data collected using tracking technologies on our websites	o Lennar Affiliates o Business Partners o Digital tracking and analytics services o Advertising networks for targeted advertising o Social Media	o Opt-out (Cookie Preferences)
Customer Profile Information: information from various sources to infer and profile interests and preferences	o Lennar Affiliates o Business Partners o Digital tracking and analytics services o Advertising networks for targeted advertising o Social Media	o Opt-Out (Cookie Preferences)

For more information about when we share your Personal Information and the preference selections you can make, refer to the section of our complete Privacy Policy titled "Information Sharing and Disclosure" (https://www.lennar.com/privacypolicy#information-sharing-and-disclosure). Some information we collect is "sensitive personal information" such as your Social Security Number, citizenship, or driver's license. We will only use and disclose sensitive information for the specific purpose explained to you at the time it is collected.

How Can You Restrict Collection and Use of Personal Information? You may limit the collection, disclosure, or use of certain categories of your Personal Information for marketing purposes or from being sold or shared for targeted advertising or digital tracking by updating your Communication Preferences (https://www.lennar.com/contact/communicationpreferences) or visiting the Cookies Preferences page (https://www.lennar.com/privacypolicy#how-you-can-restrict-cookies-and-targeted-advertising) or by contacting

us as described below. You can also restrict the automated collection and tracking of your online activities and receipt of personalized advertisements by managing the privacy or cookie settings on your browser or device.

Note that you cannot opt-out of disclosures to Service Providers because they perform business services on behalf of Lennar Affiliates and do not use Personal Information for their own commercial purposes. How Business Partners, advertising networks, and digital data services use Personal Information is subject to their own privacy practices and is not governed by the Lennar Privacy Policy. You should review the privacy policies of those third parties to learn about their privacy practices.

How We Use and How You Can Limit Cookies and Targeted Advertising. We use and allow advertising networks and website analytics services (such as Google Analytics) to place cookies and other tracking and data collection technologies on our websites. These technologies collect data about your device and browsing activities over time and across many websites and platforms. The data is used to build a profile of your interests, preferences, and characteristics and to deliver advertisements and marketing campaigns targeted to you. You can restrict some cookies, including targeted advertising cookies, by methods such as selecting certain settings on your browser, configuring your advertisement and privacy settings on your social media platforms, installing Google Analytics opt-out browser, or on our website at our Cookies Preference page. For more information, refer to "How You Can Restrict Cookies and Targeted Advertising" in the full version of the Privacy Policy.

Protection and Retention of Personal Information. Lennar maintains commercially reasonable administrative, technical, and physical safeguards to protect the security, confidentiality, and integrity of your Personal Information appropriate to the nature of the Personal Information we collect. We retain Personal Information for as long as we reasonably require it for legal or business purposes.

Data Privacy Requests and Rights. Lennar will honor the following requests about your Personal Information regardless of where you live:

- To confirm or receive information about the Personal Information Lennar collected, sold, or disclosed about you during the last twelve (12) months;
- To update or correct information that you consider inaccurate;
- To direct Lennar not to sell your Personal Information to others;
- To restrict having your Personal Information collected on our websites for targeted advertising purposes;
- To delete Personal Information that Lennar has collected, subject to a range of exclusions permitted by law;
- To withdraw any previously granted consent to use your Personal Information in a particular way.

We will also honor requests to exercise the data privacy rights granted by the laws of your place of residence that apply to Lennar. We will respond to these requests in the manner and within the timeframes set by such applicable laws. We will not discriminate against you for making a privacy request.

You may submit a request using any of the methods explained in "How to Contact Us" (https://www.lennar.com/privacypolicy#how-to-contact-us) in the Privacy Policy. You can also submit your request (https://lennar-privacy.my.onetrust.com/webform/28241770-ebef-41ce-ad79-79c8275b52ce/4a145a0f-1efc-4ad5-8878-7c3609052d3d). We will generally confirm receipt of your request regarding your personal information within 10 business days and may request additional information necessary to verify you are authorized to make your request. We aim to respond to any verifiable requests within 45 calendar days of receiving it.

Contact Us. To contact us with your questions about our privacy practices or to change opt-in or opt-out preferences:

By email:	privacyinfo@lennar.com
By phone:	1-844-232-0929
Online Preferences webform:	Online Privacy Request (https://lennar-privacy.my.onetrust.com/webform/28241770-ebef-41ce-ad79-79c8275b52ce/4a145a0f-1efc-4ad5-8878-7c3609052d3d)
By postal mail:	5505 Waterford District Drive, Miami, FL 33126 (Attn: Privacy Compliance Dept.)

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PURCHASE PRICE AND PAYMENT ADDENDUM

Buyer(s) Name: Yglesio Luciano Moyses Silva De Souza
Date of Agreement: 11/20/2025
Community: Brentwood TH Lot/Block: 2318 /
Address: 2673 Bevel Lane Davenport FL 33837
Plan/Elevation: Bright / A Garage Orientation Preference: Left [X] Right [ ]
Phase/Section: Job#/Unit Type/Model#: 26314722318
Started (Y/N): Y Stage: 12
Estimated Start Date: 07/11/2025
NHC: Vitor Viveiros ISC:
Agreement Type: [X] Primary [ ] Secondary [ ] Investment
Select One: [X] New Agreement [ ] Transfer [ ] Revised Agreement -- Revision #:

BUYER(S) INFORMATION

Buyer #1: Yglesio Luciano Moyses Silva De Souza (check one): Married [X] Single [ ]
Buyer #1 Existing Address: 5677 LIVELINESS ALLEY Clermont FL / US 34714
Home Phone: Office Phone: Cellular Phone: 5598991101412
Email: yglesio@yahoo.com

Buyer #2: (check one): Married [ ] Single [ ]
Buyer #2 Existing Address:
Home Phone: Office Phone: Cellular Phone:
Email:

Buyer #3: (check one): Married [ ] Single [ ]
Buyer #3 Existing Address:
Home Phone: Office Phone: Cellular Phone:
Email:

Buyer #4: (check one): Married [ ] Single [ ]
Buyer #4 Existing Address:
Home Phone: Office Phone: Cellular Phone:
Email:

PURCHASE PRICE AND PAYMENTS

PURCHASE PRICE:

Base Purchase Price:	$	294,990.00
Add: Homesite Premium:	$	3,000.00
Add: Options, Upgrades and Extras per Change Order Summary:	$	.00
Less Incentives and Other Discretionary Reductions	$	13,000.00
Total Purchase Price:	$	284,990.00

PAYMENTS:

Initial Deposit			Check#		$	3,000.00
Additional Deposit						
Due 11/28/2025	Received		Check#	Wire Transfer	$	28,500.00
Due	Received		Check#		$	.00
Due	Received		Check#		$	.00
Due	Received		Check#		$	.00
Advanced Payment for Options, Extras and/or Upgrades						
Due	Received		Check#		$	.00
Due	Received		Check#		$	.00
Total Payments:					$	31,500.00

Amount to be financed or paid by wire transfer of immediately available funds at closing (approximate) $ 253,490.00

(Total Purchase Price less total payments does not include FHA Funding Fee, VA Funding Fee, MIP, PMI, closing costs, pre-paids, homeowner insurance, prorated expenses, Builder's Fee, homeowners association fees and other fees).

CLOSING COSTS, PRE-PAIDS AND OTHER FEES:

Seller Assistance toward Settlement (subject to contribution limits and Lender approval, as applicable): $ 35,000.00

Buyer's closing costs, pre-paids and other fees associated with the purchase of the Home are described in the Rider B. If Buyer obtains financing for the Home, Buyer's closing costs, pre-paids and other fees associated with the financing of the Home are described in the Loan Estimate provided by the Lender.

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WARRANTY INFORMATION

LEN 210 5/2/12
*Or other comparable warranty

FINANCING AND BROKER INFORMATION

Select One: [X] Cash [ ] Conventional [ ] FHA [ ] VA [ ] OTHER:

Lender: Cash Sale - No Lender - NC Phone #:
Address: Cash Fax #:
Agent Name: Cellular #:
Email Address:

Broker Participation? [X] Yes [ ] No
Agent/Company: Cristiano Gomes de Almeida / Authentic Real Estate Team
Street Address: 610 Sycamore St Ste 315
City, State Zip: Kissimmee, FL 34747
Phone #: (407) 900-2026 Email Address: chris@authenticorlando.com
Fax #:
Sales Associate License No.: SL3601646
Broker Tax ID#: Broker Commission: $.00 or 7.00 % of Total Purchase Price less Seller Assistance if any.

Additional Broker Bonus/Incentive: $.00

Defined Terms. All initially capitalized terms not defined herein shall have the meanings set forth in the Purchase and Sale Agreement between Buyer and Seller dated as of the twentieth day of November, 2025 (the "**Agreement**"), and all references in this Addendum to the Agreement shall be deemed to include references to this Addendum and to any other addenda and riders attached to the Agreement, which are hereby incorporated by this reference.

Counterparts. This Addendum shall be validly executed when signed in counterpart; a complete set of which shall form a single document. Signatures may be given via electronic transmission and shall be deemed original and given as of the date and time of the transmission of this Addendum electronically to the other party.

Conflicts. In the event of any conflict between this Addendum and the Agreement, this Addendum shall control. In all other respects, the Agreement shall remain in full force and effect.

Defined Terms. All initially capitalized terms not defined herein shall have the meanings set forth in the Purchase and Sale Agreement between Buyer and Seller dated as of the twentieth day of November, 2025 (the "**Agreement**"), and all references in this Addendum to the Agreement shall be deemed to include references to this Addendum and to any other addenda and riders attached to the Agreement, which are hereby incorporated by this reference.

Counterparts. This Addendum shall be validly executed when signed in counterpart; a complete set of which shall form a single document. Signatures may be given via electronic transmission and shall be deemed original and given as of the date and time of the transmission of this Addendum electronically to the other party.

Conflicts. In the event of any conflict between this Addendum and the Agreement, this Addendum shall control. In all other respects, the Agreement shall remain in full force and effect.

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Entire Agreement. The Agreement, together with this Addendum and any other addenda and riders to the Agreement, contains the entire agreement between Buyer and Seller concerning the matters set forth herein. No addition or modification of this Addendum or the Agreement shall be effective unless set forth in writing and signed by Buyer and an authorized representative of Seller.

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Buyer - Yglesio Luciano Moyses Silva De Souza
Date 11/20/2025

Buyer -
Date

Buyer -
Date

Buyer -
Date

SELLER:
LENNAR HOMES, LLC
a Authorized Agent

Signed by:
Vitor Viveiros
1CE511971E0F4F4...

By
Title: Authorized Representative
Vitor Viveiros
Date Signed by Seller: 11/21/2025

Docusign Envelope ID: 977B0C1E-DB42-4B52-9499-D9508EFCF8B6

ELECTION FORM ADDENDUM

THIS ELECTION FORM ADDENDUM (this "**Addendum**") is executed in conjunction with and, by this reference, incorporated into the Purchase and Sale Agreement (the "**Agreement**") dated as of the twentieth day of November, 2025 between Yglesio Luciano Moyses Silva De Souza (collectively, "**Buyer**") and Seller, as defined in the Agreement, respecting Lot 2318 of Block _____ of BRENTWOOD TOWNHOME Subdivision/Plat in the community known as Brentwood TH (the "**Community**").

1. **Defined Terms**. All initially capitalized terms not defined herein shall have the meanings set forth in the Agreement, and all references in this Addendum to the Agreement shall be deemed to include references to this Addendum and to any other addenda and riders attached to the Agreement, which are hereby incorporated by this reference.

2. **Affiliated Business**. Seller has given Buyer notice in the Affiliated Business Arrangement Disclosure Statement that Seller has business relationships with Lennar Mortgage, LLC ("**Lennar Mortgage**") and Lennar Title, Inc., ("**Lennar Title**") and Title Resources Guaranty Company. Buyer understands and acknowledges that if Buyer elects to use Lennar Title, Lennar Title may issue title insurance through various underwriters including Title Resources Guaranty Company. Buyer is hereby informed that Buyer is not obligated to use an affiliated business of Seller as a condition to the sale of the Home/Unit.

3. **Incentives for Use of Affiliated Business**.

3.1 By checking one of the boxes below and initialing below the selected text, Buyer hereby selects the lender and title company that Buyer will use in connection with the purchase of the Home/Unit.

3.1.1 ☐ Buyer elects to use both Lennar Mortgage (or such other lender named on the Approved Lender Addendum) and Lennar Title.

3.1.2 ☒ Buyer intends to purchase the Home/Unit without financing, but elects to use Lennar Title as its title company.

Buyer's Initials Rubrica LMSDS Buyer's Initials _____

3.1.3 ☐ Buyer elects to use a Lender other than Lennar Mortgage (or such other lender named on the Approved Lender Addendum) as its Lender, but elects to use Lennar Title as its title company.

3.1.4 ☐ Buyer elects to use Lennar Mortgage (or such other lender named on the Approved Lender Addendum) as its Lender, but elects to use a title company other than Lennar Title.

3.1.5 ☐ Buyer elects to use a Lender (as provided under Section 5 of the Agreement) other than Lennar Mortgage (or such other lender named on the Approved Lender Addendum) and a title company other than Lennar Title.

3.2 If Buyer selects option 3.1.1 or 3.1.2 above,

☒ Seller will install the following in the Home/Unit at no additional charge to Buyer:
--Seller to install Refrigerator/ Washer/ Dryer -- Buyer to receive a seller credit of $35,000 at Closing

In the event there is a conflict between this provision and any other provision within the Agreement, the other provision shall prevail.

4. **Deposit and Disbursement of Funds**. Buyer and Seller agree that any funds received in escrow by Lennar Title shall be deposited with other escrow funds in general escrow accounts in a federally insured financial institution ("**depositories**"). As a result of Lennar Title maintaining its general escrow accounts with the depositories, Lennar Title may receive certain financial benefits such as an array of bank services, including interest on deposit balances, accommodations, loans or other business benefits from the depositories ("**collateral benefits**"). All collateral benefits shall accrue to the sole benefit of Lennar Title and Lennar Title shall have no obligation to account to the parties to this escrow for the value of any such collateral benefits. Buyer and Seller hereby consent to the collateral benefits accruing to Lennar Title and confirm that they agree to the transfer of accrued interest (only) from Lennar Title's escrow account to another acceptable account per state law. Any such collateral benefits shall be deemed additional compensation earned by Lennar Title for its services as escrow holder and will not affect any deposit or funds of the Buyer or Seller.

5. **Counterparts**. This Addendum shall be validly executed when signed in counterpart; a complete set of which shall form a single document. Signatures may be given via electronic transmission and shall be deemed original and given as of the date and time of the transmission of this Addendum electronically to the other party.

6. **Conflicts**. In the event of any conflict between this Addendum and the Agreement, this Addendum shall control. In all other respects, the Agreement shall remain in full force and effect.

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7. **Entire Agreement**. The Agreement, together with this Addendum and any other addenda or riders to the Agreement, contains the entire agreement between Buyer and Seller concerning the matters set forth herein. No addition or modification of this Addendum or the Agreement shall be effective unless set forth in writing and signed by Buyer and an authorized representative of Seller.

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Buyer - Yglesio Luciano Moyses Silva De Souza
Date 11/20/2025

Buyer -
Date

Buyer -
Date

Buyer -
Date

SELLER:
LENNAR HOMES, LLC
a Authorized Agent

Signed by:
Vitor Viveiros
1CE511971E0F4F4...

By
Title: Authorized Representative
Vitor Viveiros
Date Signed by Seller: 11/21/2025

Docusign Envelope ID: 977B0C1E-DB42-4B52-9499-D9508EFCF8B6

RIDER A
(FLORIDA)

THIS RIDER A (FLORIDA) (this "**Rider A**") is executed in conjunction with and, by this reference, incorporated into the Purchase and Sale Agreement (the "**Agreement**") entered into as of the twentieth day of November, 2025, between Yglesio Luciano Moyses Silva De Souza ("**Buyer**") and Seller, as defined in the Agreement, respecting Lot 2318 of Block _____ of BRENTWOOD TOWNHOME Subdivision/Plat in the community known as Brentwood TH (the "**Community**").

1. **Defined Terms**. All initially capitalized terms not defined herein shall have the meanings set forth in the Agreement, and all references in this Rider A to the Agreement shall be deemed to include references to this Rider A and to any other addenda and riders attached to the Agreement, which are hereby incorporated by this reference.

2. **Disclosure Summary**. Prior to execution of the Agreement, Seller provided a Disclosure Summary to Buyer. Such Disclosure Summary is incorporated herein by reference. BUYER SHOULD NOT EXECUTE THE AGREEMENT UNTIL BUYER HAS RECEIVED AND READ THE DISCLOSURE SUMMARY REQUIRED BY SECTION 720.401, FLORIDA STATUTES. IF THE DISCLOSURE SUMMARY REQUIRED BY SECTION 720.401, FLORIDA STATUTES, HAS NOT BEEN PROVIDED TO THE PROSPECTIVE BUYER (BUYER) BEFORE EXECUTING THE AGREEMENT (CONTRACT FOR SALE), THE AGREEMENT (CONTRACT) IS VOIDABLE BY BUYER BY DELIVERING TO SELLER OR SELLER'S AGENT OR REPRESENTATIVE WRITTEN NOTICE OF THE BUYER'S INTENTION TO CANCEL WITHIN THREE (3) DAYS AFTER RECEIPT OF THE DISCLOSURE SUMMARY OR PRIOR TO CLOSING, WHICHEVER OCCURS FIRST. ANY PURPORTED WAIVER OF THIS VOIDABILITY RIGHT HAS NO EFFECT. BUYER'S RIGHT TO VOID THE AGREEMENT (CONTRACT) SHALL TERMINATE AT CLOSING.

3. **Deposit**.

3.1 Section 501.1375 of the Florida Statutes requires that the following statement be disclosed to buyers of residential homes:

THE BUYER OF A ONE-FAMILY OR TWO-FAMILY RESIDENTIAL DWELLING UNIT HAS THE RIGHT TO HAVE ALL DEPOSIT FUNDS (UP TO TEN PERCENT (10%) OF THE PURCHASE PRICE) DEPOSITED IN AN ESCROW ACCOUNT. THIS RIGHT MAY BE WAIVED, IN WRITING, BY BUYER.

☒ I/We hereby waive my/our rights under Section 501.1375 of the Florida Statutes to have all deposit funds, up to ten percent (10%) of the Total Purchase Price, deposited in an escrow account.

WAIVER: Buyer's Initials Rubrica YLMSDS _____

☐ Buyer is electing to have all deposit funds, up to ten percent (10%) of the Total Purchase Price, deposited in an escrow account. Seller intends to use the Deposit funds for construction purposes and has acquired a master surety bond permitting Seller to obtain the immediate release of such deposit funds from the escrow account as provided in Section 501.1375(5) of the Florida Statutes. If Buyer does not waive the right to have the Deposit funds placed in an escrow account, Buyer may be debited at Closing an amount equal to the premium for the applicable portion of the master surety bond securing such Deposit funds.

NON-WAIVER Buyer's Initials _____ _____

3.2 In the event Buyer's Deposit exceeds ten percent (10%) of the Total Purchase Price, the following provision shall be applicable:

Buyer acknowledges, understands, and agrees that (i) Seller may not apply for or obtain all permits necessary to construct the Home within thirty (30) days from the execution of the Agreement and (ii) Seller may not commence work on the Home within ninety (90) days of the issuance of such permits, provided however, Seller shall apply for or obtain such permits within one (1) year after the date of the Agreement (the "**Permit Issuance Date**") and Seller shall commence work no later than one (1) year from the Permit Issuance Date. Buyer acknowledges and agrees that the foregoing shall constitute an extension of the time limitations set forth in Section 489.126, Florida Statutes. Provided, however that the foregoing provisions in this Section 3.2 shall not operate to extend or qualify Seller's obligation to complete the Home as provided in Section 8 of the Agreement.

Buyer's Initials Rubrica YLMSDS _____

4. **Return of Deposit**. In the event the Agreement is cancelled for any reason other than Seller's default, the Buyer shall be required to execute and return a release form provided by the Seller prior to return of the deposit.

5. **Property Tax Disclosure**. Pursuant to Section 689.261 of the Florida Statutes, Seller provides the following notice: BUYER SHOULD NOT RELY ON THE SELLER'S CURRENT PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT THE BUYER MAY BE OBLIGATED TO PAY IN THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE COUNTY PROPERTY APPRAISER'S OFFICE FOR INFORMATION.

6. **Florida Homeowners' Construction Recovery Fund**. Pursuant to Section 489.1425 of the Florida Statutes, Seller provides the following notice. PAYMENT MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: (850) 921-6593, 2601 BLAIR STONE ROAD TALLAHASSEE, FL 32399-1039.

7. **Flood Disclosure Regarding Flood Insurance**. Homeowners' insurance policies do not include coverage for damage resulting from floods. Buyer is encouraged to discuss the need to purchase separate flood insurance coverage with Buyer's insurance agent.

7.1 Seller ☐ is ☒ is not aware of damage to the property caused by flooding during the Seller's ownership of the property.

7.2 Seller ☐ has ☒ has not filed a claim with an insurance provider relating to flood damage on the property, including, but not limited to, a claim with the National Flood Insurance Program.

7.3 Seller ☐ has ☒ has not received assistance for flood damage to the property, including, but not limited to, assistance from the Federal Emergency Management Agency.

7.4 For the purposes of this disclosure, the term "flooding" means a general or temporary condition of partial or complete inundation of the property caused by any of the following:

7.4.1 The overflow of inland or tidal waters.

7.4.2 The unusual and rapid accumulation of runoff or surface waters from any established water source, such as a river, stream, or drainage ditch.

7.4.3 Sustained periods of standing water resulting from rainfall.

8. **Energy Rating**. Pursuant to Section 553.996 of the Florida Statutes, Buyer may request that Seller cause a State Certified Energy Rater to perform an energy efficiency rating on the Home being purchased. Buyer hereby releases Seller from any responsibility or liability for the accuracy or level of the rating and Buyer understands and agrees that the Agreement is not contingent upon Buyer approving the rating, that the rating is solely for Buyer's own information and that Buyer will pay the total cost of the rating.

9. **Energy Performance Level Display Card**. At the written request of Buyer, Seller shall provide Buyer with an Energy Performance Level ("**EPL**") Display Card by way of Addendum to the Agreement pursuant to Section 553.9085 of the Florida Statutes.

10. **Radon Gas Notice and Disclaimer**. This disclosure is required by Section 404.056 of the Florida Statutes. Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county health department.

11. **Sinkhole and Subsurface Notice and Disclaimer**. Sinkholes, karsts, subsidence, cavities, and other subsurface anomalies are part of Florida's natural environment. Buyer represents to Seller that Buyer has made all independent investigations into sinkholes (including, but not limited to, the availability or cost for sinkhole insurance coverage) which Buyer deems appropriate prior to entering into the Agreement. All risks associated with all natural occurrences shall be borne by Buyer from and after Closing.

12. **Megan's Law Disclosure/Database Regarding Registered Sex Offenders**. Pursuant to Section 943.0435, Florida Statutes, sexual offenders must complete a registration form at their county sheriff's office. Information about specified registered sex offenders is made available to the public via an Internet Web site maintained by the Florida Department of Law Enforcement ("**FDLE**") at www.fdle.state.fl.us. This information will include, if available, the offender's name, the address at which the offender resides, offender's status, and address source information.

Prior to the purchase of a Home in the Community, Buyer may research the database to determine whether there are sex offenders in the area. Seller makes no representations, warranties, or guarantees regarding the presence or absence of registered sex offenders within the Community or in the surrounding area. Seller has no obligation or duty to investigate existing residents or buyers to determine whether they are sex offenders. Buyer is solely responsible for making his or her own investigation. For further information, please contact FDLE.

13. **Chapter 558 Notice of Claim**. In accordance with Florida law, Seller provides Buyer with the following notice: ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.

If Buyer rejects any settlement offer made pursuant to such Florida law by Seller or other contractors, subcontractors, suppliers or design professionals hired by, through or under Seller or its affiliates (collectively, "**Protected Parties**"), and Buyer elects to proceed with an action against one or more Protected Parties, Buyer acknowledges that the dispute must be resolved by mediation or, if not resolved by mediation, by binding arbitration as provided in the Agreement. Further, all other provisions of the Agreement respecting disputes remain in full force and effect.

14. **Cooperation with Closing Agent**. Buyer agrees to promptly provide Closing agent all information and documentation that either Closing agent or the title insurance company is required to obtain by law, including any requirements of the U.S. Department of the Treasury. Buyer's failure to cooperate with or provide information to the Closing agent or otherwise comply with U.S. Department of the Treasury requirements shall be a default.

15. **Debit/Credit Card Deposit**. If Buyer makes the Initial Deposit using a credit or debit card ("**Card Deposit**"), Buyer will, upon Seller's request, provide the last 4-digits of the card to Seller and the title company conducting the Closing. At least one person that is a Buyer must be the cardholder. If the card deposit is a credit card deposit, it is subject to Seller's acceptance. Buyer must provide evidence to Buyer's lender no later than (10) business days prior to Closing that the credit card deposit has been paid off out of Buyer's own funds. Such evidence shall include, but is not limited to, credit card and bank statements.

16. **Further Actions**. Buyer and Seller will execute all instructions and documents required to correct any clerical errors or to effectuate the purchase and sale contemplated by this Agreement.

17. **Buyer Releases Seller from Damages Caused by Buyer Improvements and Alterations**. Before Buyer installs any post-closing improvements to or on the Homesite including, but not limited to, pools, spas, planters, sidewalks, decks, patios, patio covers, room additions, sprinklers, landscaping, and other alterations (collectively "**Buyer Improvements**"), Buyer agrees to retain all appropriate professional consultants including a licensed architect and a civil, soil or structural engineer ("**Buyer Improvement Experts**") and to design and construct the Buyer Improvements in accordance with such experts' advice and specifications as well as all local building codes and processes. The Homesite was designed and constructed to support the residence and any Homesite improvements delivered with the residence (collectively, "**Seller Delivered Improvements**"), with the expectation that Buyer will consult such Buyer Improvement Experts before designing or constructing any Buyer Improvements. Even if Buyer takes such steps, Buyer should expect that Buyer Improvements may be damaged or cause damages to the Homesite and Seller Delivered Improvements, and may cause issues such as subsidence, earth movement, foundation cracks and failure, slab/foundation tilt, deflection, erosion, improper drainage, lateral fill extension, slope creep, corrosion, spalling, efflorescence, and water intrusion which can cause major damages to the Buyer Improvements, Seller Delivered Improvements, and Homesite.

Buyer assumes all risks relating to Buyer Improvements and releases and waives all deficiencies, losses, liabilities, claims, damages, expenses, obligations, penalties, actions, judgments, awards, suits, costs or disbursements of any kind or nature whatsoever, including attorneys' fees and expenses ("**Claims**") against Seller and its affiliates, and the officers, directors, employees, contractors, consultants and agents of each of them ("**Released Parties**") arising from or in any way related to Buyer Improvements, including Claims for bodily injury, death, property damage, economic loss, and diminution in value including Claims that may not be anticipated at this time. To the extent such damages to the Seller Delivered Improvements or Homesite arise out of or relate to Buyer Improvements, any express warranties provided by Seller on the damaged components are void and released by Buyer unless such warranties are required by law and are not permitted to be modified or released.

18. **Conveyances to Foreign Entities Act, Sections 692.201-205, Florida Statutes ("Foreign Entities Act").**

18.1 Florida law restricts certain Purchases of Real Property by Foreign Principals domiciled in foreign countries of concern. A "**foreign country of concern**", as defined in the Foreign Entities Act, includes China, Russia, Iran, North Korea, Cuba, Venezuela, and Syria. Buyer represents and warrants to Seller that Buyer has reviewed and is familiar with the Foreign Entities Act, and that Buyer's purchase of the Real Property will be permitted by and in compliance with the Foreign Entities Act.

18.2 Buyer agrees to sign and return an affidavit (the "**Affidavit**") as required by the Foreign Entities Act at Closing, or before Closing within three (3) calendar days from Seller's written request to Buyer, attesting that Buyer is (1) not a foreign principal; and (2) in compliance with the corresponding requirements of the Foreign Entities Act.

18.3 Failure to execute and return the Affidavit at Closing, or prior to Closing within three (3) days of Seller's written request, will constitute a default by Buyer and the remedies available to Seller for Buyer's default under the Agreement shall apply. Buyer acknowledges that Seller has no obligation or duty to investigate any existing or prospective buyers to determine whether they are foreign principals.

19. **Counterparts**. This Rider A shall be validly executed when signed in counterpart; a complete set of which shall form a single document. Signatures may be given via electronic transmission and shall be deemed original and given as of the date and time of the transmission of this Rider A electronically to the other party.

20. **Conflicts**. In the event of any conflict between this Rider A and the Agreement, this Rider A shall control. In

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all other respects, the Agreement shall remain in full force and effect.

21. **Entire Agreement**. The Agreement, together with this Rider A and any other addenda and riders to the Agreement, contains the entire agreement between Buyer and Seller concerning the matters set forth herein. No addition or modification of this Rider A or the Agreement shall be effective unless set forth in writing and signed by Buyer and an authorized representative of Seller.

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Buyer - Yglesio Luciano Moyses Silva De Souza
Date 11/20/2025

Buyer -
Date _____

Buyer -
Date _____

Buyer -
Date _____

SELLER:
LENNAR HOMES, LLC
Authorized Agent

Signed by:
Vitor Viveiros
1CE511971E0F4F4...

By _____
Title: Authorized Representative
Vitor Viveiros
Date Signed by Seller: 11/21/2025

Docusign Envelope ID: 977B0C1E-DB42-4B52-9499-D9508EFCF8B6

RIDER B
(ORLANDO DIVISION)

THIS RIDER B (this "**Rider B**") is executed in conjunction with and, by this reference, incorporated into the Purchase and Sale Agreement (the "**Agreement**") entered into as of the twentieth day of November, 2025, between Yglesio Luciano Moyses Silva De Souza("**Buyer**") and Seller, as defined in the Agreement, respecting Lot 2318 of Block _____ of BRENTWOOD TOWNHOME Subdivision/Plat in the community known as Brentwood TH (the "**Community**").

1. **Defined Terms**. All initially capitalized terms not defined herein shall have the meanings set forth in the Agreement, and all references in this Rider B to the Agreement shall be deemed to include references to this Rider B and to any other rider and addenda attached to the Agreement, which are hereby incorporated by this reference. In addition to those terms, the following terms shall have the meanings set forth below:

"**Closing Date Notice Period**" shall mean at least ten (10) days prior to the Closing Date.

"**Mortgage Period**" shall mean thirty (30) days from the Effective Date of the Agreement.

2. **Application for Loan.**

2.1 Notwithstanding any provision in the Agreement to the contrary, if Buyer is applying for a loan in excess of eighty percent (80%) of the Total Purchase Price, and the Property is not being acquired as a primary residence, Buyer agrees to accept a loan equal to eighty percent (80%) of the Total Purchase Price if the institutional lender considering Buyer's loan application will not approve a loan in excess of eighty percent (80%) of the Total Purchase Price.

2.2 If Buyer provides a written disapproval of loan from Lender within the Mortgage Period, Seller shall refund the Deposit to Buyer, less the sum of Two Hundred Fifty Dollars ($250.00) to cover Seller's expenses related to denial of Buyer by a Lender within the Mortgage Period unless Buyer applied for a VA guaranteed loan. The parties shall be released from all liability under the Agreement upon the execution of a Cancellation and Release Agreement without any further acts by either party.

3. **Closing Costs**. BUYER UNDERSTANDS AND AGREES THAT IN ADDITION TO THE TOTAL CASH TO CLOSE (WHICH AMOUNT IS SPECIFIED IN SECTION 2 OF THE AGREEMENT AND THE PURCHASE PRICE AND PAYMENT ADDENDUM) BUYER SHALL PAY CERTAIN OTHER FEES, THE BUILDER'S FEE, AND CLOSING COSTS, IF ANY, AT CLOSING (LISTED BELOW). IN CONNECTION THEREWITH, WITHOUT LIMITATION, THE ITEMS LISTED BELOW WILL COLLECTIVELY BE REFERRED TO AS "**CLOSING COSTS**." NOTWITHSTANDING ANYTHING IN THE AGREEMENT TO THE CONTRARY, IN THE CASE OF AN FHA/VA OR FANNIE MAE LOAN, BUYER SHALL NOT PAY FOR ANY COSTS PROHIBITED BY HUD (FHA), VA OR FANNIE MAE REGULATIONS. ALL REFERENCES TO "**PRO RATA SHARES**" WILL BE DEEMED A TIME PRORATION, BASED ON THE DATE OF CLOSING, WITH BUYER PAYING AMOUNTS ACCRUED ON AND AFTER THE DATE OF CLOSING. The Closing Costs include, without limitation:

3.1 The premium for a policy of owner's title insurance, any real property transfer taxes in connection with the transfer of the Property, the cost of the documentary stamp taxes or other taxes on the Deed, and the cost to record the Deed. Should the settlement charges that VA does not allow Buyer to pay exceed the amount, if any, to be paid by Seller, Seller at its sole discretion may terminate the Agreement and refund Buyer's earnest money. Should the settlement charges that FHA does not allow Buyer to pay exceed the amount, if any, to be paid by Seller, Buyer may either pay the additional settlement charges or the interest rate on the loan will increase to an interest rate attainable with the settlement charges to be paid by Seller. In the event that Buyer decides to lock in the interest rate and points prior to closing, Buyer agrees to pay the difference between the market rate and the lock-in rate as of the date that the loan rate is locked.

3.2 Customary closing costs of a Buyer of a single family residence, including but not limited to items such as loan fees, loan closing costs and all other related sums, attorneys' fees, escrows for taxes and insurance, recording fees, documentary stamp taxes on the note, intangible taxes, credit reports and PMI insurance, if applicable, charged by the Lender or otherwise customary for a Buyer at Closing.

3.3 Title search updates, title examination fees and any other Closing expenses of Buyer.

3.4 All additional costs respecting the Property imposed by any governmental authority.

3.5 The cost of any obligations Buyer incurs not provided for in the Agreement.

3.6 The cost of a survey of the Property.

3.7 Certified governmental liens (liens which can be paid pursuant to written notice), if any, shall be assumed and paid by Seller, pending governmental improvement liens shall be paid and assumed by Buyer.

3.8 A pro rata share of County interim service fees, if any.

3.9 A pro rata share of waste fees.

3.10 A pro rata share of utility deposits and capacity fees (water and/or sewer) for the Property prepaid by Seller.

3.11 Any other expenses of an owner of the Property provided for or referenced in the Documents.

3.12 Amounts reflected in the Master Disclosure and Information Addendum to the Purchase and Sale Agreement, if any, attached hereto and incorporated herein.

3.13 Current expenses of the Property (for example: taxes, special assessments and current monthly assessments to one or more homeowner's associations) will be adjusted between Seller and Buyer as of the Closing date. Buyer shall reimburse Seller for any prepaid expenses of the Property such as utility deposits, insurance premiums, local interim service fees, cable fees, assessments and capital contributions made to one or more homeowners' associations, paid by Seller in advance and/or for the month in which the Closing date occurs.

3.14 If real estate taxes for the year in which the Closing date occurs are assessed in the aggregate on the real estate comprising the portion of the Community (including the Property) rather than on a homesite-by-homesite basis, Seller will pay such taxes in full when due, but Buyer will reimburse Seller at the Closing for Buyer's pro rata share of such taxes from the Closing date (if such taxes are then known) or the Property's allocable share (so prorated) of Seller's estimate of those taxes (if such taxes are not then known), subject to readjustment at either the request of Seller or Buyer within six (6) months from when the actual tax bill is known. If taxes for the year in which the Closing date occurs are assessed on a homesite-by-homesite basis but such taxes are not due on the Closing date, Buyer will be responsible for paying such tax bill in full when due but Seller will reimburse Buyer at the Closing for Seller's pro rata share of such taxes (if the taxes are then known) or Seller's estimate of those taxes (if such taxes are not then known) through the Closing Date, subject to readjustment at either the request of Seller or Buyer within six (6) months from when the actual bill is known. If the Closing takes place after Seller has paid the taxes for the year in which the Closing date occurs, Buyer will reimburse Seller at the Closing for Buyer's pro rata share of those taxes from and after the Closing Date. The parties agree to bring to resolution any and all claims regarding proration within six (6) months of the tax bill becoming known. Demands made after six (6) months will not be honored by either party.

3.15 The cost of any modifications or changes which are incurred by Seller as a result of changes in building codes, governmental rules, regulations or requirements, or the enforcement of any of the same, after the Effective Date of the Agreement, shall be paid by Buyer at the time of Closing.

3.16 The cost of the Limited Warranty as set forth in Section 7 herein.

4. **Additional Financing and Closing Costs Disclosures**.

4.1 Financing. Buyer and Seller agree this Purchase ___ is _X_ is not contingent upon Buyer obtaining a Loan Commitment for financing secured by the Property. As used herein the term "**Loan Commitment**" shall mean the written approval by a loan underwriter (not a loan broker) agreeing to provide funds necessary for Closing. Should this purchase be contingent upon such financing, Buyer will immediately, but not later than five (5) days after Seller's acceptance, make full and complete application to obtain financing. Buyer may use any lender of Buyer's choice. If the purchase is contingent on financing, Seller requires, for its own purposes, a preliminary assessment of Buyer's ability to qualify for a mortgage loan to purchase the Property. Buyer understands that before Seller signs this Agreement, Buyer must obtain and provide to Seller a preliminary assessment qualification from Lennar Mortgage (an affiliate of Seller) or another qualified institutional mortgage lender.

Buyer's Initials Rubrica YMSDS _____

4.2 The Closing agent designated by Seller shall close this transaction and any related mortgage loans, if any. If Buyer desires to employ an attorney to represent Buyer, then Buyer may do so at Buyer's expense.

4.3 Although Seller may make available to Buyer the name of one or more lenders or information about one or more available financing alternatives, Buyer agrees that the choice of a lender and loan is Buyer's sole decision, and Seller has not made any promises or representations concerning the likelihood of Buyer obtaining the loan, the terms and conditions of such loan or the interest rate or fees associated with such loan.

4.4 BUYER IS HEREBY ADVISED BY SELLER THAT INTEREST RATES, LOAN FEES, AND OTHER LOAN CONDITIONS ARE NOT GUARANTEED, FIXED OR ESTABLISHED (AND SELLER MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO SUCH ITEMS) AND ARE SUBJECT TO CHANGE BY ANY LENDER. SELLER DOES NOT WARRANT OR GUARANTEE THAT COMPLETION OF THE IMPROVEMENTS OR LOAN FUNDING CAN BE ACHIEVED WITHIN LOAN LOCK PERIODS, IF ANY, REGARDLESS OF WHETHER SUCH LOCKS ARE PAID FOR BY SELLER OR BUYER.

4.5 Responsibility for obtaining the loan and for satisfying all conditions made by the Lender with regard to the loan shall rest solely with the Buyer.

5. **Name Change or Change in Party**. As set forth in the Agreement, Buyer is not permitted to assign the Agreement without Seller's written consent. If Buyer desires to take title to the Property in a name other than

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Buyer's name, Buyer must notify Seller in writing within thirty (30) days from the Effective Date of the Agreement. Upon receipt of Buyer's request, Seller shall notify Buyer whether the name change or change in party is approved by Seller, whereupon Seller and Buyer shall execute an Amendment to Change Party. If Buyer wishes to change name or change a party to this Agreement after thirty (30) days from the Effective Date, then Buyer must pay Seller Five Hundred Dollars ($500.00) to cover Seller's administrative expenses together with any such request. The payment of the $500.00 administrative expenses is not a guarantee that Seller will approve any name change or change in party. Notwithstanding, Buyer may not change their name or change a party to this Agreement in the period that is thirty (30) days prior to the Estimated Closing Date.

6. **Site and Substitutions**. If Buyer purchases any upgrades or options that include specific manufacturers, Seller will provide Buyer with notice of any change in manufacturer and allow Buyer the option to choose from available manufacturers. Seller may substitute special order items relating to building materials, appliances, fixtures, windows or other elements specifically ordered by Buyer in writing upon consent of Buyer, which consent shall not be unreasonably withheld.

7. **Warranties**.

7.1 Buyer acknowledges that at the time of execution of the Agreement, Seller has no reason to know of any particular purpose Buyer has in purchasing the Home and items of personal property located therein other than normal residential use. Buyer understands and agrees that Seller is making only those express limited warranties set forth in the homeowner's warranty (the "**Limited Warranty**"). The Limited Warranty, incorporated herein, shall be delivered to Buyer at Closing and is available for examination at Seller's office and will, at Buyer's request, be attached as an exhibit to the Agreement. By initialing below, Buyer acknowledges that Buyer has had the opportunity to receive and review the Limited Warranty prior to the execution of the Agreement. TO THE EXTENT OF ANY CONFLICT BETWEEN ANY PROVISION OF THE AGREEMENT RELATED TO WARRANTIES AND THE LIMITED WARRANTY, THE PROVISIONS OF THE LIMITED WARRANTY SHALL CONTROL.

Buyer's Initials Rubrica _____ _____

7.1.1 During the time that the Limited Warranty remains in effect, any implied warranties available to you under federal or state law with respect to the central air conditioning and heating system shall remain available to you. With respect to all other components of your Home, Seller gives the Limited Warranty expressly in lieu of any other warranties, expressed or implied. To the maximum extent lawful, and except for the Limited Warranty, with the exception of any implied warranties available to Buyer as to the central air conditioning and heating system during the time that the Limited Warranty remains in effect, Seller disclaims any and all implied warranties of merchantability and fitness, fitness for a particular purpose, habitability, intended use, workmanship, or construction respecting the Property, common properties of the Community, if any, and all fixtures or items of personal property sold pursuant to the Agreement, or any other real or personal property whatsoever conveyed in connection with the sale of the Property, or located within the Community whether arising from the agreement, usage, trade, imposed by statute, course of dealing, case law or otherwise.

7.1.2 Some states do not allow limitations on how long an implied warranty lasts, so the above limitation may not apply to you. The Limited Warranty is the only express warranty given by Seller. Seller disclaims any liability for incidental or consequential damages. Some states do not allow the exclusion or limitation of incidental or consequential damages, so the above limitation may not apply to you. The Limited Warranty gives you specific legal rights, and you may also have other rights which vary from state to state.

7.2 SELLER MAKES NO REPRESENTATION OR WARRANTY CONCERNING GEOLOGICAL OR ENVIRONMENTAL MATTERS SUCH AS RADON GAS, BURIED DEBRIS (UNLESS SUCH DEBRIS WAS BURIED BY SELLER OR ITS EMPLOYEES, AGENTS OR SUBCONTRACTORS), UNDERGROUND SPRINGS, SINKHOLES, KARSTS, SUBSIDENCE, CAVITIES, MINESHAFTS OR OTHER SUBSURFACE ANOMALIES. SELLER SPECIFICALLY EXCLUDES SUCH GEOLOGICAL AND ENVIRONMENTAL MATTERS FROM ANY WARRANTIES GIVEN UNDER THE AGREEMENT.

7.3 Normal swelling, expansion and contraction of materials and construction, and any cracks appearing as a result thereof or as a result of settlement of, in or on the Home shall not be deemed to be construction defects. Upon Closing, Seller shall deliver to Buyer all manufacturers' warranties, if any, covering the consumer products (if any) to be conveyed to Buyer hereunder, provided, however, SELLER SHALL NOT THEREBY BE DEEMED TO WARRANT ANY SUCH CONSUMER PRODUCT OR TO ADOPT ANY LIABILITY FOR ANY SUCH MANUFACTURERS' WARRANTY THEREOF.

7.4 Buyer acknowledges and understands the following with respect to the Limited Warranty:

7.4.1 The pattern of grading and drainage for the Property is an approved grade and drain pattern. Any change in the grading, drainage or landscaping or vegetation within four (4) feet of exterior walls or foundation could void the warranty. If Buyer changes the grade or drainage established by Seller, or by construction, additions or deletions causes the established grade and/or drainage patterns to be modified, then Seller shall be relieved of any liability for damages, if any, caused by

such changes.

7.4.2 Seller makes no warranty or representation regarding shifting soils, unsettled soils, unusual rocks or subsurface conditions.

7.4.3 Seller's warranty does not include defects caused by normal wear and tear, insubstantial or immaterial variances or defects, the elements, natural disasters or faulty maintenance, operation or abusive use.

7.5 No Warranties for Third Party Construction. Seller does not warrant any of the work performed in the Home or on the Homesite by third party contractors, not hired by Seller, prior to or after the Closing and shall not be liable for any defects in the work performed by third party contractors not hired by Seller, nor for any adverse impact to the Home, Homesite or Community caused thereby.

8. **Lennar Account Application for Pre-Closing Information and Limited Warranty Service Requests**. Warranty information for the Home is available to Buyer through (i) the Lennar Account Application (the "**Lennar App**"), which can be downloaded to a mobile device, such as a smartphone or tablet, from the Apple App Store (https://shorturl.at/9ljrM) or the Google Play Store (https://shorturl.at/Cy0zZ); and/or (ii) a web based version of the Lennar App that is accessible through a standard web browser (together with the Lennar App as the "**Digital Platform**"). Buyer agrees to download the Lennar App to a mobile device at the time of execution of the Agreement. The Lennar App can also be used to (i) track the progress of the construction of the Home; (ii) chat with customer care representatives; (iii) access educational checklists, maintenance tips and warranty guides for the Home; (iv) view homesite specific details such as homeowners' association information, floorplans and applicable utility services; and (v) if Buyer executes the Agreement digitally, access copies of the Purchase and Sale Agreement documents. Buyer agrees to use the Digital Platform to submit all warranty claims and to schedule warranty-related inspection(s) and repairs for the Home. If Buyer is unable to access the Digital Platform, Seller will provide Buyer with an alternate method for submission of warranty claims upon written request. Seller has the right to change the method of submitting and processing warranty requests in the future provided that any new methods will not unreasonably restrict Buyer's ability to submit a warranty claim. The provisions of this Section will survive Closing.

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9. **Documents**. Buyer acknowledges receipt of the Document Book for the Community containing many important documents regarding the Community, including but not limited to some of the documents of record affecting the Property and the Community (collectively, the "**Documents**"). The Document Book is hereby incorporated into the Agreement by this reference. The Document Book may be amended as deemed necessary by Seller in its sole and absolute discretion. Buyer agrees to take title to the Property subject to the Documents, to abide by and be bound by all of the terms and conditions of the Documents, and any amendments thereto. The Master Disclosure and Information Addendum to Purchase and Sale Agreement attached hereto sets forth additional information respecting lien rights and homeowners association's restrictions affecting the Property. In the event that the Agreement is terminated for any reason whatsoever, Buyer shall return the Document Book to Seller in the same condition originally received (ordinary wear and tear excepted). If the Document Book is not returned upon termination of the Agreement, Seller shall be entitled to deduct $100.00 from any portion of the Deposit to be refunded to Buyer as a result of the termination, to defray Seller's costs and expenses resulting from the preparation, printing and delivery of the Document Book. Buyer understands and agrees this Section shall survive the termination of the Agreement.

10. **Selections**. In order to allow sufficient time for Seller's suppliers to order all of the materials to be used in the Home, all selections requiring governmental permits must be finalized no later than thirty (30) days from the Effective Date of the Agreement. All selections requiring governmental permits must be in writing and on the Structural Selections Amendment form provided by Seller. Verbal selections requiring governmental permits will not be accepted by Seller. If Buyer fails to complete and return the permit selections to Seller, Buyer understands that all choices will be made by Seller and Buyer will have no reason to object to those choices. In addition, all color selections and option selections must be finalized no later than thirty (30) days from the Effective Date of the Agreement. All selections must be in writing and on the Color Selection Amendment form provided by Seller. Verbal selections will not be accepted by Seller. If Buyer fails to complete and return the color selections to Seller, Buyer understands that all choices will be made by Seller and Buyer will have no reason to object to those choices. Colors of all items and materials not included in the Color Selection Amendment form will be selected by Seller. Dimensions of your Home may differ from those reflected in brochures, advertisements, artist's renderings and marketing floor plans. Actual dimensions may vary upon completion of the Home.

11. **Garage Location**. Seller reserves the right to orient the garage (left or right side of the Home). This decision is based on engineering, easements and utility considerations, as well as the appearance of the Community streetscape.

12. **Inspection of the Home**. BUYER WILL BE GIVEN A REASONABLE OPPORTUNITY TO INSPECT THE HOME WITH SELLER'S REPRESENTATIVE PRIOR TO CLOSING, AND AT THAT TIME BUYER WILL SIGN A "**NEW HOME ORIENTATION LIST**" STATING ANY DEFECTS IN WORKMANSHIP OR MATERIALS OR INCOMPLETE ITEMS WHICH BUYER DISCOVERS. ANY DEFECTS OR INCOMPLETE ITEMS NOT SO LISTED WHICH ARE APPARENT OR VISIBLE SHALL BE DEEMED ACCEPTED BY BUYER AND ANY CLAIM RELATED THERETO FOREVER WAIVED. IF ANY ITEM LISTED IS ACTUALLY DEFECTIVE IN WORKMANSHIP OR MATERIALS IN SELLER'S OPINION (IN ACCORDANCE WITH CONSTRUCTION STANDARDS PREVALENT FOR A SIMILAR HOME IN THE

COUNTY), SELLER WILL BE OBLIGATED TO CORRECT THOSE DEFECTS AT SELLER'S COST WITHIN A REASONABLE PERIOD OF TIME AFTER CLOSING, PROVIDED HOWEVER THAT SELLER'S OBLIGATION TO CORRECT WILL NOT BE A GROUND FOR DEFERRING THE CLOSING, NOR FOR ANY SETOFF, NOR FOR IMPOSING ANY CONDITION ON CLOSING AS LONG AS THE HOME IS HABITABLE. NOTWITHSTANDING THE FOREGOING, AND PURSUANT TO THE AGREEMENT, UPON CLOSING ALL CONTRACTED SERVICES TO BE PERFORMED UNDER THE AGREEMENT BY SELLER SHALL BE DEEMED COMPLETED AND FULLY PERFORMED, AND THE AGREEMENT SHALL BE DEEMED COMPLETED, WITHIN THE MEANING OF FLORIDA STATUTES § 95.11(3)(C). IN ADDITION, ALL PAYMENTS, INCLUDING, BUT NOT LIMITED TO, BUYER'S FINAL PAYMENT, TO SELLER FOR ALL CONTRACTED SERVICES ARE DUE ON OR BEFORE THE CLOSING DATE, AND CONTRACTED SERVICES SHALL NOT INCLUDE ANY CORRECTIONS OF DEFECTS OR DEFICIENCIES IN THE HOME, PUNCH LIST WORK, OR WARRANTY WORK. THE ISSUANCE OF A CERTIFICATE OF COMPLETION OR USE SHALL BE CONCLUSIVE EVIDENCE OF HABITABILITY. BUYER SHALL HAVE NO RIGHT TO REQUIRE ESCROWS OR HOLD BACKS OF CLOSING FUNDS OR ANY CASH TO CLOSE, AND NONE WILL BE PERMITTED. IF BUYER FAILS TO TAKE ADVANTAGE OF THE PRE-CLOSING INSPECTION ON THE TIME AND DATE SCHEDULED BY SELLER, BUYER SHALL BE DEEMED TO HAVE WAIVED THE RIGHT TO SUBMIT A NEW HOME ORIENTATION LIST TO SELLER.

13. **No Right to Enter**. Buyer acknowledges that all matters pertaining to the initial construction of the Property will be performed by Seller and Seller's representatives. Buyer acknowledges and agrees that for reasons of safety and to comply with liability and insurance requirements imposed upon Seller, neither Buyer nor any agent of Buyer shall, until after the Closing, be permitted to enter upon the Property without Seller's prior written approval and without being accompanied by Seller's representative. Any permitted personal inspections shall be made at times designated by Seller and upon written permission of Seller, and shall not be allowed under any condition prior to the formal inspection described above and only with Seller's representative. Buyer agrees not to give instructions to, interfere with or interrupt any workmen at the Property. Buyer may not order any work on the Property until after the Closing, other than options, upgrades and/or extras that Seller has agreed in writing to provide. Buyer recognizes that Seller is under no obligation to agree to provide options, extras and/or upgrades. Without limiting the applicability of this Section to all obligations, representations and covenants of Buyer hereunder, Buyer specifically acknowledges that any breach by Buyer of the terms and conditions contained within this Section shall be deemed to be a "material breach" and shall entitle Seller to declare the Agreement to be in default in accordance with the provisions of the Buyer's Default Section in the Agreement. Seller's failure to promptly take any action with respect to Buyer's breach of the terms and conditions contained herein shall not be deemed a waiver of any of Seller's rights or remedies hereunder. Whenever the Agreement shall require Seller to complete or substantially complete an item of construction, unless provided specifically to the contrary herein, such item shall be deemed complete or substantially complete when so completed, in the sole and unfettered opinion of Seller. Without limiting Seller's rights contained within the Site and Substitutions Section in the Agreement, should Seller fail to provide any item of construction required to be provided or any option, extra and/or upgrade, Buyer's sole remedy therefore will be to collect an amount from Seller equal to Seller's cost for such item and for Seller's cost of installation of such item had such item been installed at the appropriate time during construction. Without limiting Seller's rights and Buyer's obligations contained within this Section and elsewhere in the Agreement, should any warranted defects in workmanship or materials be discovered before or after the Closing, Buyer agrees that Buyer's sole remedy therefore is for Seller to, at Seller's sole and absolute discretion, either repair or replace the defective item. To the extent permitted by applicable law, Seller disclaims any liability for incidental or consequential damages that may arise from a defective item.

14. **Flood Zone**. Seller makes no representations relating to whether the Property resides in any flood zone. Flood zone designations may change from time to time and Buyer should not rely on oral representations as to the flood zone status of the Property and should visit www.fema.gov and/or the county or city flood map website where the Property is located. Mortgage lenders will typically require the issuance of flood insurance as a requirement for financing, which insurance must be present at Closing. Seller recommends that each Buyer of a Home protect his/her Home by obtaining proper insurance coverage. It is possible, however, for Buyer to submit documentation to the Federal Emergency Management Agency ("**FEMA**") to have the Home re-classified by FEMA, whereby the mortgage lender may have the option to waive the requirement of flood insurance. Buyer is solely responsible for the submission to FEMA for such re-classification and any and all expenses related to such submission. Further, Buyer acknowledges and understands that the waiver of flood insurance is at the sole discretion of the mortgage lender.

Buyer's Initials Rubrica YMSDS

15. **Counterparts**. This Rider B shall be validly executed when signed in counterpart; a complete set of which shall form a single document. Signatures may be given via electronic transmission and shall be deemed original and given as of the date and time of the transmission of this Rider B electronically to the other party.

16. **Conflicts**. In the event of any conflict between this Rider B and the Agreement, this Rider B shall control. In all other respects, the Agreement shall remain in full force and effect.

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17. **Entire Agreement**. The Agreement, together with this Rider B and any other addenda and riders to the Agreement, contains the entire agreement between Buyer and Seller concerning the matters set forth herein. No addition or modification of this Rider B or the Agreement shall be effective unless set forth in writing and signed by Buyer and an authorized representative of Seller.

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Buyer - Yglesio Luciano Moyses Silva De Souza
Date 11/20/2025

Buyer -
Date

Buyer -
Date

Buyer -
Date

SELLER:
LENNAR HOMES, LLC
a Authorized Agent

Signed by:
Vitor Viveiros
1CE511971E0F4F4...

By
Title: Authorized Representative
Vitor Viveiros
Date Signed by Seller: 11/21/2025

Docusign Envelope ID: 977B0C1E-DB42-4B52-9499-D9508EFCF8B6

BRENTWOOD
MASTER DISCLOSURE AND INFORMATION ADDENDUM
TO PURCHASE AND SALE AGREEMENT
FLORIDA

THIS BRENTWOOD MASTER DISCLOSURE AND INFORMATION ADDENDUM (this "**Addendum**") is executed in conjunction with and, by this reference, incorporated into the Purchase and Sale Agreement (the "**Agreement**") dated as of the November 20, 2025, between Yglesio Luciano Moyses Silva De Souza ("**Buyer**") and Seller, as defined in the Agreement, respecting Lot 2318 of Block _____ of Brentwood Townhomes Phases 4 and 5 Subdivision/Plat in the community known as Brentwood (the "**Community**").

1. **Defined Terms**. All initially capitalized terms not defined herein shall have the meanings set forth in the Agreement, and all references in this Addendum to the Agreement shall be deemed to include references to this Addendum and to any other addenda and riders attached to the Agreement, which are hereby incorporated by this reference.

2. **Community**. The Property lies within a neighborhood known as Brentwood Phases 4 and 5 (the "**Neighborhood**"), located within the Community. This Addendum explains certain terms which are applicable to the purchase of the Property within the Community and the Neighborhood, and certain obligations of each owner (each an "**Owner**") of a Homesite and Home within the Community and the Neighborhood. Seller, as an "**Approved Builder**", GLK Real Estate, LLC, a Florida limited liability company, as the "**Declarant**", and any other "**Builder**" (as such terms are defined in the Declaration (defined in Section 3.1 below) and the Neighborhood Declaration (defined in Section 3.2 below)) in the Community and the Neighborhood, shall have the right, without notice to Buyer, to make changes to, among other things, number of homes being built, size and style of homes being built, features and materials in homes being built, prices of homes (whether more or less than currently published), price per square foot of homes (whether more or less than currently published), number and size of homesites, street layout, amenity layout, location, size and number of trees, bushes and other foliage (current and future), and any other items or uses which are currently planned for the Community or the Neighborhood. Seller makes no representations or warranties that the Community or the Neighborhood will be built out exactly as currently planned. The Declarant expressly reserves the right to make whatever changes it deems necessary relating to future development or build out of the Community and the Neighborhood. Any current maps or other materials showing any final or projected community development may be modified or updated in the future.

SELLER HAS MADE NO REPRESENTATIONS OR PROVIDED ANY ASSURANCES WITH REGARD TO THE DEVELOPMENT OF HOMESITES IN AND AROUND THE COMMUNITY AND NEIGHBORHOOD. HOMESITES IN AND AROUND THE COMMUNITY AND NEIGHBORHOOD MAY REMAIN UNDEVELOPED AT THE SOLE DISCRETION OF SELLER, OTHER BUILDERS IN THE COMMUNITY AND NEIGHBORHOOD, AND/OR THE DECLARANT OF THE COMMUNITY AND NEIGHBORHOOD. BUYER ACKNOWLEDGES THAT SELLER HAS MADE NO REPRESENTATIONS OR PROVIDED ANY ASSURANCES, STATED, IMPLIED, OR OTHERWISE WITH REGARD TO SELLER BEING THE SOLE OR EXCLUSIVE BUILDER WITHIN THE COMMUNITY OR NEIGHBORHOOD. SELLER HAS MADE NO REPRESENTATIONS OR PROVIDED ANY ASSURANCES, STATED, IMPLIED, OR OTHERWISE WITH REGARD TO DECLARANT, SELLER, AND/OR OTHER BUILDERS IN THE COMMUNITY CONTINUING TO BUILD IN THE COMMUNITY THROUGH FINAL BUILDOUT AND/OR BUILDING UPON ANY UNDEVELOPED HOMESITE(S). FURTHERMORE, IT IS UNDERSTOOD THAT NO REPRESENTATIONS, ESTIMATES OR PROJECTIONS HAVE BEEN CONVEYED REGARDING THE FINAL BUILDOUT TIME OF ANY UNDEVELOPED HOMESITE(S) OR THE OVERALL COMPLETION SCHEDULE OF THIS COMMUNITY AND NEIGHBORHOOD. BUYER ACKNOWLEDGES THAT SELLER CONSTANTLY EVALUATES THE PRICING, DESIGNS, PRODUCT MIX AND AMENITIES OF ITS COMMUNITIES AND SELLER MAKES NO REPRESENTATIONS OR WARRANTIES REGARDING WHETHER SELLER WILL CONTINUE TO BUILD HOMES WITHIN THE COMMUNITY AND NEIGHBORHOOD AND BUYER IS NOT RELYING UPON ANY OF THE FOREGOING IN DECIDING TO PURCHASE THE PROPERTY.

3. **Document Book**. Buyer acknowledges receipt of the "**Document Book**" for the Community and the Neighborhood as follows:

3.1 Buyer acknowledges receipt of, and agrees to be bound by, the Declaration of Covenants, Conditions, and Restrictions for Brentwood, recorded in Official Records Book 12437, Page 226, as amended by the First Amendment, recorded in Official Records Book 12518, Page 308, the Second Amendment, recorded in Official Records Book 13050, Page 711, and the Third Amendment, recorded in Official Records Book 13236, Page 1203, all of the Public Records of Polk County, Florida (collectively, the "**Declaration**"), the Articles of Incorporation, By-Laws and any Rules and Regulations of Brentwood Haines City Homeowners Association, Inc., all as amended and supplemented from time to time (collectively, the "**Community Documents**"). Buyer acknowledges and agrees that title to the Property will be subject to the Community Documents.

3.2 Buyer acknowledges receipt of and agrees to be bound by the Declaration of Covenants, Conditions, and Restrictions for Brentwood Phases 4 and 5, recorded or to be recorded in the Public Records of Polk County, Florida (the "**Neighborhood Declaration**"), the Articles of Incorporation, By-Laws and any Rules and Regulations of Brentwood Phases 4 and 5 Homeowners Association, Inc., all as amended and supplemented from time to time (collectively, the "**Neighborhood Documents**"). Buyer acknowledges and agrees that title to the Property will be subject to the Neighborhood Documents.

3.3 The Neighborhood Documents, the Community Documents (together as the "**Association**

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Documents") are included in the Document Book. Buyer acknowledges the provisions of the Document Book are fair and reasonable.

4. **Association Memberships**.

4.1 Upon conveyance and recording of the Deed to the Property, Buyer will become a member of the Brentwood Haines City Homeowners Association, Inc., a Florida not-for-profit corporation (the "**Association**") and a member of the Brentwood Phases 4 and 5 Homeowners Association, Inc., a Florida not-for-profit corporation (the "**Neighborhood Association**"). Buyer agrees to accept the liability and obligations of such memberships. Buyer understands that as a member of the Association and Neighborhood Association, Buyer will be required to pay Assessments (as defined in the Document Book) for the maintenance of the "**Common Areas**" or "**Common Property**" (as such terms are defined in the Declaration and Neighborhood Declaration) of the Community and Neighborhood and for such other uses and purposes as are provided for in the Document Book. Buyer also understands and agrees that a failure to pay Assessments when due could cause the Association and/or Neighborhood Association to record a lien on the Property and to foreclose such lien. Assessments are subject to increases as provided for in the Association Documents. Seller, the Association, the Neighborhood Association and any other Builder cannot estimate the amount or frequency of any such increase.

4.2 Buyer acknowledges that nominees of the Declarant may serve as the officers and directors of the Association or the Neighborhood Association. Buyer further acknowledges that Seller's nominees may but are not obligated to serve as the officers and directors of the Neighborhood Association now or in the future.

4.3 Buyer acknowledges that all new construction and modifications of existing construction and exteriors of improvements within the Neighborhood are subject to the prior written approval of the Architectural Review Board of the Association (the "**ARB**") and the Architectural Review Board of the Neighborhood Association (the "**Neighborhood ARB**"), if applicable. Buyer agrees to comply with all rules and regulations of the ARB and the Neighborhood ARB, if applicable, as the same may be amended and exist from time to time.

4.4 Architectural Review. The Declaration and Neighborhood Declaration each provide that no site work/development, landscaping, utility extension, drainage improvement, paving, driveway, swimming pool, pool enclosure, building, fence, wall, sidewalk, or any other physical or structural improvement, or change or alteration to the exterior of any existing structure or improvement, or to any existing landscaping, shall be commenced, constructed, erected, modified, changed, altered or maintained until the "**Plans**" (as defined in the Declaration and Neighborhood Declaration) have been approved by the ARB and the Neighborhood ARB, respectively. All such improvements must further conform to the "**Planning Criteria**" and no Plans shall be approved by the ARB and the Neighborhood ARB if they are not in conformity with the Planning Criteria. Prior to turnover, the Declarant is entitled to appoint all members of the ARB and the Neighborhood ARB. Thereafter, the membership of the ARB shall be determined by the Board of Directors of the Association ("**Board**") and the Board of Directors of the Neighborhood Association ("**Neighborhood Board**") as applicable. The ARB and Neighborhood ARB may adopt reasonable rules of procedure and standards ("**ARB Rules**") for the submission and review of any matter to be brought before them and the inspection and final approval of any completed work pursuant to ARB and Neighborhood ARB approval, as applicable. Approval of any work by the ARB or the Neighborhood ARB, as applicable, shall not constitute an express or implied warranty or representation by the ARB or the Neighborhood ARB, as applicable that any work complies with applicable codes, ordinances or other governmental regulations, or that the work is well designed or will be constructed in a proper manner. Decks, fences, patios and exterior color are among the more common, although not the only, improvements for which architectural approval is required. For more information concerning architectural review, Buyer should review Article VII of the Declaration and Article VII of the Neighborhood Declaration, the Planning Criteria and ARB Rules, if any. Failure to submit Plans to the ARB or the Neighborhood ARB, as applicable, for approval is a violation of the Association Documents, which may result in sanctions and/or the imposition of fines, and the removal, at Owner expense, of any non-approved modifications.

5. **Community and Neighborhood Charges**. In addition to the Closing Costs set forth in Rider B, Buyer shall pay the following additional Closing Costs respecting the Community and Neighborhood:

5.1 Association Assessments. Assessments payable to the Association, including the "**Annual Assessments**" (collectively, the "**Association Assessments**") will be prorated for the month in which the Closing occurs (based on the then current Association Assessments at the time of closing). Buyer acknowledges that the estimated operating budget for the Association is only an estimate of what it will cost to run the Association, Common Area and "**Areas of Common Responsibility**" (as defined in the Declaration) of the Community during the period of time stated in the budget and that many of the expenses in the budget are beyond control of the Declarant and Seller. The budget may change at any time prior to or after Closing to cover increases or decreases in expenses or estimates in the budget. Neither the amount of Association Assessments for the Home nor the budget is guaranteed. Buyer acknowledges and agrees that the Association Assessments payable by the Buyer may also change based on, among other things, the costs of operating, insuring and maintaining the Common Area and Areas of Common Responsibility. Buyer is advised to request an updated copy of the budget on or prior to the Closing by submitting a written request to Seller or its closing agent.

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5.2 Annual Assessments. The budget and the Annual Assessments of the Association shall be assessed against all Owners and homesites in the Community in an equal amount per homesite. At the Board's discretion, the Annual Assessments for any year may be paid by Owners in monthly, bi-annual or in quarterly installments.

5.3 Special Assessments. Buyer acknowledges that in addition to the Annual Assessments, the Board may levy at any time a "**Special Assessment**" (as defined in the Declaration) to defray the cost of any construction, maintenance, repair, replacement or insurance of any improvement on the Common Area, any Areas of Common Responsibility, or on any easement benefitting the Association or the underlying property as shown on any recorded plat, or otherwise properly established, for the purpose of covering any budget deficits of the Association, or for any other purpose deemed necessary, desirable or appropriate by the Board.

5.4 Individual Assessments. The Board may levy an "**Individual Assessment**" (as defined in the Declaration) against any Owner and his or her homesite and home, if applicable, in order to cover any costs, expenses and fees incurred by the Association due to (i) that Owner's failure to maintain his or her homesite or home pursuant to the standards set forth in the Declaration or as otherwise established by the Board or the ARB, or (ii) to reimburse the Association for loss or damage to the Association or to any Common Area, Area of Common Responsibility or easement area benefitting the Association or the underlying property caused by that Owner or that Owner's lessee, sublessee, licensee, agent, contractor, subcontractor, invitee, domestic help or guest, and not covered by insurance maintained by the Association, or (iii) for any other purpose expressly permitted by the Declaration or under applicable law.

5.5 Start-Up Assessment; Annual Assessment for the Calendar Year. At Closing, Buyer shall pay to the Association: (i) a one-time Start-Up Assessment in the amount of **$500.00**; and (ii) the entire Annual Assessment for the calendar year of closing, prorated on a per diem basis from the date of Closing, or the date of occupancy of the "**Townhome Lot**" (as defined in the Declaration), whichever is earlier, through the end of that calendar year. Thereafter, Annual Assessments shall be due, in advance, on or before the commencement of the Association's fiscal year for which they are imposed.

5.6 Capital Assessment. On each subsequent conveyance of a "**Townhome**" (as defined in the Declaration)following the initial sale of such Townhome to a third party purchaser ("**Third Party Purchaser**") or to any party other than the Declarant, the Association shall levy a capital assessment in the amount of **$500.00** (the "**Capital Assessment**"). The Capital Assessment is nonrefundable and is in addition to, and not in lieu of, the Association Assessments levied on the homesite; is not considered an advance payment of the Association Assessments; and will be used by the Association exclusively for purposes which provide a direct benefit to the Community. The Association may use the Capital Assessment for any of the purposes and services set forth in the Declaration, including the reduction of the Declarant's deficit funding.

5.7 Neighborhood Association Assessments. Assessments payable to the Neighborhood Association, including the "**Annual Assessments**" (collectively, the "**Neighborhood Association Assessments**") will be prorated for the month in which the Closing occurs (based on the then current Neighborhood Association Assessments at the time of closing). Buyer acknowledges that the estimated operating budget for the Neighborhood Association is only an estimate of what it will cost to run the Association, Common Property and Areas of Common Responsibility of the Neighborhood during the period of time stated in the budget and that many of the expenses in the budget are beyond control of the Seller. The budget may change at any time prior to or after Closing to cover increases or decreases in expenses or estimates in the budget. Neither the amount of Neighborhood Association Assessments for the Home nor the budget is guaranteed. Buyer acknowledges and agrees that the Neighborhood Association Assessments payable by the Buyer may also change based on, among other things, the costs of operating, insuring and maintaining the Common Property and Areas of Common Responsibility. Buyer is advised to request an updated copy of the budget on or prior to the Closing by submitting a written request to Seller or its closing agent.

5.8 Neighborhood Annual Assessments. The budget and the Annual Assessments of the Neighborhood Association ("**Neighborhood Annual Assessments**") shall be assessed against all Owners and homesites in the Neighborhood in an equal amount per homesite. At the Neighborhood Board's discretion, the Neighborhood Annual Assessments for any year may be paid by Owners in monthly, bi-annual or in quarterly installments.

5.9 Neighborhood Special Assessments. Buyer acknowledges that in addition to the Neighborhood Annual Assessments, the Neighborhood Board may levy at any time a "**Special Assessment**" (as defined in the Neighborhood Declaration) to defray the cost of any construction, maintenance, repair, replacement or insurance of any improvement on the Common Property, any Areas of Common Responsibility, or on any easement benefitting the Neighborhood Association or the underlying property as shown on the Plat (defined below), or otherwise properly established, for the purpose of covering any budget deficits of the Neighborhood Association, or for any other purpose deemed necessary, desirable or appropriate by the Neighborhood Board.

5.10 Neighborhood Individual Assessments. The Neighborhood Board may levy an "**Individual Assessment**" (as defined in the Neighborhood Declaration) against any Owner and his or her homesite and home, if applicable, in order to cover any costs, expenses and fees incurred by the Neighborhood Association due to (i) that Owner's failure to maintain his or her Townhome Lot or Townhome pursuant to the standards set forth in the Neighborhood Declaration or as otherwise established by the Neighborhood Board or the Neighborhood ARB, or (ii) to reimburse the Neighborhood Association for loss or damage to the Association or to any Common Area, Area of Common Responsibility or easement area benefitting the

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Neighborhood Association or the underlying property caused by that Owner or that Owner's lessee, sublessee, licensee, agent, contractor, subcontractor, invitee, domestic help or guest, and not covered by insurance maintained by the Neighborhood Association, or (iii) for any other purpose expressly permitted by the Neighborhood Declaration or under applicable law.

5.11 Start-Up Assessment; Neighborhood Annual Assessment for the Calendar Year. At Closing, Buyer shall pay to the Neighborhood Association: (i) a one-time Start-Up Assessment in the amount of **$500.00**; and (ii) the entire Neighborhood Annual Assessment for the calendar year of closing, prorated on a per diem basis from the date of Closing, or the date of occupancy of the Townhome Lot, whichever is earlier, through the end of that calendar year. Thereafter, Neighborhood Annual Assessments shall be due, in advance, on or before the commencement of the Neighborhood Association's fiscal year for which they are imposed; but the Neighborhood Board may elect to collect Neighborhood Annual Assessments on monthly, quarterly or semi-annual installments.

5.12 Neighborhood Capital Assessment. On each subsequent conveyance of a Townhome following the initial sale of such Townhome to the first Third Party Purchaser thereof or to any party other than the Declarant, the Neighborhood Association shall levy a capital assessment in the amount of **$500.00** (the "**Capital Assessment**"). The Capital Assessment is nonrefundable and is in addition to, and not in lieu of, the Neighborhood Association Assessments levied on the homesite; is not considered an advance payment of the Neighborhood Association Assessments; and will be used by the Neighborhood Association exclusively for purposes which provide a direct benefit to the Neighborhood. The Neighborhood Association may use the Capital Assessment for any of the purposes and services set forth in the Neighborhood Declaration, including the reduction of the Declarant's deficit funding.
For more information, Buyer should refer to Article VI of the Declaration and Article VI of the Neighborhood Declaration.

6. **Amenities and Recreational Facilities**. To date, the Declarant has not constructed certain amenities and recreational facilities within the Neighborhood, including, without limitation, swimming pool, cabana and playground, and other recreational facilities and amenities within the "**District**" (defined in Section 48 below) that will be accessible to Buyer, including a swimming pool and clubhouse, dog park, and playground. By initialing below, Buyer acknowledges and agrees that Seller makes no representations or assurances about when any of the foregoing amenities and recreational facilities will be constructed within the Neighborhood and Community and Buyer is not relying upon the timing of construction and completion of the foregoing amenities and recreational facilities in deciding to purchase the Property.

Buyer Rubrica YMSDS Buyer _____

7. **Community Access/Gates**. The Neighborhood is not gated. All internal streets, roads and rights of way within the Neighborhood are dedicated by the Brentwood Townhomes Phases 4 and 5 Plat, recorded in Plat Book 209, Page 1, of the Public Records of Polk County, Florida ("**Plat**") to the District for the perpetual use by the public. Street maintenance located in or around the Neighborhood shall be the obligation of the District.

8. **Building and Use Restrictions**. Every homesite is subject to building and use restrictions as set forth in the Association Documents. These restrictions are subject to change without notice. Building and use restrictions may affect, among other things, residential and nonresidential uses, building specifications, accessory structures, nuisance, home occupancy, signage, antennas, satellite dishes, animals, driveways, vehicle parking, rubbish, utility and drainage easements, clothes lines, fences, special rights of Seller, the Declarant, any Builders, leases and restoration of homesites. Seller encourages Buyer to carefully review the Association Documents to ensure the long-term quality of life for both Buyer and Buyer's neighbors.

9. **Building Codes and Ordinances**. Every county or municipality has building codes and other ordinances that regulate what is permissible within its jurisdictional limits. Prior to making changes to Buyer's Home or Homesite, Buyer should contact the county or municipality in which the Home is located for further information concerning local codes and ordinances. Seller is not responsible for notifying Buyer or any other Owners of the content or restrictions contained in any local codes or ordinances.

10. **Pet Restrictions**. Buyer understands that the only pets allowed in the Neighborhood and the Community are those which are in accordance with the restrictions contained in the Association Documents or any amendments thereto. Only common domesticated household pets may be kept on any Townhome Lot or Townhome, but not for breeding or for any commercial purposes. No other animals, livestock, reptiles or poultry of any kind shall be kept, raised, bred or maintained on any portion of the Neighborhood or Community. Permitted pets shall only be kept subject to and in accordance with the rules and regulations promulgated from time to time by the Board or the Neighborhood Board. A pet that is dangerous or has been known to cause strict liability to the owner will not be permitted in the Community or Neighborhood. For more information about pet restrictions, Buyer should refer to Article X of the Declaration, Article X of the Neighborhood Declaration and the rules and regulations of the Community and Neighborhood, as may be amended from time to time.

11. **Vehicle and Boat Restrictions**. Buyer understands that no commercial vehicle, recreational vehicle, camper, mobile home, motor home, boat, house trailer, boat trailer, or trailer of any other kind or description (collectively, "**Prohibited Vehicle(s)**"), shall be permitted to be parked or to be stored at any place in the Neighborhood, unless Declarant designates specifically certain spaces for some or all of such vehicles. The Neighborhood Board may, but is not required to, allow boats or other recreational vehicles or Prohibited Vehicles to be parked on a homesite behind a Neighborhood ARB-approved fence or wall that screens the boat or other recreational vehicle or Prohibited Vehicle from the view of all streets and adjacent Townhomes. No vehicles may be parked on individual

lawns or the grass of any Common Areas. Vehicles parked in violation of the restrictions contained in the Association Documents or any rules and regulations may be towed by the Neighborhood Association at the sole cost and expense of the owner of such vehicle, if such vehicle remains in violation for a period of twenty-four (24) hours from the time a notice of violation is placed on the vehicle or the owner of the vehicle is otherwise notified, and the Neighborhood Association will not be liable to the owner of the vehicle for trespass, conversion or otherwise. For more information about vehicle restrictions, Buyer should refer to Article X of the Neighborhood Declaration and the rules and regulations of the Neighborhood, as may be amended from time to time.

12. **Notice Regarding Potential Annexation**. If the Homesite is located outside the limits of a municipality, the Homesite may now or later be included in the extraterritorial jurisdiction of a municipality and may be subject to annexation by the municipality. To determine if the Homesite is located within a municipality's extraterritorial jurisdiction or is likely to be located within a municipality's extraterritorial jurisdiction, contact all municipalities located in the general proximity of the Community for further information.

13. **Leases; Short-Term Rentals**. Buyer acknowledges that homes in the Community and Neighborhood may be rented, subject to certain restrictions set forth in the Association Documents. Buyer should review the Association Documents if Buyer has any questions concerning leases and short-term rentals.

14. **Rentals**. From time to time, Seller may market and sell homes in the Community and Neighborhood to investors or to buyers (which may be affiliates of Seller) who may not occupy their homes as their primary residence. Seller may also elect to lease, rather than sell, some or all of the homes that it owns within the Community and Neighborhood. Consequently, homes in the Community and Neighborhood may be leased to or occupied by persons other than their owners.

15. **Flood Zone**. Seller makes no representations relating to whether the Property resides in any flood zone. Flood zone designations may change from time to time and Buyer should not rely on oral representations as to the flood zone status of the Property and should visit www.fema.gov and/or the county or city flood map website where the Property is located. Mortgage lenders will typically require the issuance of flood insurance as a requirement for financing, which insurance must be present at Closing. Seller recommends that each Buyer of a Home protect his/her Home by obtaining proper insurance coverage. It is possible, however, for Buyer to submit documentation to the Federal Emergency Management Agency ("**FEMA**") to have the Home re-classified by FEMA, whereby the mortgage lender may have the option to waive the requirement of flood insurance. Buyer is solely responsible for the submission to FEMA for such re-classification and any and all expenses related to such submission. Further, Buyer acknowledges and understands that the waiver of flood insurance is at the sole discretion of the mortgage lender.

16. **Buyer's Acknowledgment regarding Elevation, Floor Plan and Plot Plan**. Buyer acknowledges that Buyer has received and reviewed the front elevation and floor plan depicting the general structural features the Home, which are subject to modification from time to time due to governmental requirements, field modifications and modifications determined in Seller's commercially reasonable discretion. Buyer also acknowledges that Buyer has received and reviewed a preliminary plot plan for the Property depicting the location of the Home on the Townhome Lot and accepts the location of the Home along with applicable setbacks and easements shown on the plot plan.

17. **Gang/Cluster Mailboxes; Homesite Proximity to Mailbox Facility**.

17.1 Gang/Cluster Mailboxes. Buyer hereby acknowledges that the mailboxes serving the homes in Neighborhood will be installed as "gang/cluster mailboxes" on the Common Areas. Individual mailboxes will not be installed separately on the Townhome Lot or on any other individual homesites in the Neighborhood. Neither the Declarant, Seller or the Neighborhood Association will be responsible for any issues whatsoever, including any inconvenience to Buyer which might result from the location, installation, maintenance and use of gang/cluster mailboxes, or the delivery and pick up of mail to and from such gang/cluster mailboxes in the Neighborhood, as may be required by the United States Postal Service.

17.2 Notice of Homesite Proximity to Mailbox Facility. Certain homesites in the Neighborhood are located in close proximity to the Neighborhood's gang/cluster mailboxes. Buyer acknowledges that Seller is not responsible for any increased traffic volumes, noise, outdoor lighting, pedestrian activity and other similar impacts resulting from any homesite's close proximity to the Neighborhood mailbox facility and waives any and all claims against Seller.

18. **Irrigation**.

18.1 Irrigation Infrastructure; Private Irrigation System. Brentwood Management Company, LLC, the Neighborhood's "**Service Provider**", has or will install and operate a privately owned irrigation infrastructure system throughout the Neighborhood (the "**Irrigation Infrastructure**") for the provision of irrigation water and related services to the Neighborhood (collectively, the "**Irrigation Services**"). The Service Provider will implement and deliver the Irrigation Services for Buyer's Property subject to a Mandatory Service Agreement as described in Section 29.2 below. By acceptance of a Deed to Buyer's Property, Buyer acknowledges and agrees that (i) all Townhomes constructed in the Neighborhood shall be constructed in accordance with the specifications determined by the Service Provider to ensure compatibility with the Irrigation Infrastructure; (ii) the Irrigation Infrastructure is the personal property of the Service Provider and is not part of the Common Property; and (iii) the Service Provider reserves an irrevocable right to install, maintain and operate the Irrigation Infrastructure. In the Neighborhood Declaration, the Service Provider has reserved an exclusive right, privilege, easement and right-of-way

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across, together with unlimited ingress and egress, access, over the property comprising the Neighborhood, including any Townhome Lot, for the installation, construction and maintenance of any Irrigation Infrastructure and for inspecting, maintaining, altering, moving, improving and replacing facilities and equipment constituting such Irrigation Infrastructure. The Service Provider has exclusive rights with respect to the Irrigation Infrastructure and the Irrigation Services, and no other person or entity is entitled to use the Irrigation Infrastructure without the prior written consent of the Service Provider. For more information about the Irrigation Services, Buyer should refer to Article XX of the Neighborhood Declaration, Article XX of the Declaration, and contact the Neighborhood Association.

18.2 Buyer acknowledges and agrees that the Irrigation System to be provided for the Common Areas utilizes a water supply from grey (recycled) water. The water from this source may be non-potable and have a high concentration of iron which can cause staining. Seller cannot detect in advance which water supply may stain walls, sidewalks, driveways and surrounding areas. Buyer understands that it may become necessary to install a treatment system to the irrigation water to prevent staining on the Home, sidewalks, driveways, or other surrounding areas and that if such treatment system is necessary it shall be paid for by Buyer.

19. **Utilities**.

19.1 Buyer acknowledges that no individual sewage disposal system shall be permitted in the Neighborhood, provided that a central sewage disposal system is being operated in accordance with the requirements of the governmental regulatory body having jurisdiction over the central system. For more information, Buyer should refer to Article X of the Neighborhood Declaration.

19.2 Some homesites contain or are adjacent to drainage and utility structures such as storm water overflow swales, storm water catch basins, manholes, fire hydrants, electrical transformers, switch boxes, telephone pedestals and streetlights. None of these items shall be altered, obstructed, buried, modified, restricted or interfered with in any manner whatsoever. Overflow swales are generally only utilized for overflow storm water capacity as a result of water drainage. Electrical transformers may only be landscaped to the extent permission is given by the utility provider. In some cases, water may flow from one homesite to another. State law may provide that the owner of the homesite receiving water is required to accept the water flow and may not impede the flow of this water. In addition, the Property will be graded to provide for reasonable drainage away from the Home's foundation. The vast majority of foundation problems are caused by insufficient drainage or lack of watering of soil around the foundation. Buyer should keep Buyer's lawn well-watered to maintain consistent moisture content and avoid excess wetness, dryness or cracking of soil. The construction of curbs, decks, retaining walls, pools, spas, patios, landscape edging and similar items can also trap water within the yard area and cause structural damage to the Home's foundation. Seller strongly recommends that Buyer consult with a licensed landscape architect and civil engineer before performing any work or making any changes that may affect the existing drainage pattern.

19.3 Polk County Utilities provides potable water and wastewater services to the Community. Because Seller does not control the water supply, Seller cannot guarantee the quality of the water provided to the Community. In addition, if the Community is located in an area that is periodically subjected to extended periods of drought that may cause depletion of water supplies, municipalities and other providers of water services in the area of the Community may enact mandatory or voluntary cut backs or other restrictions in water usage. Seller has no control, influence, responsibility or liability for or over decisions concerning water rationing.

19.4 If Buyer has any questions about utility rates, services, safety, or anything else to do with overhead or underground transmission or utility lines, Buyer should contact the utility companies directly. Because Seller values Buyer's safety and that of Buyer's neighbors, no excavation or trenching should be done without first calling the utility companies for the location of buried utilities. There is currently no charge by the utilities for this service. This is especially important in utility easements where buried utility equipment is probable. Digging without advance notification and approval of the utility companies may be illegal, is dangerous and can result in severe personal injury or death to Buyer and Buyer's neighbors and can also result in severe property damage to homes, property and utility equipment.

20. **Additional Easements Affecting Platted Homesites**. Buyer understands that standard utility easements are depicted on the Plat where Buyer's Homesite is depicted (a homesite, as depicted on the Plat is sometimes referred to as a "**lot**"). Certain utility easements in favor of the Utility Companies for the construction, installation, maintenance, and operation of Utility Services are located on the Homesite contiguous to the front and/or rear boundaries. Seller hereby discloses to Buyer the following additional easements appearing on the Plat located on homesites in the Neighborhood:

5-foot wide access and drainage easement located along the side lot lines and along the rear lot lines of each lot. The foregoing easement shall be maintained by the owner of the lot with access rights to the District, but not the obligation to maintain the easement.

Buyer understands that there are restrictions and prohibitions against placing any structure in or interfering with the easement holder's right to unimpeded access to and use of platted easement areas. Buyer agrees that a material inducement to Seller's entering into the Agreement is the sale of the Home and the Homesite in their configuration at the time of the issuance of the certificate of occupancy without modification, and Buyer shall be solely responsible for ascertaining the feasibility of any future modifications and/or additional improvements. Buyer

further understands that the foregoing easements may limit or impede the Buyer's ability to construct exterior improvements, including without limitation patios, slabs, decks, enclosures, gazebos, walls, and other auxiliary structures. For additional information regarding easements, Buyer should refer to Article IV of the Declaration and Article IV of the Neighborhood Declaration. For additional information regarding the platted easements specific to the Homesite, Buyer should refer to the Plat and the survey of the Property provided by Seller at or prior to the Closing.

21. **Utility Structures and Utilities Services Disclaimers**. Seller has no control, influence, responsibility or liability for or over the size, location, timing of installation, and placement of any and all electrical transformers, switch boxes, mailboxes, cable boxes, telephone pedestals, fire hydrants and lift stations (collectively, "**Utility Structures**") which may be located within or adjacent to the Homesite or the timing and availability of the corresponding utilities services ("**Utilities Services**") to the Homesite. Applicable governmental authorities are responsible for regulation of the Utility Structures and those certain companies that provide Utilities Services to the Homesite and the other homesites in the Community (*e.g.*, Duke Energy) ("**Utility Companies**") are responsible for the size, location, timing of installation, timing of Utilities Services and placement of the Utility Structures in the Community. The Utility Companies have been afforded certain additional rights in accordance with utility easements (rights-of-way), agreements affecting the Homesite relating to telephone, cable, gas or electric lines, and reservations on any plat of the Community. These easements, agreements and plat reservations grant the Utility Companies certain rights, easement rights and right-of-entry to install, maintain, repair and relocate the Utility Structures within the depicted and described easement areas. If a Utility Structure (existing, planned or future) is located in front of the Home, Seller cannot remove or relocate it. Buyer understands that as of the date of Buyer's execution of this Addendum, the Community may not be completely built out, and all of the Utility Structures planned for the Homesite and the Community may or may not be installed or currently visible. Seller and its agents, servants, employees, directors, officers, affiliates, representatives, receivers, subsidiaries, predecessors, successors and assigns, shall not in any way be responsible for altering, modifying, relocating, or interfering in any way with Utility Structures (existing, planned or future), or for any claims, damages, losses, demands, liabilities, obligations, actions or causes of action whatsoever, including, without limitation, actions based on the size, location, placement, installation, design or view of Utility Structures from the Homesite. Buyer further understands that Utility Structures shall not be altered, obstructed, modified, restricted or interfered with in any manner whatsoever without advance notification and approval of the Utility Companies. Any unauthorized alteration, obstruction, modification, restriction or interference with a Utility Structure may be illegal, is dangerous and can result in injury, loss or property damage. If Buyer has any questions about Utility Structures or Utilities Services, Buyer should contact the Utility Companies directly.

22. **Waterbodies**. BUYER ACKNOWLEDGES THAT THE WATER LEVELS OF LAKES, PONDS OR OTHER WATERBODIES WITHIN THE COMMUNITY AND/OR THE NEIGHBORHOOD MAY VARY. THERE IS NO GUARANTEE BY SELLER, THE ASSOCIATION OR THE NEIGHBORHOOD ASSOCIATION THAT WATER LEVELS WILL BE CONSTANT OR AESTHETICALLY PLEASING AT ANY PARTICULAR TIME; AT TIMES, WATER LEVELS MAY BE NONEXISTENT. THE GRADIENT FOR ANY WATER MAY BE STEEP SUCH THAT WADING OR WALKING NEAR THE SHORES OF ANY SUCH BODIES OF WATER IS DANGEROUS.

23. **Surface Water Management System**. The Community's stormwater or surface water management system (the "**System**") is defined in the Declaration as a system which is designed and constructed or implemented to control discharges which are necessitated by rainfall events, incorporating methods to collect, convey, store, absorb, inhibit, treat, use or reuse water to prevent or reduce flooding, overdrainage, environmental degradation, and water pollution or otherwise affect the quantity and quality of discharges from the System, as permitted pursuant to Chapter 62-330 of the Florida Administrative Code. The District shall operate, maintain, and manage the System in a manner consistent with the requirements of Environmental Resource Permit No. 43034769.002 issued by the South Florida Water Management District ("**Water Management District**"), notice of which is recorded in Official Records Book 12102, Page 397, of the Public Records of Polk County, Florida (the "**Permit**"). The District shall be responsible for the maintenance, operation and repair of the System and shall have a perpetual non-exclusive easement over all areas of the System for drainage over the System, access to and for the operation, maintenance and repair of the System, including the right to enter upon any portion of any homesite which is a part of the System, at a reasonable time and in a reasonable manner, to operate, maintain or repair the System as required by the Permit, subject to any maintenance responsibilities assumed by any governmental authorities. Each Owner, at the time of construction of the home or any other structure or building on his or her homesite shall comply with the approved construction plans for the System on file with the Water Management District. For more information, Buyer should refer to Articles I and IX of the Declaration and contact the Water Management District at (561) 686-8800, 800-432-2045 (Florida Only) or visit its website at https://www.sfwmd.gov/.

24. **Conservation Easement Areas**. If required by the Permit, the District, or any governmental authority, from time to time, the Declarant will record one or more conservation easements (collectively, "**Conservation Easement**") in the Public Records of Polk County, Florida, in favor of the District or any applicable governmental authority over, across, and upon certain portions of the Community. The portions of the Community legally described in and encumbered by a Conservation Easement are referred to as "**Conservation Areas**". Upon establishment of any Conservation Easement, the Conservation Areas shall be subjected to the restrictions set forth in the subject Conservation Easement. The Conservation Areas, or the Association's interest, shall be Common Area and the Conservation Areas shall be the perpetual responsibility of the Association, and may in no way be altered from their natural state, except as specifically provided in the subject Conservation Easement. Furthermore, the use and development of the Conservation Areas shall be restricted as set forth in the Conservation Easement. For more information about Conservation Areas, Buyer should refer to Article IV of the Declaration and Article IV of the Neighborhood Declaration.

25. **Prices/Market Values**. Seller, and any other Builder in the Community, shall have the unilateral right to establish prices for the homes they build in the Community. Seller and any other Builder in the Community may, at

their sole discretion, increase or decrease the price or the price per square foot for any home, homesite or option at any time, or offer incentives for sales of homesites and homes, all without notice to Buyer. Once Buyer has signed the Agreement establishing a price for the Property, the prices for any subsequent changes or upgrades to the Home as requested by Buyer, including but not limited to design, floor plan, options, materials or otherwise, are subject to change by Seller until a written and signed agreement on the price is reached by Seller and Buyer for such change or upgrade. Seller makes no representations or warranties that the price for the Property or options in the Home will be increased or decreased for other buyers of identical or similar homes or options. Seller also makes no representations or warranties that changes or options made by Buyer will or will not increase or decrease the market value of the Property, and Buyer understands and agrees that such upgrades or options may not increase or may actually decrease the market value of the Property. Seller also makes no representations or warranties regarding the future market value of the Property.

26. **Construction and Sales Activities**. BUYER ACKNOWLEDGES THAT SOME AREAS OF THE NEIGHBORHOOD AND THE COMMUNITY MAY BE UNDER DEVELOPMENT FOR AN EXTENDED TIME. INCIDENT TO THE DEVELOPMENT PROCESS, THE QUIET ENJOYMENT OF THE NEIGHBORHOOD AND THE COMMUNITY MAY BE UNAVOIDABLY INTERFERED WITH TO SOME EXTENT BY THE CONSTRUCTION OPERATIONS. Construction, development and sales activities in the Community and/or the Neighborhood will likely occur after Buyer has taken occupancy of Buyer's Home. Depending upon Buyer's sensitivities, this may result in some inconvenience to Buyer and Buyer's family and guests due to increased noise, dust, road closures, operation of the model homes and sales offices, and other activities. Construction activities can occur at various hours throughout the day, and sales activities can result in additional traffic and visitors throughout the Community, particularly before the Community is completely built out. Neither Seller nor any other Builder that may be active in the Community can guarantee that Buyer will not be affected or impacted as a result of the overall construction and development of the Community. Seller gives no guarantees or assurances how long the Community model homes will be used as models or for sales and marketing. Homesites across the street or next to the model homes may remain undeveloped until Seller determines that these homesites are no longer needed for sales and marketing purposes.

27. **Views**. Future development and construction activities in the Neighborhood can and will modify the view from homesites (including but not limited to Buyer's Townhome Lot). Trees and other foliage may be added or removed from Townhome Lots or Common Property of the Neighborhood. Additional housing and other improvements will be added within the Neighborhood. Because future development and construction activities in the Neighborhood will modify views from homesites, Seller does not warrant or guarantee any existing views will be maintained in the future relative to the Property.

28. **Streetlights**. Numerous streetlights may be installed within the Community, many of which will be installed after homes have been completed, sold and occupied. The size, location, placement, light output, installation and design of streetlights within the Community are determined in accordance with governmental ordinances or the plans and specifications of the Utility Companies. Buyer acknowledges and agrees that streetlights could in some instances generate light into homes or obstruct views from homes in the Community, and that streetlights may be bright enough to be seen from Buyer's Property during the evening hours. Buyer assumes the liability for any impact caused by streetlights that are visible from or generate light in and to Buyer's Property. Buyer should contact the Utility Companies directly for further information concerning the streetlights in the Community.

Buyer acknowledges that Seller is not responsible for the installation and activation of the street lights within the Community and Neighborhood and specifically disclaims any responsibility therefor; (i) Seller does not control the street lights (existing, planned or future), and (ii) any representations or warranties which relate to street lighting contained within or associated with the Community and Neighborhood shall not be construed as representations or warranties made by Seller. Buyer agrees that it will not rely upon such representations or warranties in determining whether to purchase the Home located within the Community and Neighborhood. Seller has no control or influence over the installation and activation of the street lighting. Seller, on behalf of itself, its agents, servants, employees, members, managers, directors, officers, affiliates, representatives, receivers, subsidiaries, predecessors, successors and assigns, specifically disclaims any and all warranties concerning the installation and activation of street lighting within or with regard to the Community and Neighborhood not performed, installed, activated by or under the direction of Seller. Buyer agrees to look solely to the responsible third party with respect to any matters regarding the installation and activation of street lighting within the Community and Neighborhood.

29. **Trees and Foliage; Lawn Maintenance and Landscaping**.

29.1 The Community and Neighborhood contain numerous native trees of various sizes and varieties. While care has been taken during the planning and construction of the Community and Neighborhood to save trees, future development and construction will require the removal of additional trees, shrubs and other foliage and, therefore, Seller does not guarantee the preservation of any trees, shrubs, ground cover or other foliage in the Neighborhood or Buyer's Townhome Lot and cannot be responsible for short or long-term damages to foliage due to construction or development activities. Seller makes no representation or warranty that trees on the Townhome Lot being purchased or any other homesite or Common Area in the Community or the Neighborhood will not be removed. All care and maintenance of foliage on an individual homesite is the responsibility of the Owner, and Seller does not guarantee or warranty the survival of any foliage. Except if done by Declarant, trees measuring six inches (6") or more in diameter at three feet (3') or more above ground level shall not be cut or removed without the Neighborhood ARB's prior written consent; provided, however, if approved by the Neighborhood ARB, trees located within six feet (6') of the location of the Townhome may be removed, regardless of size, without prior approval of the Neighborhood ARB. More restrictive arbor ordinances or environmental laws shall control in the event of conflict with the foregoing. Before removing a tree, Buyer should review the Document Book and contact the appropriate governmental authorities and the Neighborhood Association to ensure compliance with its regulations.

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29.2 Irrigation Services, Maintenance and Landscape Services; Mandatory Service Agreement. Buyer understands and agrees that at the Closing Buyer will be required to execute a Mandatory Service Agreement with the Service Provider for the Irrigation Services (described in Section 18.1 above), and maintenance and landscape services provided to Buyer's Townhome Lot, which shall include mowing, edging, weeding, pruning, trimming, fertilizing and applying pesticide to the vegetation located on Buyer's Townhome Lot. The Mandatory Service Agreement will be in substantially in the form attached to the Neighborhood Declaration as Exhibit E ("**Service Agreement**"). Pursuant to the Service Agreement, Buyer will be required to pay the "**Maintenance Charges**" levied by the Service Provider for Irrigation Services and maintenance and landscape services. The Maintenance Charges are subject to change as provided in the Service Agreement. If any Owner fails to pay the Maintenance Charges as and when due, the Service Provider shall have a lien against the applicable homesite for all such amounts plus applicable interest, late fees, attorney's fees and other costs incurred in the collection of such amounts. The Maintenance Charges under the Service Agreement are not "Assessments" pursuant to the Neighborhood Declaration. For more information, Buyer should refer to Article XX and Exhibit "E" of the Neighborhood Declaration and contact the Neighborhood Association.

30. **Hurricanes/Tropical Storms**. Seller builds homes to the building code in effect at the time the building permit is applied for Buyer's Home. Building code requirements do not guarantee a home can or will withstand the impacts of a hurricane. Seller cannot guarantee the Home, its structure or features will not be impacted by hurricane and/or tropical storm conditions. Buyer should review its applicable homeowner's and/or flood insurance policy(s) and consult an insurance professional for additional information. Buyer is urged to follow the advice and direction from local emergency management officials regarding hurricane and tropical storm events.

Buyer understands and agrees to accept the risks and conditions of hurricanes and tropical storms and to assume all liabilities associated with them. By executing and delivering the Agreement and Closing, Buyer shall be deemed to have released Seller and Seller's affiliates and their respective officers, directors, managers, members, shareholders, employees, and agents, from any and all liability or claims resulting from all matters disclosed or disclaimed in this Paragraph, including, without limitation, any liability for incidental or consequential damages which may result from, without limitation, inconvenience, displacement, property damage, personal injury and/or death to or suffered by Buyer or any of its family members, occupants, guests, tenants, invitees and/or pets and any other person or pet.

31. **Facilities and Conditions Affecting Townhome Lots**.

31.1 The information set forth in this Section contains an overview of facilities and conditions which may affect some or all homesites in the Neighborhood and Community (including but not limited to Buyer's Homesite). Seller does not warrant or guarantee any future development, usage, or lack of development or usage for properties located outside of the Neighborhood and Community, or their possible impact on the residents of the Neighborhood and Community. For additional information about offsite features that may affect the purchase of the Property, Buyer should contact the local governmental authorities having jurisdiction over the Neighborhood and Community.

31.2 Seller advises Buyer that some of the homesites (including but not limited to Buyer's Homesite) are or may be adjacent to or near some of the following: GREEN SWAMP AREA OF CRITICAL STATE CONCERN, WILDLIFE MANAGEMENT AREA, FIRE STATION, OVERHEAD TRANSMISSION LINES. Buyer acknowledges that the daily operation of such facilities may generate noise, vibration, lighting, traffic and other conditions. Drainage channels, lakes and storm water detention facilities will have varying levels of water for varying periods of time depending upon rainfall. Buyer understands and acknowledges that lake slopes in the Community are designed in accordance with applicable local and state requirements and specifications. Lake slopes, whether within lots or outside of lots, are not intended for walkability or recreational use. All persons traversing lake slopes in the Community do so at their own risk.

31.3 Green Swamp Area of Critical State Concern. The underlying property is located within the boundaries of the Polk County portion of the Green Swamp Area of Critical State Concern. The Green Swamp Area of Critical State Concern is a region in Central Florida that the Florida Legislature has designated as having hydrological and ecological significance. Buyer acknowledges that the Community is bordered by wetland swamp areas and forested areas within the Green Swamp Area of Critical State Concern.

31.4 Agricultural Use. The land on which the Community is located was historically used for agricultural purposes, as was much of the land in the general area surrounding the Community. The historic agricultural use may have involved the use of chemicals such as fertilizers and pesticides, which can result in residual elevated concentrations of contaminants in soil and groundwater in the Community. Some of the area around the Community is currently rural in nature and there may be certain agricultural operations that Buyer may, depending upon Buyer's sensitivity, find to be an inconvenience or a nuisance. Farmers sometimes use raw manure, chemical fertilizers, herbicides, insecticides, and rodenticides, which at times may be offensive to other people, especially sensitive people. Buyer is advised to take the time to drive around the area to ensure that Buyer is satisfied with all agricultural and other uses.

31.5 Wild Animals. As a result of the open spaces and bodies of water in and around the Community, Buyer may periodically find wild animals within the confines of the Community including, but not limited to, gopher tortoises, skunks, armadillos, nutria, opossums, deer, raccoons, spiders, bobcat, bear, panther, snakes, bees, fire ants, alligators and other reptiles and other insects common to the area. Contact with any wild animal can be dangerous. Should Buyer encounter any such animal, Buyer is encouraged to contact Buyer's local animal control office for further instructions.

31.6 Fire Station. Polk County Fire Rescue Station 38, at 126 Cottonwood Drive, is located within approximately one-quarter (1/4) mile southeast of the Neighborhood's southeastern border. The fire station's proximity to the Neighborhood may impact noise, vibration, lighting, traffic and other conditions resulting from its daily operations.

31.7 High Voltage Transmission Lines. There are high voltage transmission lines located along the eastern perimeter of FDC Grove Road and along the western perimeter of US Highway 27. If Buyer has questions about safety, or anything to do with the transmission lines, Buyer should call the Utility Companies.

31.8 Sinkhole Activity. Geological conditions in Polk County where the Community is located make the Community susceptible to sinkhole development. Although Seller is not aware of prior sinkhole activity on the Townhome Lot, Buyer acknowledges and agrees that Seller makes no representation, warranty or guarantee against the risk of future sinkhole activity or development, settlement or soil changes on the Townhome Lot. Buyer further acknowledges and agrees that: (a) Seller make only those express warranties set forth in the Lennar Single Family Warranty (the "**Limited Warranty**") for the Home as it exists on the date of Closing; and (b) the Limited Warranty excludes all improvements, additions or modifications thereto made subsequent to Closing. Except for the Limited Warranty and to the maximum extent lawful, Seller disclaims any and all implied warranties of merchantability and fitness, fitness for a particular purpose, habitability, intended use, workmanship. For more information, Buyer should contact the Environmental Protection, Florida Geological Survey or visit its website at http://www.dep.state.fl.us/geology/sinkholes/index.htm.

By initialing below, Buyer acknowledges and agrees that Seller has informed Buyer that the Community is located adjacent to lands where prior sinkhole activity has occurred. For more information, Buyer should contact the Florida Department of Environmental Protection, Florida Geological Survey at: (850) 617-0300, or for sinkhole questions: (850) 245-2118 or visit their website at: http://www.dep.state.fl.us/geology/feedback/faq.htm.

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31.9 Property West of the Neighborhood and Community. The Neighborhood and Community are bordered to the west by FDC Grove Road. Overhead transmission lines are located along the eastern boundary line of FDC Grove Road, immediately west of the Neighborhood's western perimeter. A tract of land planned for future residential development as the Wynnstone community is located west and northwest of FDC Grove Road. The Hilochee Wildlife Management Area is located west of the Wynnstone community. For more information concerning the potential development of property located west of the Neighborhood and Community, Buyer should contact the Haines City Development Services Department at (863) 419-3229.

31.10 Property North of the Neighborhood and Community. The Neighborhood is bordered to the north by Brentwood Phase 1, a townhome neighborhood within the Community currently under development. Single family residences are also located north of the Neighborhood and Community. For more information concerning the potential development of property located north of the Neighborhood and the Community, Buyer should contact Polk County Office of Planning and Development at (863) 534-6084.

31.11 Property East and Southeast of the Neighborhood and Community. The Neighborhood is bordered to the east by a multifamily apartment complex. US Highway 27 is located further east of the multifamily apartment complex. Overhead transmission lines are located along the western perimeter of US Highway 27, approximately 500 feet east of the Neighborhood's eastern boundary line. Further east and southwest lies agricultural land, a truck dealership, the Polk County Fire Station (described in Section 31.6 above) and single family residences. The eastern boundary of the CEMEX Davenport Sand Mine is located approximately three (3) miles southeast of the Neighborhood's southeastern boundary. The CEMEX Davenport Sand Mine excavates and supplies sand, crushed stone, and gravel for construction projects. For more information concerning the potential development of property located west and southwest of the Neighborhood and Community, Buyer should contact the Haines City Development Services Department at (863) 419-3229.

31.12 Property South of the Neighborhood and Community The Neighborhood and Community are bordered to the south by the Country Walk Estates residential development and a multi-family apartment complex currently under development. Residential and agricultural (as described in Section 31.4 above) lands are located further south. Further south lies a proposed residential development, the Cascades community. For more information concerning the potential development of other property located south of the Neighborhood and the Community, Buyer should contact the Buyer should contact the Haines City Development Services Department at (863) 419-3229.

31.13 Future Commercial/Retail Uses. The Community is located adjacent to properties which will be developed with commercial, and retail uses in the future. The development of such uses adjacent to the Community may increase traffic volumes, noise, outdoor lighting, pedestrian activity and other similar impacts resulting from commercial development.

31.14 Development of Adjacent Property. Buyer acknowledges that the Declarant's current development plans for the Community where the Home and Homesite are located may change and that no representations or warranties are made concerning the development of the Community, or any property adjacent to, surrounding, or near such Community. The terms of this Section shall survive Closing.

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31.15 Major Public Roads. The Community is located along portions of US Highway 27. This road experiences heavy traffic, especially during the tourist season, as major routes to and from Interstate-4 (I-4).

32. **Party Walls; Townhome Building Roofs; Insurance**.

32.1 Party Walls. A "**Party Wall**" is defined in the Neighborhood Declaration as a structural, fire rated wall between two adjacent Townhomes located within the same Townhome Building, which provides structural support for each of the Townhomes sharing the Party Wall. Owners are responsible for the routine maintenance of non-structural components of Party Walls; interior painting of Party Walls; and all other portions and components of the Townhome Lot and improvements thereon, including the Townhome, except those expressly required to be and actually maintained by the Neighborhood Association pursuant to the terms of the Neighborhood Declaration. Owners are responsible for the maintenance, repair, and/or replacement of structural components of the Party Wall(s), and all other structural components of the Townhome. If the maintenance, repair, or replacement is not performed by the subject Townhome Owner, the Neighborhood Association may perform all or any part of such work and assess the costs to the Owner and the Townhome Lot as an Individual Assessment (as described in Section 5.4 above). If the maintenance, repair, or replacement of any component of a Townhome Building, Townhome Lot, or Townhome for which the Neighborhood Association is responsible under the Neighborhood Declaration is necessary due to intentional misconduct, negligence, or failure to comply with the terms of the Association Documents, the rules and regulations, or applicable law, by an Owner, the Neighborhood Association shall have the right to assess the Owner's Townhome Lot for the cost of necessary maintenance, repair or replacement, as a Special Assessment (as described in Section 5.3 above) or an Individual Assessment, to the extent insurance proceeds do not cover the cost of such work, and without compromise to the rights of subrogation of the insurer. The Neighborhood Association may, but is not required to, seek compensation for damage from the guest, tenant or other party who caused the damage, in which case the Owner shall be jointly and severally liable with such party(ies).

32.2 Townhome Building Roofs. Owners shall maintain, repair, and/or replace as necessary the Townhome roof, including the roof deck, surface, flashings and gutters, if any, and any exterior porch or garage roofs, and other structural components, including exterior walls of the Townhome. To the extent such maintenance, repair, replacement, or other obligations described in the foregoing sentence is not performed by the subject Townhome Owner, the Neighborhood Association may (but is not required to) perform all or any part of such work, in which event the costs of doing so shall be assessed to the Townhome Owner and the Townhome Lot as an Individual Assessment. In addition to, but not limiting the foregoing, if an Owner's failure to maintain, repair, or replace those portions of the property that are the Owner's responsibility under the Neighborhood Declaration endangering or that will or may endanger the structural integrity of another Townhome or any Townhome Building, including, but not limited to, actual or potential water or other damage, the Neighborhood Association shall have the right to enter and maintain, repair, replace, or otherwise address the subject defect or issue and charge the cost, plus an administrative fee of 15%, to the subject Townhome Owner as an Individual Assessment.

32.3 Insurance. In addition to, or as a supplement to, the other insurance requirements of each Owner set forth in the Neighborhood Declaration concerning the Owner's Townhome Lot and Townhome, each Owner shall obtain and maintain at all times an insurance policy endorsed to include: (a) property insurance insuring the structures of the Townhome, including internal structures of party walls, roof, exterior walls, load bearing walls, floor structures, sheetrock, drywall, electrical and plumbing systems and all other components and structures of the Townhome; and (b), personal liability insurance ((a) and (b), collectively, "**Owner's Policy**"). Each Owner shall provide a certificate evidencing such insurance coverage to the Neighborhood Association: (i) prior to or upon acquisition of record title to the Townhome Lot; (ii) on or about each anniversary of the Owner having become the fee simple owner of the Townhome Lot; and (iii) at any other time, from time to time, upon the Neighborhood Board's request. In the event of any damage casualty loss, the Neighborhood Association shall be entitled to file a claim on such Owner's Policy for the cost of any repair or replacement to the Townhome Lot, Townhome, or other improvements thereon, which is the Neighborhood Association's responsibility under the Neighborhood Declaration, and the subject Owner shall pay the amount of any deductible and shall be responsible for any deficiency in the insurance proceeds. If an Owner fails to obtain and thereafter continuously maintain such Owner's Policy or allows or permits such Owner's Policy to lapse the Neighborhood Association may, but shall not be obligated to, obtain such Owner's Policy on behalf of the Owner and/or the Neighborhood Association and assess the costs and expenses to the Owner and the Owner's Townhome Lot as a Special Assessment (as described in Section 5.3 above) or an Individual Assessment (as described in Section 5.4 above).

For more information about Party Wall and Townhome Building roof maintenance, repair, replacement and insurance obligations, Buyer should refer to Articles VIII and XII of the Neighborhood Declaration and contact the Neighborhood Association.

33. **Sound, Odors and Impact Noise Transmission**. Buyer hereby acknowledges and agrees that sound, odors and impact noise transmission in a Townhome Building is very difficult to control, and that noises and odors from adjoining or nearby Townhomes, terraces, balconies and/or mechanical equipment can often be sensed in another townhome. By way of example, certain fans in the exterior portions of the townhome may run continuously, causing noise and vibration. Noise and odors from nearby Townhomes, terraces and balconies is normal. Flushing toilets, generators, high heels walking on tiles or marble, alarms, pumps, cooking and intermittent fans all generate noise, odors and vibrations which will be noticeable to some Owners or occupants. These are normal and to be expected. Volumes and pitches may vary and are not guaranteed. Neither Seller nor the Association and/or Neighborhood Association make any representation or warranty as to the level of sound or odor transmission

between and among Townhomes in the Neighborhood and other portions of the Common Areas or Association Property. Buyer hereby expressly waives and expressly releases, to the extent not prohibited by applicable law, any such warranty and claim for loss or damages resulting from sound, odor or impact noise transmission.

34. **Ventilating the Home**. The aging process of natural materials and elements commonly found in soil, as well as man-made building materials and products (including new furniture), may create unwanted and unhealthy gases such as formaldehyde and radon inside your home. The air sealing techniques Seller uses to increase the energy efficiency of your home by limiting the amount of air exchanged between the outside and inside of your home can trap these contaminants inside your home. Lack of air exchange may also increase the accumulation of moisture in your home, which can lead to mold. The U.S. Department of Energy recommends that you properly ventilate your home (including the use of exhaust fans above kitchen ranges and in bathrooms) to allow for the release of these contaminants and to control moisture that can lead to mold. To learn more about properly ventilating your home, please visit http://energy.gov/energysaver/articles/ventilation.

35. **Garages**. Garage sizes and heights may vary from home to home and may not accommodate all vehicles. It is not uncommon for floor plans to change during actual construction of the Home. Specific homesite conditions or local ordinances may determine the (i) location of safety bollards intended to protect plumbing or mechanical systems located inside the garage and/or (ii) design of steps from the garage to the Home thereby affecting the usability of interior garage space available for parking vehicles. Further, Buyer acknowledges and agrees that stated floor plan dimensions and square footages are approximate and should never be relied upon as the actual as-built size of the garage; modifications to floor plan dimensions and square footages shown in sales materials may occur for many circumstances, without notice to or consent of Buyer, including but not limited to, inclusions of options and upgrades, actual field conditions and governmental agency requirements.

36. **Limited Number of Onsite Overflow and Guest Parking Spaces**. The availability of overflow and guest parking spaces within the Community and Neighborhood is limited. Seller's designation of parking space(s) for Buyer's Property and for all other homes and homesites in the Community and Neighborhood conforms with underlying governmental requirements and the approved site plan. Seller cannot guarantee that the parking needs of multiple Owners, family members, tenants, occupants, guests and invitees of the Community and Neighborhood will be fully accommodated at all times due to the limited number of onsite overflow and guest parking spaces. Moreover, the Association and/or Neighborhood Association shall each have rights to enforce Community and Neighborhood parking restrictions regarding guest parking pursuant to the provisions of the Community Documents and/or the Neighborhood Documents. Seller makes no representations or warranties regarding the availability of onsite guest and overflow parking for all Owners, family members, tenants, occupants, guests and invitees at any given time.

37. **Disclaimer Regarding Security Services**. Neither the Declarant, Association, Neighborhood Association nor the Seller are responsible for providing security or security services for the Community or Neighborhood. All persons using or occupying any portion of the Community and Neighborhood are responsible for their own security and the security of their own property. Neither the Declarant, Association, Neighborhood Association nor the Seller shall be liable in any way on account of loss, damage or injury resulting from lack of security, or the lack of effectiveness of any security measures undertaken. Neither Declarant nor Seller make any representations or warranties, express or implied, including any warranty of merchantability or fitness for any particular purpose, relative to any fire protection system and/or burglar alarm systems, or other security systems, recommended or installed or any security measures undertaken within the Community and Neighborhood. For more information, Buyer should refer the Association Documents.

38. **Risk of Unauthorized Cyber Access**. Certain devices, machines, appliances, equipment or systems ("**Devices**") which are installed in the Home may include technology that allows such Devices to be accessed through the internet or other wireless technology. These Devices may include, without limitation, virtual assistant and voice activated devices, doorbell monitoring devices, water monitoring systems, remote door access systems (including garage doors), and environmental control systems. These Devices may allow a third party to gain unauthorized access to the Devices and control or access them without the Buyer's knowledge or permission. Additionally, such Devices may be used to propagate malware or gain access to other Devices, the Home, networks, computers and Buyer's data contained thereon. Depending on the technology included, the Devices may also carry a risk that verbal communications may be heard by unauthorized third parties or be inadvertently sent to third parties through a voice-activated Device. Buyer is solely responsible for determining the level of security and protection suitable for all Devices connected to any network in the Home, for configuring all relevant equipment to provide appropriate security, and for taking any other security measures Buyer deems necessary or appropriate in connection with such Devices, even if such Devices are installed by Seller or at Seller's direction. Seller makes no representation, and shall have no liability, for any data breaches, malware attacks, network intrusions, physical intrusions, privacy intrusions, cyber-attacks, theft, or other risks related to the Devices, even if such Devices are installed by Seller or at Seller's direction.

39. **Public Financing of Capital Improvements**. Haines City or Polk County may finance certain capital improvements in the Community, may issue bonds in connection with such financing and may create one or more special tax districts within the Community to provide for repayment of such bonds.

40. **County Taxes, Charges and Fees**. Property within the Community is subject to Polk County taxes, utility charges, fees and may become part of a special taxing district. For additional information, contact the Tax Collector's office of Polk County.

41. **Addendum not a Substitute**. Buyer acknowledges and agrees that this Addendum is not a substitute for reading the entire Document Book. For a more detailed explanation of any section contained in this Addendum, refer to the Document Book.

42. **Land Use and Title Documents**. Buyer by its acceptance of a Deed to the Property acknowledges that such Property is subject to certain title and land use documents and all related amendments, which may include, among other items, Association Documents, other documents affecting title to the Property recorded in the Public Records of the County in which the Property resides and unrecorded land use documents (collectively, the "**Title Documents**"). The Title Documents are available for inspection in Seller's office and are incorporated by this reference. Seller's plan to build homes in the Community may necessitate from time to time the further amendment, modification and/or termination of the Title Documents. SELLER RESERVES THE UNCONDITIONAL RIGHT TO SEEK AMENDMENTS AND MODIFICATIONS OF THE TITLE DOCUMENTS. It is possible that a governmental subdivision or agency may require the execution of one or more documents in connection with an amendment, modification, and/or termination of the Title Documents. To the extent that such documents require the joinder of Owners other than Seller, Seller by any one of its duly authorized officers, may, as the agent and/or the attorney-in-fact for the Owners, execute, acknowledge and deliver any documents required by applicable governmental subdivision or agency; and the Owners, by virtue of their acceptance of deeds irrevocably nominate, constitute and appoint Seller, through any one of its duly authorized officers, as their proper and legal attorney-in-fact for such purpose. This appointment is coupled with an interest and is therefore irrevocable. Any such document executed pursuant to this Section may recite that it is made pursuant to this Lot. Buyer agrees, by its acceptance of a Deed to the Property: (i) to execute or otherwise join in any documents required in connection with the amendment, modification, or termination of the Title Documents; and (ii) that Buyer has waived its right to object to or comment on the form or substance of any amendment, modification, or termination of the Title Documents.

43. **Third Party Declarant**. Seller is not the developer/declarant nor related to or a joint venture partner with GLK Real Estate, LLC, the developer/declarant of the Community and Neighborhood, but rather has purchased homesites in the Neighborhood for the construction and sale of homes to third party buyers as an Approved Builder under the Declaration and the Neighborhood Declaration. Accordingly, Seller makes no representation or warranty relating to improvements, amenities or recreational facilities, if any, or to any other matter within the Community and Neighborhood under the control of others, including the Declarant. Nor does Seller make any representation or warranty relating to construction or "build-out" schedules, completion of project phases, changes in product design (or mix of design), changes in the location of facilities, including roads or amenities, the modification or elimination of any amenity, or to other aspects of the Community and Neighborhood. Buyer shall not look to Seller concerning any such matter, and releases Seller from all such matters. Buyer agrees to look solely to the Declarant with respect to any matters regarding the Association, Neighborhood Association, existing Community and Neighborhood amenities, any proposed amenities, landscaping or other improvements.

44. **Telecommunications Services**. The Association, Neighborhood Association or Declarant may enter into one or more contracts for the provision of one or more telecommunications services for all or part of the Community and Neighborhood. The Association may grant each telecommunications provider a perpetual, right, privilege, easement and right-of-way across, over, under and upon the Community and Neighborhood for the installation, construction, inspection, maintenance, improvement, repair and replacement of the telecommunications systems. If any such contract is entered into for the provision of telecommunications services to the Community and Neighborhood, the amounts payable to such telecommunications providers shall be part of the common expenses of the Association or Neighborhood Association and shall be assessed as a part of the Assessments. Buyer acknowledges that the expense of any telecommunications services may not be charged on a bulk basis but may be charged at the rate equal to any rate paid by Owners that are not subject to a homeowner's association. For more information on telecommunications services, Buyer should refer to the Document Book.

45. **Bulk Service Agreements**. The Neighborhood Association has entered or will enter into a Bulk Services and Entry Agreement with the Broadband Provider, as it may be amended, supplemented, restated or substituted (the "**Bulk Agreement**") for the installation, operation and maintenance of the Broadband Infrastructure and the provision of Bulk Services (as such terms are defined in the Neighborhood Declaration) to the Neighborhood. Pursuant to the Bulk Agreement, the Broadband Provider shall provide to each home for which a certificate of occupancy has been issued and for which Internet access services (the "**Bulk Services**") are provided to the home at a bulk monthly rate. Each Owner expressly acknowledges that each and every home for which a certificate of occupancy has been issued shall be charged for such Bulk Services as part of the Annual Assessments, regardless of whether the Owner desires or uses such Bulk Services. No such Owner shall be exempt from liability for any Annual Assessments: (i) by reason of non-use of Bulk Services; or (ii) if the Bulk Services provided to such Owner are terminated for any period by reason of the failure of such Owner to pay when due any Annual Assessment. Additional services, such as premium channels, may be offered by the Broadband Provider on an individual subscriber basis. The Neighborhood Association shall have the right to terminate the Bulk Agreement as specifically provided in the Bulk Agreement and in accordance with applicable law. The Neighborhood Association shall have no right or claim whatsoever to any compensation retained by or paid to the Broadband Provider, its designee or an affiliate of Broadband Provider, as a result of or in connection with the Bulk Agreement, if any. If any services provided by virtue of the Broadband Infrastructure are provided to some but not all of the homes, then the cost of any such services shall be an expense for the benefit of the homes so served and may be assessed as an Individual Assessment against such homes or may be billed to the Owner(s) receiving such services and paid directly to the Broadband Provider by the Owner(s) receiving such services. For more information, Buyer should refer to Article XIX of the Neighborhood Declaration.

46. **Statements Made by Sales Staff and Brokers**. Seller wants to ensure that Seller and Buyer are in full agreement on all terms and conditions relating to the Agreement. To best ensure that there are no misunderstandings, Buyer should ensure that all terms and conditions (including all statements, representations, or understandings upon which Buyer relies in purchasing the Property) are set forth in writing in the Agreement. **If there are any statements, representations or understandings which are made by a sales staff person or any other representative of Seller which are material to Buyer's decision to purchase, Buyer should insist that any such statement, representation or understanding is put in writing and contained in the Agreement. Seller reserves the right to reject the Agreement notwithstanding the inclusion of any such item in the**

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Agreement.

47. **Municipal Service Taxing Units**. Buyer acknowledges that Community is or may be located in one or more municipal service taxing unit ("**MSTU**") for the purpose of providing street lighting, retention pond maintenance and/or any other purpose for which an MSTU may be established under Florida law. Buyer agrees to be subject to and bound by any such established MSTU and to pay fees, charges, surcharges, assessments or other expense, in whatever nature or form, relating thereto.

48. **COMMUNITY DEVELOPMENT DISTRICT**. THE WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT (THE "**DISTRICT**") HAS BEEN CREATED TO PROVIDE CERTAIN INFRASTRUCTURE, FACILITIES, SERVICES AND MAINTENANCE OPERATIONS FOR THE COMMUNITY.

48.1 DISTRICT DEBT SERVICE ASSESSMENTS. THE DISTRICT HAS ISSUED SPECIAL ASSESSMENT REVENUE BONDS (THE "**BONDS**") TO FINANCE THE COST OF THE PUBLIC INFRASTRUCTURE OF THE COMMUNITY WHICH MAY INCLUDE, WITHOUT LIMITATION, THE CONSTRUCTION AND MAINTENANCE OF THE ROADS AND THE SURFACE AND STORM WATER SYSTEM WITHIN THE COMMUNITY ("**PUBLIC INFRASTRUCTURE**"). THE BONDS WILL BE REPAYABLE FROM NON AD VALOREM SPECIAL ASSESSMENTS (THE "**DISTRICT DEBT SERVICE ASSESSMENTS**") IMPOSED BY THE DISTRICT ON PROPERTY WITHIN THE COMMUNITY, WHICH PROPERTY HAS BEEN FOUND TO BE SPECIALLY BENEFITED BY THE PUBLIC INFRASTRUCTURE. EACH HOMESITE IS SUBJECT TO A DISTRICT DEBT SERVICE ASSESSMENT TO PAY THE PRINCIPAL AND INTEREST ON THE BONDS AS THEY BECOME DUE AND PAYABLE.

48.2 AMOUNT. THE DISTRICT DEBT SERVICE ASSESSMENT FOR A HOMESITE FOR THE DISTRICT'S CURRENT FISCAL YEAR, **FY 2024 to 2025**, AS APPROVED BY THE DISTRICT'S BOARD OF SUPERVISORS, IS **$1,236.60 PER TOWNHOME LOT** ((SUBJECT TO FEES AND COSTS ASSOCIATED WITH THE UNIFORM METHOD OF COLLECTION). THE DISTRICT DEBT SERVICE ASSESSMENTS FOR A HOMESITE WITHIN THE DISTRICT IS BASED UPON ITS DETERMINED ALLOCATION OR SHARE OF THE SPECIAL BENEFIT RECEIVED FROM THE PUBLIC INFRASTRUCTURE AND IS PAYABLE OVER THE LIFE OF THE BONDS (GENERALLY A PERIOD OF 30 YEARS). THE DISTRICT DEBT SERVICE ASSESSMENTS MAY VARY FROM YEAR TO YEAR DUE TO THE FOLLOWING WHICH MAY INCLUDE, WITHOUT LIMITATION: COUNTY TAX COLLECTOR AND PROPERTY APPRAISER COLLECTION FEES, EARLY PAYMENT DISCOUNTS ASSOCIATED WITH THE UNIFORM METHOD OF COLLECTION, AND THE ISSUANCE BY THE DISTRICT OF ANY ADDITIONAL BONDS.

48.3 PREPAY OPTION. EACH OWNER HAS THE OPTION OF PREPAYING IN FULL THE DISTRICT DEBT SERVICE ASSESSMENT IMPOSED AGAINST ITS HOMESITE. THE PREPAYMENT AMOUNT WILL DECLINE EACH YEAR AS A PORTION OF DISTRICT DEBT SERVICE ASSESSMENTS IS USED TO REDUCE THE PRINCIPAL ON THE DISTRICT'S OUTSTANDING BONDS.

48.4 DISTRICT MAINTENANCE SPECIAL ASSESSMENTS. IN ADDITION TO THE DISTRICT DEBT SERVICE ASSESSMENTS, THE DISTRICT IMPOSES AN ANNUAL NON AD VALOREM ASSESSMENT TO FUND THE OPERATIONS OF THE DISTRICT AND THE MAINTENANCE OF ITS PUBLIC INFRASTRUCTURE AND SERVICES ("**DISTRICT MAINTENANCE SPECIAL ASSESSMENTS**"). EACH HOMESITE IS SUBJECT TO DISTRICT MAINTENANCE SPECIAL ASSESSMENTS. BUYER ACKNOWLEDGES RECEIPT OF THE DISTRICT'S INFORMATIONAL BROCHURE AND NOTICE AND THE DISTRICT'S BUDGET PRIOR TO SIGNING THE AGREEMENT. THE BUDGET FOR DISTRICT MAINTENANCE SPECIAL ASSESSMENTS IS SUBJECT TO CHANGE. IT IS ANTICIPATED THAT THE ANNUAL DISTRICT MAINTENANCE SPECIAL ASSESSMENT FOR THE DISTRICT'S CURRENT FISCAL YEAR WILL BE APPROXIMATELY **$914.04 PER TOWNHOME LOT**. THE AMOUNT OF THE ANNUAL DISTRICT MAINTENANCE SPECIAL ASSESSMENT WILL VARY FROM YEAR TO YEAR BASED UPON THE DISTRICT'S GENERAL FUND BUDGET ADOPTED BY THE DISTRICT'S BOARD OF SUPERVISORS EACH YEAR AND MAY ALSO VARY DUE TO COUNTY TAX COLLECTOR AND PROPERTY APPRAISER COLLECTION FEES AND EARLY PAYMENT DISCOUNTS ASSOCIATED WITH THE UNIFORM METHOD OF COLLECTION.

48.5 DISTRICT ASSESSMENTS. DISTRICT MAINTENANCE SPECIAL ASSESSMENTS TOGETHER WITH THE DISTRICT DEBT SERVICE ASSESSMENTS SHALL COMPRISE THE "**DISTRICT ASSESSMENTS**." WHILE THE DISTRICT ASSESSMENTS ARE NOT TAXES, UNDER FLORIDA LAW, THE DISTRICT ASSESSMENTS WILL CONSTITUTE A LIEN CO-EQUAL WITH THE LIEN OF STATE, COUNTY, MUNICIPAL AND SCHOOL BOARD TAXES AND MAY BE COLLECTED BY THE DISTRICT THROUGH THE USE OF THE COUNTY'S AD VALOREM TAX BILL SENT EACH YEAR BY THE TAX COLLECTOR OF POLK COUNTY. THE HOMESTEAD EXEMPTION IS NOT APPLICABLE TO THE DISTRICT ASSESSMENTS. BECAUSE A TAX BILL CANNOT BE PAID IN PART, FAILURE TO PAY THE DISTRICT ASSESSMENTS OR ANY OTHER PORTION OF THE TAX BILL WILL RESULT IN THE SALE OF TAX CERTIFICATES AND COULD ULTIMATELY RESULT IN THE LOSS OF TITLE TO THE PROPERTY OF THE DELINQUENT TAXPAYER THROUGH THE ISSUANCE OF A TAX DEED.

48.6 Proviso. At the time of execution of this Addendum the final General Fund Budget for the District's

operations and maintenance and the debt service on the Bonds may not have been finalized and adopted by the District's Board of Supervisors. As such, the actual District Assessments provided herein may vary. District Assessments are subject to change each fiscal year of the District.

48.7 THE DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW. FOR MORE INFORMATION, BUYER SHOULD CONTACT THE DISTRICT MANAGER, JILL BURNS, GOVERNMENTAL MANAGEMENT SERVICES - CENTRAL FLORIDA, AT TEL: (407) 841-5524 OR (877) 855-5251 OR BY EMAIL: JBURNS@GMSCFL.COM

49. **Annual Boundary School Assignments**. Buyer acknowledges and agrees that school age children may not be assigned to the public school closest to their residences. Polk County Public Schools ("**School Board**") has full decision making powers to modify or change public school boundaries at any time and public school assignments are currently re-examined by the School Board on an annual basis. School Board policies regarding school overcrowding or other boundary policy decisions affect school boundaries and the public school to which a child is assigned. Buyer acknowledges and agrees that Buyer has not relied on any verbal or other representations from Seller or its representatives with respect to public school assignments. Buyer is responsible for its own investigation of public school assignments and other matters controlled by the School Board. Buyer should contact the School Board directly at (863) 534-0500 for the most current public school assignments.

50. **Counterparts**. This Addendum shall be validly executed when signed in counterpart; a complete set of which shall form a single document. Signatures may be given via electronic transmission and shall be deemed original and given as of the date and time of the transmission of this Addendum electronically to the other party.

51. **Conflicts**. In the event of any conflict between this Addendum and the Agreement, this Addendum shall control. In all other respects, the Agreement shall remain in full force and effect.

52. **Entire Agreement**. The Agreement, together with this Addendum and any other addenda or riders to the Agreement, contains the entire agreement between Buyer and Seller concerning the matters set forth herein. No addition or modification of this Addendum or the Agreement shall be effective unless set forth in writing and signed by Buyer and an authorized representative of Seller.

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...
Buyer - Yglesio Luciano Moyses Silva De Souza
Date 11/20/2025

Buyer -
Date

Buyer -
Date

Buyer -
Date

SELLER:
LENNAR HOMES, LLC
a Authorized Agent

Signed by:
Vitor Viveiros
1C5511971E0F4E4...
By
Title: Authorized Representative
Vitor Viveiros
Date Signed by Seller: 11/21/2025

Docusign Envelope ID: 977B0C1E-DB42-4B52-9499-D9508EFCF8B6

What You Should Know About Westside Haines City Community Development District

Brentwood Townhomes

Revised May 27, 2025

Community Development Districts (CDDs)
A CDD is a special purpose form of local government created to serve the long-term specific needs of its community. Created pursuant to Chapter 190 of the Florida Statutes, a CDD's main powers are to plan, finance, construct, operate and maintain community-wide infrastructure and services specifically for the benefit of its residents.

What will the CDD Do?
Through a CDD, the community can offer its residents a broad range of community-related services and infrastructure to help ensure the highest quality of life possible.

CDD responsibilities within our community may include storm water management, potable and irrigation water supply, sewer and wastewater management, internal roadway improvements, landscaping and entry features, open space and buffer areas, conservation easement property, and perimeter walls/fences.

How CDD's Operate
A CDD is governed by its Board of Supervisors which is elected initially by the landowners, then begins transitioning to being elected by registered voters within the CDD after six years of operation. After that transition, like all municipal, county, state, and national elections, the Office of the Supervisor of Elections oversees the vote. Like any other public official, CDD Supervisors are subject to state ethics and financial disclosure laws.

The CDD's business is conducted in the "Sunshine," which means all meetings and records are open to the public. Public hearings are held on CDD assessments and the CDD's budget is subject to annual independent audit.

Relationship with Homeowner's Associations
The CDD complements the responsibilities of community homeowner's associations (HOAs). Many of the maintenance functions handled by these associations in other communities may be handled by the CDD. However, the associations have other responsibilities such as operating amenities and ensuring that deed restrictions and other quality standards are enforced.

The CDD may contract with the Master Homeowners Association to perform maintenance functions.

Benefits to Residents
Residents within a community with a CDD may expect to receive three major classes of benefits. First, the CDD provides landowners with consistently high levels of public facilities and services managed and financed through self-imposed fees and assessments. Second, the CDD ensures that these community development facilities and services will be completed concurrently with other parts of the development. Third, CDD landowners and electors choose the Board of Supervisors, which can determine the type, quality, and expense of CDD facilities and services.

Other savings are realized because a CDD is subject to the same laws and regulations that apply to other government entities. The CDD can borrow money to finance its facilities at lower, tax-exempt, interest rates, the same as cities and counties. Many contracts for goods and services, such as annually negotiated maintenance contracts, are subject to publicly advertised competitive bidding.

Residents and property owners in a CDD set the standards of quality, which are then managed by the CDD. The CDD provides perpetual maintenance of the environmental conservation areas. This consistent and quality-controlled method of management helps protect the long-term property values in a community.

The Cost of a CDD
The cost to operate a CDD is borne by those who benefit from its services. Property owners in the CDD are subject to a non-ad valorem assessment, which appears on their annual property tax bill from the county tax collector and may consist of two parts-an annual assessment for operations and maintenance, which can fluctuate up and down from year to year based on the budget adopted for that fiscal year-and an annual capital assessment to repay bonds sold by the CDD to finance community infrastructure and facilities. These annual assessments are generally fixed for the term of the bonds. Because costs and services vary depending upon the individual CDD, specific fee information is available for each community.

Lasting Value
The CDD makes it possible for our community to offer the most desirable elements of a master-planned community. Residents enjoy high quality infrastructure facilities and services with the comfort and assurance of knowing that the standards of the community will be maintained long after the developer is gone. With a CDD in place, residents are assured of the ability to control quality and value for years to come.

The Westside Haines City Community Development District

Q. What is the Westside Haines City Community Development District in our community specifically responsible for?

A. The CDD will provide the following publicly-owned elements:

- Offsite Improvements
- Stormwater Management
- Utilities (Water, Sewer, & Street lighting)
- Roadway
- Entry Feature
- Parks & Amenities

Q. Who governs the CDD?
A. The CDD is governed by a five-member Board of Supervisors elected initially by the property owners. Eventually, the Board will he elected by majority vote of the registered voters within the community. A professional manager implements the policies of the Board.

Q. What do I pay for the services?
A. The CDD issues Special Assessment Revenue Bonds to finance community infrastructure. Generally, Community Development Districts assess each property owner with a yearly capital debt service assessment to pay back those bonds. In addition, to maintain the community's facilities and administer the CDD, the CDD conducts a public hearing each year at which it adopts an Operating and Maintenance budget. The funding of this budget is levied as an Operating and Maintenance assessment on your property by the Board of Supervisors. All property owners pay for a share of the maintenance of the CDD Improvements through this annual assessment.

Annual Assessments:
The annual operating and maintenance assessment amount will be set annually by the Board of Supervisors.

Fiscal Year 2025 - 2026_ Estimated Assessments

Lot Size	O & M*	Debt Service	Total
Townhome	$913.98	$1,236.56	$2,150.54

***O&M Assessments may vary year to year.**

Q. What are the ongoing responsibilities of the CDD?
A. The ongoing responsibilities of the CDD are to operate its community facilities and services for the benefit of the property owners.

How Do I Find Out More About Community Development Districts?

If you would like more information about Community Development Districts, please contact the District Manager's Office at the following address: Jill Burns, Governmental Management Services- Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801; telephone: (407) 841-5524 (Office), email: jburns@gmscfl.com.

THE WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT. THEY ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS WILL BE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

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Affiliated Business Arrangement Disclosure Statement

BUYER: Yglesio Luciano Moyses Silva De Souza

REFERRING PARTY/SELLER: LENNAR HOMES, LLC

PROPERTY: 2673 Bevel Lane Davenport FL 33837

DATE: 11/20/2025

This is to give notice that Referring Party/Seller (Seller) has business relationships with the companies listed in the boxes below. Specifically, Seller is, directly or indirectly, wholly owned by Lennar Corporation. Lennar Corporation (i) owns, directly or indirectly, 100% of Lennar Mortgage, LLC and Lennar Title, Inc.; (ii) indirectly has a minority ownership interest of less than 10% in Title Resources Guaranty Company (iii) indirectly has at least an 80% ownership interest in Lennar Insurance Agency, LLC; and (iv) indirectly has a minority ownership interest of less than 5% in Opendoor Labs, Inc. Because of these relationships, this referral of services may provide Seller a financial or other benefit.

Set forth below are the types of settlement services offered by these affiliated companies and the estimated charge or range of charges generally required by these companies for such settlement services. You are NOT required to use any of the companies listed above as a condition to the purchase of the property.

THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE YOU ARE RECEIVING THE BEST SERVICES AND RATE FOR SUCH SERVICES.

Provider and Settlement Services/Estimated Range of Charges

MORTGAGE

Lennar Mortgage, LLC arranges and makes mortgage loans and the following are estimated mortgage loan related charges or range of charges **(not all of the charges may apply)**:

Description of Settlement Service	Range of Charges
Origination Charges	
% of Loan Amount (Points)	0% - 6% (of the loan amount)
Loan Origination Fee	0% - 1.5% (of the loan amount)
Document Preparation Fee	$0 - $380
Processing Fee	$0 - $995
Underwriting Fee	$0 - $995
Shipping Funding Fee	$0 - $500
Appraisal Fee Paid to Appraiser	$0 - $1,000
Appraisal Schedule Fee Paid to Appraiser	$0 - $2,000
Final Inspection Fee Paid to Appraiser	$0 - $500
Flood Certification Fee Paid to Outside Company	$0 - $8
Survey Fee Paid to Outside Agency	$0 - $942

NOTE: The actual fees charged may vary based on the size of your loan, loan program and interest rate you choose. There also will be other third-party charges. You will receive a Loan Estimate when you apply for your mortgage loan that will give you an estimate of all anticipated charges.

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Affiliated Business Arrangement Disclosure Statement

INSURANCE

Lennar Insurance Agency, LLC (Lennar Insurance Agency) is an insurance agent that provides, among other products, homeowner's/hazard and flood insurance. Set forth below are the estimated range of charges by Lennar Insurance Agency for the settlement services listed.

Description of Settlement Service	Range of Charges - Annual Premium
Homeowner's/Hazard Insurance	0.2% - 2.5% of purchase price amount
Flood Insurance	0.1% - 0.5% of purchase price amount

NOTE: The above premium ranges for homeowner's/hazard and flood insurance are from Lennar Insurance Agency. If enhancements to the standard policy such as increased limits, scheduled articles, and/or earthquake coverage are required, the premium may increase. Actual quote and acceptance by Lennar Insurance Agency is subject to Lennar Insurance Agency's application of their underwriting guidelines, including but not limited to verification of your credit score and previous loss history. Of course, the cost of your insurance may vary due to many factors including, without limitation, the size, location and cost of your home.

TITLE

Lennar Title, Inc. provides closing services and title insurance through numerous underwriters, one of which is **Title Resources Guaranty Company.** The following are estimated charges or range of charges for the settlement services listed:

Description of Settlement Service	Range of Charges
Owner's policy:	$5.75 per $1,000 of sales price up to $100,000 + $5/each additional $1,000, up to $1,000,000 [1]
Simultaneous loan policy:	$200 - $475
Title Search/Recertification:	$150 - $500 [2]
Closing Services:	$350 - $1,000 [3]
Endorsements:	$75 - 10% of total premium [4]
Document Delivery Fee:	$34 - $200 [5]
Third Party Lender Fee:	$325 [6]
Property Information Report :	$150 - $300
Notary Fee:	$100 - $350
E-Recording Fee:	$3.00 - $7.00 per document
Recording Fee:	Actual charge

1. For coverage amounts exceeding the above published rates, please contact Lennar Title, Inc., for a quote.

2. Charge for title search depends on the property being purchased and the county in which the property is located.

3. Charge for closing services depends on the nature of the closing services provided, the amount of closing services needed and the county in which the property is located.

4. Charge depends on endorsement type and coverage required.

5. Charge per document delivery related to delivering documents to (a) lenders financing the subject transaction; and/or (b) current lender's or other creditor's payoff or payment; and/or (c) buyer or buyer's representative, as the case may be, for closing by mail.

6. Charge only applies to second mortgages.

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Affiliated Business Arrangement Disclosure Statement

SALE OF EXISTING HOME

Opendoor Labs, Inc. d/b/a Opendoor offers programs to buy existing homes from homeowners.

Description of Settlement Service	Range of Charges*
Opendoor Service Charge (real estate transaction cost associated with purchase of home)	6% - 16% of home sales price

* The amount of the Opendoor Service Charge varies based on the individual property and current market conditions and does not include any upfront repair costs that may be required. There will also be other closing costs imposed by third parties related to the settlement of the sale. Contact Opendoor to obtain an offer that includes an estimate of all anticipated charges.

Acknowledgment

I/we have read this notice and understand that Seller is referring me/us to purchase the above-described settlement services and may receive a financial or other benefit as a result of this referral.

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Buyer - Yglesio Luciano Moyses Silva De Souza
Date 11/20/2025

Buyer -
Date

Buyer -
Date

Buyer -
Date

SELLER: LENNAR HOMES, LLC

Signed by:
Vitor Viveiros
1CE511971E0F4F4...

By:
Authorized Representative of Seller - Vitor Viveiros
Date 11/21/2025

Docusign Envelope ID: 977B0C1E-DB42-4B52-9499-D9508EFCF8B6

INSULATION ADDENDUM

THIS INSULATION ADDENDUM (this "**Addendum**") is, by this reference, made part of the Purchase and Sale Agreement (the "**Agreement**") dated as of the Twentieth day of November, 2025, between Yglesio Luciano Moyses Silva De Souza (collectively, "**Buyer**") and Seller, as defined in the Agreement, respecting Lot 2318 of Block _____ of BRENTWOOD TOWNHOME Subdivision/Plat in the community known as Brentwood TH (the "**Community**").

1. **Defined Terms**. All initially capitalized terms not defined herein shall have the meanings set forth in the Agreement, and all references in this Addendum to the Agreement shall be deemed to include references to this Addendum and to any other addenda and riders attached to the Agreement, which are hereby incorporated by this reference.

2. **Insulation**. Pursuant to Title 16, Chapter I, Section 460.16 of the Code of Federal Regulations, the insulation that is or will be installed where conditioned space meets unconditioned space is as follows and will, according to the manufacturer, yield the R-values stated:

Location	Type	Thickness	R-Value
Ext. Masonry Walls	Insulative Foil	N/A	4.1
Ext. Frame Walls	Fiberglass Batts	3.5 Inches	11
Masonry Party Walls (if applicable)	Insulative Foil	N/A	4.1
Ceilings	Fiberglass Blown	8.25 Inches	30
Floors Over Ext/Unconditioned Space	Fiberglass Batts	3.5 Inches	11

If so indicated above, fiberglass (also known as glass wool) is/will be used for insulation. The U.S. Department of Health and Human Services ("**HHS**") has listed fiberglass as a substance "which may reasonably be anticipated to be a carcinogen." This listing identifies substances selected for further study because of their potential carcinogenic risk but is not an assessment by HHS that there is a causal connection between fiberglass and human cancer. The listing does not establish that fiberglass presents a risk to persons in their daily lives.

3. **Counterparts**. This Addendum shall be validly executed when signed in counterpart; a complete set of which shall form a single document. Signatures may be given via electronic transmission and shall be deemed original and given as of the date and time of the transmission of this Addendum electronically to the other party.

4. **Conflicts**. In the event of any conflict between this Addendum and the Agreement, this Addendum shall control. In all other respects, the Agreement shall remain in full force and effect.

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5. **Entire Agreement**. The Agreement, together with this Addendum and any other addenda and riders to the Agreement, contains the entire agreement between Buyer and Seller concerning the matters set forth herein. No addition or modification of this Addendum or the Agreement shall be effective unless set forth in writing and signed by Buyer and an authorized representative of Seller.

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Buyer - Yglesio Luciano Moyses Silva De Souza
Date 11/20/2025

Buyer -
Date

Buyer -
Date

Buyer -
Date

SELLER:
LENNAR HOMES, LLC
Authorized Agent

Signed by:
Vitor Viveiros
1CE511971E0F4F4...

By
Title: Authorized Representative
Vitor Viveiros
Date Signed by Seller: 11/21/2025

Docusign Envelope ID: 977B0C1E-DB42-4B52-9499-D9508EFCF8B6

SUPPLY CHAIN ADDENDUM

THIS SUPPLY CHAIN ADDENDUM (this "**Addendum**") is made and entered into as of November 20, 2025 and incorporated into the Purchase and Sale Agreement (the "**Agreement**") dated as of the date hereof, between Yglesio Luciano Moyses Silva De Souza (collectively, "**Buyer**") and Seller, as defined in the Agreement, respecting Lot 2318 of Block _____ of Subdivision/Plat BRENTWOOD TOWNHOME, in the community known as Brentwood TH (the "**Community**").

1. **Defined Terms**. All initially capitalized terms not defined herein shall have the meanings set forth in the Agreement, and all references in this Addendum to the Agreement shall be deemed to include references to this Addendum and to any other addenda and riders attached to the Agreement, which are hereby incorporated by this reference.

2. **Supply Chain Disruption & Construction Delays**. Buyer acknowledges that there are acute and growing supply chain disruptions that have resulted in price increases in raw materials and construction delays. While Seller is committed to honoring the Purchase Price and exempting Buyer from having to share in the resulting cost increases, the supply chain disruptions and delays create numerous obstacles to Seller in its business of building and selling homes.

3. **Installation of Minor Items Not Required for the Issuance of a Certificate of Occupancy**. Buyer acknowledges that due to supply chain disruptions, some items to be installed in the Home, such as cabinet drawers and doors, shower enclosures, appliances and/or other minor finishing items (collectively, "**Minor Items**"), may not be installed or completed by the time a certificate of occupancy ("**CO**") is issued for the Property. Buyer hereby agrees that Seller's inability to install or complete the Minor Items shall not delay Closing and Buyer shall proceed to Closing as scheduled by Seller provided that a CO has been issued for the Property. Buyer shall have no right to require any escrows or holdbacks at Closing relating to the Minor Items. Any escrow or holdback requirements of Buyer's lender shall be the responsibility of Buyer and paid in addition to all other proceeds due at Closing. Seller agrees to use commercially reasonable efforts to cause the installation or completion of the Minor Items to occur promptly after Closing once the appliance(s) or other required material or labor become available.

4. **Counterparts/Signatures**. This Addendum may be executed in any number of counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument. Signatures may be given via electronic transmission and shall be deemed original and given as of the date and time of the transmission of this Addendum electronically to the other party.

5. **Survival**. The terms of this Addendum shall specifically survive Closing.

6. **Conflicts**. In the event of any conflict between the terms and conditions of this Addendum and the Agreement, the terms and conditions of this Addendum shall govern the parties.

7. **Entire Agreement**. The Agreement, together with this Addendum and any other addenda and riders to the Agreement, contains the entire agreement between Buyer and Seller concerning the matters set forth herein. No addition or modification of this Addendum or the Agreement shall be effective unless set forth in writing and signed by Buyer and an authorized representative of Seller.

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IN WITNESS WHEREOF, Seller and Buyer do hereby execute this Addendum as of the date of this Addendum.

BUYER:

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751884404C3...

Buyer - Yglesio Luciano Moyses Silva De Souza
Date 11/20/2025

Buyer -
Date

Buyer -
Date

Buyer -
Date

SELLER:
LENNAR HOMES, LLC
a Authorized Agent

Signed by:
Vitor Viveiros
1C5511971E0F4E4...

By
Title: Authorized Representative
Vitor Viveiros
Date Signed by Seller: 11/21/2025

Docusign Envelope ID: 977B0C1E-DB42-4B52-9499-D9508EFCF8B6

ADDENDUM FOR NATURAL AND MANMADE PRODUCTS

THIS ADDENDUM FOR NATURAL AND MANMADE PRODUCTS (this "**Addendum**") is executed in conjunction with and, by this reference, incorporated into the Purchase and Sale Agreement (the "**Agreement**") dated as of the twentieth day of November, 2025, between Yglesio Luciano Moyses Silva De Souza(collectively, "**Buyer**") and Seller, as defined in the Agreement, respecting Lot 2318 of Block _____ of BRENTWOOD TOWNHOME Subdivision/Plat in the community known as Brentwood TH (the "**Community**").

1. **Defined Terms**. All initially capitalized terms not defined herein shall have the meanings set forth in the Agreement, and all references in this Addendum to the Agreement shall be deemed to include references to this Addendum and to any other addenda and riders attached to the Agreement, which are hereby incorporated by this reference.

2. **Natural Stone Flooring and Countertops**. Natural stones with varying colors and mineral compositions ("**Stone**") are found in quarries throughout the world. Stones including, without limitation, marble and granite, are therefore products of nature and vary in color, markings, shade, and texture. Buyer acknowledges that Stone is not uniform and that Seller can make no guarantees regarding the color, markings, shade, and texture of the Stone to be used in the Home. Buyer further acknowledges and Seller makes the following disclosures regarding the Stone to be used/installed in the Home:

2.1 Cleaning. Care should be exercised when cleaning Stone. No chemicals should be used to clean Stone other than those cleaners specifically designed to clean Stone.

2.2 Natural Inconsistencies. Stone contains natural inconsistencies which will be present in Stone flooring and/or countertops in the Home; such natural inconsistencies are normal and are not defects.

2.3 Edges and Corners. There may be changes in the patterning of Stone from one edge or corner of the flooring or countertop to another edge or corner; such changes in patterning is normal and is not a defect.

2.4 Fissures and Pits. Stone may contain fissures and pits that occur naturally and may appear as a small hole or recess; such fissures and pits are not cracks or defects.

2.5 Spots, Freckles, and Rust. Spots, freckles, and/or rust may appear in Stone from time to time, and may appear as a concentration and/or random aberration of color in a particular area of the surface of Stone; such spots, freckles, and rust are not defects.

2.6 Seams. Stone is almost never seamless due to the techniques employed to cut the slab of Stone in a way that preserves the maximum beauty of such Stone. Pieces of Stone must therefore be fitted together and the Stone used in the Home will not be seamless and may have visible seams, which are not defects.

2.7 Wallboard and Plaster. Stone is cut by machine to be straight. Irregularities occurring in the Home may mean that the installer has to force pieces of Stone into the wallboard or plaster during installation to compensate for the irregularities. Shims, caulking and putty may be used to fill imperfections in walls and floors in order to install Stone flooring and countertops. There may be such shims, caulking and/or putty in the Stone used in the Home, which shims, caulking and/or putty are used to enhance the installation and are not defects.

2.8 Staining. Stone may stain and such staining is not a defect. As a preventative measure, but not as absolute protection from staining, Stone should be sealed with the appropriate sealant, using the appropriate technique, after every six (6) months of normal use.

2.9 Sink Cabinet. The cabinet under the sink will extend beyond the edge of the sink. This cannot be avoided as a larger sink or smaller cabinet extension would preclude natural adjustment of seams and edges of Stone countertop and may result in a deterioration of the Stone countertop.

3. **Wood Cabinets**. Buyer acknowledges that a variety of cabinet door selections may be offered in the Home. Wood doors will contain natural inconsistencies that promote the beauty of the wood door. As a tree is exposed to a variety of weather conditions during their natural development, random patterns in the tree's grain, color and species markings are created. These natural characteristics will be present in Buyer's wood cabinets and are considered normal. Additionally, these natural characteristics also vary between different types of wood and include the following potential variances: in the grain texture and amount of grain, blemishes in the individual pieces, unfinished edges (depending on the type of finish, such as white wash), and knot holes and other dark features. Wood cabinets are also affected by environmental factors such as natural light, so color is expected to gradually change and mellow over time. Due to environmental factors and the aging process, replacement parts may not match exactly.

4. **Manmade Products**. The Home may include one or more of the following manmade products: carpet, tile and wood flooring; wall and pool wet area tiles; wood cabinets; cultured marble tubs, sinks and countertops; roof tiles; stamped concrete and paver driveways. Buyer acknowledges and agrees that shade variations are inherent in manmade products. Colors of actual manmade products may vary from samples or catalogues and slight color variations may exist from different product runs. Buyer acknowledges that Seller makes no representations or guarantees regarding the color, markings, shade, and texture of the manmade products, or to the suitability or maintenance of any manmade products in the Home. Buyer acknowledges and Seller makes the following disclosures regarding the manmade products to be used/installed in the Home.

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4.1 Bathroom Fixtures. There may be a variation in shading between bathroom fixtures within the same room, including commodes, sinks, countertops, tubs, and towel bars.

4.2 Exterior Finish. Seller may provide an exterior decorative finish with a painted surface. The exterior decorative coating is not a waterproofing material. The proper application of paint and caulking of joints over cement based material and decorative wood components provide for the moisture resistant qualities of the exterior surface of the Home. Buyer acknowledges that repainting of the Home will likely be required at least every five years.

4.3 Ceramic Tile. Normal slab settlement may crack ceramic tile and the physical characteristics are conducive to chipping after installation by a number of different causes; subsequent chipping and cracking is unavoidable and not a warrantable item. Buyer will have the opportunity to inspect the Home prior to Closing and Seller requests that Buyer examine any tile floor closely at this time.

4.4 Wooden Laminate Cabinets. Wooden laminate cabinets are a popular selection of cabinetry in the home building industry. As the technological and manufacturing processes continue to emerge, what may appear to be a particular species of wood, (i.e., birch, oak, walnut, etc.) may in fact be a veneer over a composition product; stained and finished to resemble a specific species of wood. Buyer acknowledges that wooden laminate cabinets may be manufactured with various manmade products and/or product names used in the manufacturing process. As with other natural materials, wooden laminate cabinets will be affected by environmental factors such as natural and artificial lighting, so Buyer may see the color of such cabinets gradually change and mellow over time. Seams will be visible in the framework of all face frame cabinets, if applicable.

5. **Paver Driveway and Walk**. Pavers are an interlocking system supported by the existing earth. White mason sand is used to space the pavers and is meant to wash out in a short time. Pavers are not meant to have grout or mortar joints. Variations in the plane or levelness are expected and normal. The vast majority of elevation variances occur during the first year following installation. Buyer acknowledges that the pavers used to construct the Home's driveway and walk may be rustic, and no two paving stones are identical in color, texture or finish. Due to normal manufacturing, shipping, handling and installation, pavers may have abrasions, marks and minor staining. Normal weathering can also change the color and texture of the pavers. The most popular finish to be applied to paving stones is a clear sealer. Sealing also helps reduce effervescence, weathering, the penetration of permanent stains and normal wear and tear. The sealing of pavers is a normal maintenance function. Buyer should have a professional install any sealer. Seller recommends that Buyer not install any sealer until Buyer has occupied the Home for thirty (30) days to allow pavers to properly cure. Buyer further acknowledges that the paving stones at the models have not been sealed and have been left in their original condition.

6. **Counterparts**. This Addendum may be executed in counterparts, a complete set of which shall form a single Addendum. Signatures may be given via electronic transmission and shall be deemed given as of the date and time of the transmission of this Addendum to the other party.

7. **Conflicts**. In the event of any conflict between this Addendum and the Agreement, this Addendum shall control. In all other respects, the Agreement shall remain in full force and effect.

8. **Entire Agreement**. The Agreement, together with this Addendum and any other addenda and riders to the Agreement, contains the entire agreement between Buyer and Seller concerning the matters set forth herein. No addition or modification of this Addendum or the Agreement shall be effective unless set forth in writing and signed by Buyer and an authorized representative of Seller.

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Buyer - Yglesio Luciano Moyses Silva De Souza
Date 11/20/2025

Buyer -
Date

Buyer -
Date

Buyer -
Date

SELLER:
LENNAR HOMES, LLC
a Authorized Agent

Signed by:
Vitor Viveiros
1CE511971E0F4F4...

By
Title: Authorized Representative
Vitor Viveiros
Date Signed by Seller: 11/21/2025

Docusign Envelope ID: 977B0C1E-DB42-4B52-9499-D9508EFCF8B6

ENERGY ADDENDUM

THIS ENERGY ADDENDUM (this "**Addendum**") is, by this reference, made part of the Purchase and Sale Agreement (the "**Agreement**") dated as of the Twentieth day of November, 2025, between Yglesio Luciano Moyses Silva De Souza (collectively, "**Buyer**") and Seller, as defined in the Agreement, respecting Lot 2318 of Block _____ of BRENTWOOD TOWNHOME Subdivision/Plat in the community known as Brentwood TH (the "**Community**").

1. **Defined Terms**. All initially capitalized terms not defined herein shall have the meanings set forth in the Agreement, and all references in this Addendum to the Agreement shall be deemed to include references to this Addendum and to any other addenda and riders attached to the Agreement, which are hereby incorporated by this reference.

2. **Energy Claims**. In the marketing of the Home/Unit, certain verbal or written statements may have been made, including but not limited to statements contained in advertising and marketing material, relating to the energy efficiency, energy consumption, energy savings or energy costs of the Home/Unit. Buyer acknowledges that any such statements were estimates only, were developed by third parties based upon the design of the Home/Unit and/or various indices, and were not a material inducement to purchase the Home. Actual Home/Unit energy efficiencies or savings will vary due to, among numerous other factors, construction variances, floor plan, occupancy, appliance usage, thermostat settings, weather conditions, maintenance and orientation of the Home/Unit. Seller provides no guarantee of energy efficiencies or savings that will be achieved by each homeowner.

3. **Certification Program**. In connection with the sale of the Home/Unit, Seller may have used a third party to certify that the Home/Unit was designed to certain guidelines, ratings, or efficiencies ("**Certification Program**"). Seller makes no representations or warranties regarding any aspect of the Certification Program. Buyer acknowledges that the third party certification may be based upon estimates, averages, or other analytical methods and not necessarily inspection or testing of the Home/Unit.

4. **HERS Index (Only Applicable to Homes with a HERS Index Rating)**. If the Home has a HERS Index Rating, a third party Home Energy Rater uses an energy efficiency software package to perform an energy analysis of the home's design based on an analysis of the home's plans. This analysis yields a projected, pre-construction HERS ("**Home Energy Rating System**") Index. The HERS Index is a scoring system established by the Residential Energy Services Network ("**RESNET**") in which a home built to the specifications of the HERS Reference Home (based on the 2006 International Energy Conservation Code) scores a HERS Index of 100, while a net zero energy home scores a HERS Index of 0. The lower a home's HERS Index, the more energy efficient it is in comparison to the HERS Reference Home. Each 1-point decrease in the HERS Index corresponds to an estimated 1% increase in energy efficiency compared to the HERS Reference Home. For any home with a HERS Index rating, the Buyer understands and agrees that the rating is not to be construed as a guarantee of energy savings or consumption levels. Seller makes no representations or warranties regarding the accuracy of the HERS Index.

5. **Counterparts**. This Addendum shall be validly executed when signed in counterpart; a complete set of which shall form a single document. Signatures may be given via electronic transmission and shall be deemed original and given as of the date and time of the transmission of this Addendum electronically to the other party.

6. **Conflicts**. In the event of any conflict between this Addendum and the Agreement, this Addendum shall control. In all other respects, the Agreement shall remain in full force and effect.

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7. **Entire Agreement**. The Agreement, together with this Addendum and any other addenda and riders to the Agreement, contains the entire agreement between Buyer and Seller concerning the matters set forth herein. No addition or modification of this Addendum or the Agreement shall be effective unless set forth in writing and signed by Buyer and an authorized representative of Seller.

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Buyer - Yglesio Luciano Moyses Silva De Souza
Date 11/20/2025

Buyer -
Date

Buyer -
Date

Buyer -
Date

SELLER:
LENNAR HOMES, LLC
a Authorized Agent

Signed by:
Vitor Viveiros
1CE511971E0F4F4...

By
Title: Authorized Representative
Vitor Viveiros
Date Signed by Seller: 11/21/2025

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INDOOR ENVIRONMENTAL QUALITY DISCLOSURE

THIS INDOOR ENVIRONMENTAL QUALITY DISCLOSURE (this "**Disclosure**") is, by this reference, made part of the Purchase and Sale Agreement (the "**Agreement**") dated as of the Twentieth day of November, 2025, between Yglesio Luciano Moyses Silva De Souza (collectively, "**Buyer**") and Seller, as defined in the Agreement, respecting Lot 2318 of Block _____ of BRENTWOOD TOWNHOME Subdivision/Plat in the community known as Brentwood TH (the "**Community**").

1. **Defined Terms**. All initially capitalized terms not defined herein shall have the meanings set forth in the Agreement, and all references in this Disclosure to the Agreement shall be deemed to include references to this Disclosure and to any other disclosure and/or addenda and riders attached to the Agreement, which are hereby incorporated by this reference.

2. **Indoor Environmental Contaminates**. There are many different types of indoor environmental contaminants, including, but not limited to, pet dander, dust mites and mold. Molds and other potential contaminants have been a part of our environment for millions of years. Contaminants are everywhere, indoors and outdoors. Therefore, everyone is exposed to some contaminants on a daily basis without evident harm. Due to a number of factors, including the fact that sensitivities to various types of molds and other potential contaminants vary from person to person, there are no state or federal standards concerning acceptable levels of exposure to mold. According to the Consumer Product Safety Commission and the American Lung Association, some diseases or illness have been linked with biological pollutants in the indoor environment, including some forms of mold. However, many of these conditions also have causes unrelated to the indoor environment. Therefore, it is unknown how many potential health problems relate exclusively to poor indoor air. Buyer should determine for himself/herself whether Buyer, Buyer's family members or any other individuals who will occupy or use the Home/Unit have special needs or increased risk to these conditions. Buyer should carefully monitor the conditions in the Home/Unit for mold growth and other contaminants.

When excessive moisture or water accumulates indoors, mold growth can and will occur, particularly if the moisture problem remains unaddressed. There is no practical way to eliminate all molds or mold spores in an indoor environment. The key to controlling indoor mold growth is to control moisture.

There are many ways to help control moisture in and beneath the Home/Unit. The U.S. Environmental Protection Agency, the Consumer Product Safety Commission, the American Lung Association and others recommend taking measures such as those listed below to help control moisture in and beneath the Home/Unit. The following list is not meant to be all-inclusive.

o Fix leaking plumbing and any other source of unwanted water immediately.

o Maintain proper indoor humidity. Equipment that conditions the air, such as air conditioners, humidifiers and ventilation systems must be operated year round.

o Raise the temperature in areas where moisture condenses on surfaces and open doors between rooms to increase air circulation in the Home/Unit, including doors to closets.

o Have major appliances, such as furnaces, heat pumps, central air conditioners, window air conditioning units, ventilation systems and furnace attached humidifiers inspected, cleaned and serviced regularly by a qualified professional.

o Clean and dry refrigerator, air conditioner and dehumidifier drip pans and filters regularly and make sure that refrigerator and freezer doors seal properly.

o Keep water away from the foundation of the Home/Unit by maintaining required slopes, drainage and keeping plantings and sprinklers the proper distance from the Home/Unit.

o If there is a sump pump in the Home/Unit, inspect it regularly to ensure that it is properly operating.

o If there is a crawl space or structural sub-floor, inspect the ground beneath the floor on a regular basis to make sure there is no standing or excessive water. If there is standing or excessive water, seek professional assistance to remove the water. If Buyer is interested in finishing the basement, only do so after consulting an expert to determine the suitability of the basement for a finished area.

The following are suggestions that may assist Buyer in preventing and addressing mold growth in the Home/Unit.

o It is important that Buyer responds promptly when Buyer sees signs of moisture or mold.

o Do not allow moisture to stand or make contact with carpet, furniture and cellulose-based materials, such as wood, drywall or other non-tile, non-plastic or non-metal materials.

o Dry all water damaged areas and items immediately to prevent mold growth.

o If mold develops, clean up the mold by washing off hard surfaces with detergent and water and completely dry the surface.

o Depending upon the nature and extent of the mold infestation, trained professionals may be needed to assist in the remediation effort.

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o Mold that is not properly and adequately removed may reappear.

Proper maintenance and cleaning of the Home/Unit is the responsibility of each homeowner and will lessen the potential for water intrusion and help to control indoor environmental contaminants. Further, it is the responsibility of each homeowner to monitor their Home/Unit on a continual basis for excessive moisture, water and mold accumulation. If Buyer discovers accumulation of water or moisture in, around or under the Home/Unit, Buyer should immediately seek to control the source of the water or moisture. Failing to control the source could result in additional damage and the growth of mold. Plumbing leaks and water penetrations that are covered by the Limited Warranty, if any, during the term of the Limited Warranty must be reported to Seller immediately. If the Limited Warranty has expired or does not cover the specific problem, Buyer should not delay in having professionals address the problem. Seller will not be responsible for, and Buyer agrees to indemnify and hold harmless Indemnified Parties from and against all Claims in connection with, water-related damages, including personal injuries or property damage caused by mold, but only to extent that the damages are caused by (A) Buyer's negligence, (B) Buyer's failure to promptly take appropriate corrective measures and minimize any damages caused by the water or moisture, or (C) Buyer's failure to promptly provide Seller with notice of the water or moisture and give Seller an opportunity to dry the water or moisture and remediate, if necessary, any moisture conditions in the Home/Unit caused by improper construction. Buyer also agrees to waive all rights of subrogation for damages resulting from water-related damages, mold growth, any personal injuries, or any remediation resulting from (A) Buyer's negligence, (B) Buyer's failure to promptly take appropriate corrective measures and minimize any damages caused by the water or moisture, or (C) Buyer's failure to promptly provide Seller with notice of the water or moisture and give Seller an opportunity to dry the water or moisture and remediate, if necessary, any moisture conditions in the Home/Unit caused by improper construction.

3. **Counterparts**. This Disclosure shall be validly executed when signed in counterpart; a complete set of which shall form a single document. Signatures may be given via electronic transmission and shall be deemed original and given as of the date and time of the transmission of this Disclosure electronically to the other party.

4. **Conflicts**. In the event of any conflict between this Disclosure and the Agreement or any other addenda and/or riders, this Disclosure shall control. In all other respects, the Agreement shall remain in full force and effect.

5. **Entire Agreement**. The Agreement, together with this Disclosure and any other addenda and riders to the Agreement, contains the entire agreement between Buyer and Seller concerning the matters set forth herein. No addition or modification of this Disclosure or the Agreement shall be effective unless set forth in writing and signed by Buyer and an authorized representative of Seller.

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Buyer - Yglesio Luciano Moyses Silva De Souza
Date 11/20/2025

Buyer -
Date

Buyer -
Date

Buyer -
Date

SELLER:
LENNAR HOMES, LLC
a Authorized Agent

Signed by:
Vitor Viveiros
3C5511971E0F4E4...

By
Title: Authorized Representative
Vitor Viveiros
Date Signed by Seller: 11/21/2025

Docusign Envelope ID: 977B0C1E-DB42-4B52-9499-D9508EFCF8B6

PRIVATE THIRD PARTY HOME INSPECTOR ADDENDUM

THIS PRIVATE THIRD PARTY HOME INSPECTOR ADDENDUM (this "**Addendum**") is executed in conjunction with and, by this reference, incorporated into the Purchase and Sale Agreement (the "**Agreement**") dated as of the twentieth day of November, 2025, between Yglesio Luciano Moyses Silva De Souza (collectively, "**Buyer**") and Seller, as defined in the Agreement, respecting Lot 2318 of Block _____ of BRENTWOOD TOWNHOME Subdivision/Plat in the community known as Brentwood TH.

1. **Defined Terms**. All initially capitalized terms not defined herein shall have the meanings set forth in the Agreement, and all references in this Addendum to the Agreement shall be deemed to include references to this Addendum and to any other addenda and riders attached to the Agreement, which are hereby incorporated by this reference.

2. **Agreements Regarding Private Home Inspection**. Seller welcomes the opportunity to further validate the level of quality in our homes by the use of a privately employed "Home Inspector." In the event Buyer chooses to utilize a Home Inspector, Buyer shall contact Buyer's New Home Sales Consultant to schedule an appointment and provide the following required documentation for review and approval by Seller:

A. This Private Third Party Home Inspector Policy, executed and dated by Buyer;
B. The Access Agreement for Home Inspection, executed and dated by Home Inspector ("**Access Agreement**"); and
C. Home Inspector's Certificate of Insurance (supplied by Home Inspector - See Attachments 1 & 2 of the Access Agreement, providing samples of the required insurance certificate and endorsement forms)
D. All required documentation must be submitted to Seller a minimum of 30 days prior to the estimated deliverable date of the home.

After approval of the required documentation by Seller, the Home Inspector must make an appointment for the inspection with the New Homes Sales Consultant. **Seller will determine in its sole discretion when the Home may be inspected.** The inspection needs to be completed **a minimum of five (5) days prior** to the homeowner inspection and orientation described in the Agreement. Any list created by your Home Inspector shall be given to your New Homes Sales Consultant. No destructive testing (e.g., cutting drywall, removing roofing material) will be permitted, and any damage caused by the Home Inspector will be at the cost of the Homebuyer, as more fully provided in the Access Agreement. Please note that the Home Inspector will not be allowed to attend the homeowner inspection and orientation provided for in the Agreement. This policy enables Seller to conduct your homeowner inspection and orientation in an orderly fashion without interruption. This is to your benefit because it allows you to receive all the important information and all your questions can be addressed and answered.

Seller will determine in its sole discretion whether changes or repairs recommended by the Home Inspector are necessary. Please see your warranty manual for a detailed description of the construction standards for the Home.

Buyer shall indemnify, defend and hold harmless Seller, its officers, directors, shareholders, employees and agents from and against any claims asserted by the Home Inspector for damages, expenses or costs, including without limitation attorneys' fees, in connection with the Home inspection

3. **Counterparts**. This Addendum may be executed in counterparts, a complete set of which shall form a single Addendum. Signatures may be given via electronic transmission and shall be deemed given as of the date and time of the transmission of this Addendum to the other party.

4. **Conflicts**. In the event of any conflict between this Addendum and the Agreement, this Addendum shall control. In all other respects, the Agreement shall remain in full force and effect.

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5. **Entire Agreement**. The Agreement, together with this Addendum and any other addenda and riders to the Agreement, contains the entire agreement between Buyer and Seller concerning the matters set forth herein. No addition or modification of this Addendum or the Agreement shall be effective unless set forth in writing and signed by Buyer and an authorized representative of Seller.

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751884404C3...

Buyer - Yglesio Luciano Moyses Silva De Souza
Date 11/20/2025

Buyer -
Date

Buyer -
Date

Buyer -
Date

SELLER:
LENNAR HOMES, LLC
a Authorized Agent

Signed by:
Vitor Viveiros
4CE511971E0F4E4...

By
Title: Authorized Representative
Vitor Viveiros
Date Signed by Seller: 11/21/2025

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DECORATIVE STUCCO/CEMENTITIOUS FINISH TO EXTERIOR WALLS DISCLOSURE

THIS DECORATIVE STUCCO/CEMENTITIOUS FINISH TO EXTERIOR WALLS DISCLOSURE (this "**Disclosure**") is delivered in conjunction with and, by this reference, incorporated into the Purchase and Sale Agreement (the "**Agreement**") dated as of the Twentieth day of November, 2025 between Yglesio Luciano Moyses Silva De Souza (collectively, "**Buyer**") and Seller, as defined in the Agreement, respecting Lot 2318 of Block _____ of BRENTWOOD TOWNHOME Subdivision/Plat in the community known as Brentwood TH (the "**Community**").

1. **Defined Terms**. All initially capitalized terms not defined herein shall have the meanings set forth in the Agreement, and all references in this Disclosure to the Agreement shall be deemed to include references to this Disclosure and to any other disclosure and/or addenda and riders attached to the Agreement, which are hereby incorporated by this reference.

2. **Decorative Stucco/Cementitious Finish to Exterior Walls**. Upon conveyance and recording of the Deed to the Property, the Buyer will be solely responsible for the proper maintenance and cleaning of the exterior walls of his or her Home. Exterior walls are improved with a decorative finish material composed of stucco or cementitious coating (collectively, "**decorative stucco/cementitious finish**"). While decorative stucco/cementitious finish is high in compressive or impact strength, it is for decorative purposes only and is not of sufficient tensile strength to resist building movement. It is the nature of decorative stucco/cementitious finish to exhibit some cracking and it will expand and contract in response to temperature, sometimes creating minor hairline cracks in the outer layer of the decorative stucco/cementitious finish. This is normal behavior and considered a routine maintenance item for the Buyer.

The Florida Lath & Plaster Bureau, a consortium of stucco industry professionals, has issued a Technical Bulletin TB-ST-04-12, entitled Stucco & Building Exterior Maintenance that provides recommendations for cleaning and maintenance of the decorative stucco/cementitious finish to the exterior walls of your Home. A copy of this bulletin can be obtained at www.flapb.com/docs/TB-ST-04-12.pdf?. Buyer can also obtain information on efflorescence by reviewing the National Concrete Masonry Association's "Control And Removal of Efflorescence", NCMA Tek 8-3-A available through the NCMA at www.ncma.org and on repairing cracks by reviewing the Portland Cement Association's technical note "IS526 Repair of Portland Cement Plaster" which is available for download at www.cement.org, and the American Concrete Institute's "ACI 524R-04 Guide to Portland Cement?Based Plaster" which is available for download at www.concrete.org.

It is the responsibility of the Buyer to monitor the exterior portions of his or her Home on a regular (no less often than once per year) basis for excessive cracks, stains, mildew or efflorescence. Notwithstanding the foregoing, small cracks in the decorative stucco/cementitious finish are normal and do not require any maintenance or repair. If a crack exceeds 1/8 of an inch in width, then the crack should be repaired. At least once per year, the Buyer must inspect the decorative stucco/cementitious finish to the exterior walls for cracking and if cracking is detected, engage a qualified professional to seal those cracks and repair the affected area. In addition, each year the Buyer must inspect the exterior paint and caulk material in the exterior wall system openings (i.e. windows, doors, hose bibs, etc.) for peeling, cracking or separation. If the inspection reveals any such items, the Buyer must engage a qualified professional to clean, repair, re-caulk and repaint those areas. It is the Buyer's responsibility for all maintenance and repairs described in this paragraph, and they should be completed in a timely fashion to prevent any damage to the Home.

The following conditions are covered by the Seller's Limited Warranty during the term of the Limited Warranty, and must be promptly reported to Seller for review and proper resolution: (i) cracks in or missing decorative stucco/cementitious finish wider than 1/8 of an inch; spalling of the decorative stucco/cementitious finish and (ii) separation between a decorative stucco/cementitious surface and adjacent material that equals or exceeds 1/4-inch in width that is not caulked. If the Limited Warranty has expired or does not cover the specific decorative stucco/cementitious finish issue set forth above or in the Limited Warranty, Buyer should not delay in having a qualified professional repair the problem. Seller will not be responsible for, and Buyer agrees to indemnify and hold harmless, the Indemnified Parties from and against all Claims in connection with the decorative stucco/cementitious finish due to Buyer's actions, such fastening or attaching devices (*e.g.*, patio covers, plant holders, awnings, TV dishes, and hose racks, etc.), or inactions, such as Buyer's failure to inspect and/or maintain and promptly repair the decorative stucco/cementitious finish or failure to promptly provide Seller with notice of any decorative stucco/cementitious finish cracks covered by the Limited Warranty.

3. **Counterparts**. This Disclosure may be executed in counterparts, a complete set of which shall form a single Disclosure. Signatures may be given via electronic transmission and shall be deemed original and given as of the date and time of the electronic transmission of this Addendum to the other party.

4. **Conflicts**. In the event of any conflict between this Disclosure and the Agreement or any other addenda and/or riders, this Disclosure shall control. In all other respects, the Agreement shall remain in full force and effect.

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5. **Entire Agreement**. The Agreement, together with this Disclosure and any other addenda and/or riders to the Agreement, contains the entire agreement between Buyer and Seller concerning the matters set forth herein. No addition or modification of this Disclosure or the Agreement shall be effective unless set forth in writing and signed by Buyer and an authorized representative of Seller.

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Buyer - Yglesio Luciano Moyses Silva De Souza
Date 11/20/2025

Buyer -
Date

Buyer -
Date

Buyer -
Date

SELLER:
LENNAR HOMES, LLC
a Authorized Agent

Signed by:
Vitor Viveiros
1CE511971E0F4F4...

By
Title: Authorized Representative
Vitor Viveiros
Date Signed by Seller: 11/21/2025

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CHANGE ORDER ADDENDUM/AMENDMENT
- SUMMARY -

As of Change Order #1

THIS CHANGE ORDER ADDENDUM/AMENDMENT (this "**Addendum/Amendment**") is executed in conjunction with and, by this reference, incorporated into the Purchase and Sale Agreement (the "**Agreement**") dated as of the Twentieth day of November, 2025, between Yglesio Luciano Moyses Silva De Souza(collectively, "**Buyer**") and Seller, as defined in the Agreement, respecting Lot 2318 of Block _____ of BRENTWOOD TOWNHOME Subdivision/Plat in the community known as Brentwood TH (the "**Community**").

1. **Defined Terms**. All initially capitalized terms not defined herein shall have the meanings set forth in the Agreement, and all references in this Addendum/Amendment to the Agreement shall be deemed to include references to this Addendum/Amendment and to any other addenda and riders attached to the Agreement, which are hereby incorporated by this reference.

2. **Requested Changes**. The Agreement describes the initial Options selected by Buyer with respect to the Home. Buyer is hereby requesting that certain changes, additions and/or modifications be made to the Home. Seller reserves the right to deny one or more of such requests in the event the construction schedule for the Home does not allow for such changes, additions and/or modifications as determined by Seller in its sole and absolute discretion. Should Seller elect not to install and/or make any of such requested changes, additions and/or modifications desired by Buyer for whatever reason, Buyer's exclusive remedy shall be to recover a refund or credit of the amount actually paid by Buyer for such item.

Action	Date Selected / Deselected	CO No.	Option Code	Qty	Unit Price	Extended Price
NF - EI Included Feature						
Add	30-JUN-25	1	**AABWTH17.2631472.1628**	1	.00	.00
Description: EXT COLORS-Brentwood TH Body 1=SW7071,Body 2=SW 7073,Trim=SW7006,Accent=SW7605 Extended Description: Shingles: Weathered Wood GAF Roof shingles Notes: Selected/Deleted by: Elizabeth Hill						

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Add	30-JUN-25	1	**CXAME-25.2631472.1628**	1		.00	.00

Description: Americana 25.2X-White/Ext Flr
Extended Description: ****2025.2X... Ei Americana Color Specs****

####Kitchen####
****Appliances****
----Refrigerator: None----
----Microwave: Over-the-Range Microwave Oven (Stainless Steel)----
----Range/Stove: 30inch Free-Standing Electric (Stainless Steel)----
----Dishwasher: Dishwasher with Front Controls (Stainless Steel)----
----Washer: None----
----Dryer: None----

****Cabinets****
----Style & Color: Shaker Standard Overlay (White)----
----Uppers: 36inch (No Stagger, no refrigerator surround, no crown, no cabinet above refrigerator)----
----Hardware: None----
****Countertops****
----Product & Color: Quartz Silestone 1.6cm (Miami Vena)
----Backsplash: 4inch minimum Silestone 1.6cm (Miami Vena)
----Sink: Stainless Under-mount (Single Bowl)----
****Plumbing****
----Kitchen Faucet: Moen Chateau (Chrome)----
****Flooring****
----Floor Tile: Shaw Emergence 17x17 (Gulf)----
----Grout----Mapei or Equal Sanded Grout (#77 Frost)----
----Floor Tile Pattern: Straight-Lay (Square Pattern)----

####Master Bath####
****Cabinets****
----Style & Color: Shaker Std Overlay (White)
----Base: 34inch high----
----Hardware: None----
****Countertops****
----Product & Color: Quartz Silestone 1.6cm (Miami Vena)----
----Backsplash: 4inch minimum Silestone 1.6cm (Miami Vena)----
----Sink: Porcelain Square Under-mount (White)----
****Plumbing****
----Faucet: Moen Chateau 2-Handle (Chrome)----
----Toilet: ProFlo Elongated (White)----
----Tub & Shower Fixtures: Acrylic (White)
****Flooring****
----Floor Tile: Shaw Emergence 17x17 (Gulf)----
----Grout: Mapei or Equal Sanded Grout (#77 Frost)----
----Floor Tile Pattern: Straight-Lay (Square Pattern)----
----Tub & Shower Walls: Shaw Emergence 17x17 (Gulf)----

####Secondary Baths####
****Cabinets****
----Style & Color: Shaker Standard Overlay (White)
----Base: 34inch high----
----Hardware: None----
****Countertops****
----Product & Color: Quartz Silestone 1.6cm (Miami Vena)----
----Backsplash: 4inch minimum Silestone 1.6cm (Miami Vena)----
----Sink: Porcelain Square Under-mount (White)----
****Plumbing****
----Faucet: Moen Chateau 2-Handle (Chrome)----
----Toilet: ProFlo Elongated (White)----
----Tub & Shower Fixtures: Acrylic (White)
****Flooring****
----Floor Tile: Shaw Emergence 17x17 (Gulf)----
----Grout: Mapei or Equal Sanded Grout (#77 Frost)----
----Floor Tile Pattern: Straight-Lay (Square Pattern)----
----Tub & Shower Walls: Royal tub with Fiore surround (on 30x60 tubs only)----

####2025.2X Ei Americana Interior####

----Interior Paint: Sherwin Williams (Extra White SW 7006)----
----Bath Mirrors: 42inch High / No Medicine Cabinets----
----Carpet: Shaw - Highflyer L001R (#540 Silver Mist)

Docusign Envelope ID: 977B0C1E-DB42-4B52-9499-D9508EFCF8B6

----EXTENDED STRAIGHT LAY TILE STANDARD in home (first floor only) Hallways, living room, dining room, den/study/flex and family room (per plan)----

**********(Updated 02.25.25, CXAME-25 AMERICANA ver2025.2X ...)**********

Notes:

Selected/Deleted by: Elizabeth Hill

Change Order Total $ .00
New Total Purchase Price $ 284,990.00

3. **Counterparts**. This Addendum/Amendment may be executed in counterparts, a complete set of which shall form a single Addendum/Amendment. Signatures may be given via electronic transmission and shall be deemed original and given as of the date and time of the electronic transmission of this Addendum/Amendment to the other party.

4. **Conflicts**. In the event of any conflict between this Addendum/Amendment and the Agreement, this Addendum/Amendment shall control. In all other respects, the Agreement shall remain in full force and effect.

5. **Entire Agreement**. The Agreement, together with this Addendum/Amendment and any other addenda and riders to the Agreement, contains the entire agreement between Buyer and Seller concerning the matters set forth herein. No addition or modification of this Addendum/Amendment or the Agreement shall be effective unless set forth in writing and signed by Buyer and an authorized representative of Seller.

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Buyer - Yglesio Luciano Moyses Silva De Souza
Date 11/20/2025

Buyer -
Date

Buyer -
Date

Buyer -
Date

SELLER:
LENNAR HOMES, LLC

Signed by:
Vitor Viveiros
1CE511971E0F4F4...

By
Title: Authorized Representative
Vitor Viveiros
Date Signed by Seller: 11/21/2025

Certificado de Conclusão

Identificação de envelope: 977B0C1E-DB42-4B52-9499-D9508EFCF8B6
Status: Concluído
Assunto: Contract Documents for Yglesio Luciano Moyses Silva De Souza - OLH - 26314722318 - Brentwood TH
Envelope fonte:
Documentar páginas: 68
Assinaturas: 35
Certificar páginas: 6
Rubrica: 10
Assinatura guiada: Ativado
Selo com EnvelopeId (ID do envelope): Ativado
Fuso horário: (UTC-08:00) Hora do Pacífico (EUA e Canadá)

Remetente do envelope:
Lennar Corporation
5505 Blue Lagoon Drive, Suite 502
Miami, 33126
docusign@lennar.com
Endereço IP: 158.101.19.24

Rastreamento de registros

Status: Original
20/11/2025 11:35:55
Portador: Lennar Corporation
docusign@lennar.com
Local: DocuSign

Eventos do signatário	Assinatura	Registro de hora e data
Yglesio Luciano Moyses Silva De Souza yglesio@yahoo.com Nível de segurança: E-mail, Autenticação da conta (Opcional), Código de acesso **Termos de Assinatura e Registro Eletrônico:** Aceito: 20/11/2025 15:00:33 ID: c7dcf9a8-9cea-4c5b-b012-7a0ed438a265	Assinado por:  31AD751684404C3... Adoção de assinatura: Estilo pré-selecionado Usando endereço IP: 152.241.121.228 Assinado com o uso do celular	Enviado: 20/11/2025 11:35:58 Visualizado: 20/11/2025 15:00:33 Assinado: 20/11/2025 15:02:19
Vitor Viveiros vitor.viveiros@lennar.com New Home Consultant Lennar Nível de segurança: E-mail, Autenticação da conta (Opcional) **Termos de Assinatura e Registro Eletrônico:** Aceito: 29/10/2025 06:34:26 ID: e6ded1a7-133b-4e22-b74d-3564d81a47ea	Signed by:  1CE511971E0F4F4... Adoção de assinatura: Estilo pré-selecionado Usando endereço IP: 216.97.213.152	Enviado: 20/11/2025 15:02:21 Visualizado: 21/11/2025 15:20:59 Assinado: 21/11/2025 15:21:18

Eventos do signatário presencial	Assinatura	Registro de hora e data

Eventos de entrega do editor	Status	Registro de hora e data

Evento de entrega do agente	Status	Registro de hora e data

Eventos de entrega intermediários	Status	Registro de hora e data

Eventos de entrega certificados	Status	Registro de hora e data

Eventos de cópia	Status	Registro de hora e data
Contract Contacts OLH.Sales.Concierge@Lennar.com Nível de segurança: E-mail, Autenticação da conta (Opcional) **Termos de Assinatura e Registro Eletrônico:** Não oferecido através da Docusign	**Copiado**	Enviado: 21/11/2025 15:21:21

Eventos de cópia	Status	Registro de hora e data
Contract Contacts chris@authenticorlando.com Nível de segurança: E-mail, Autenticação da conta (Opcional) **Termos de Assinatura e Registro Eletrônico:** Aceito: 21/11/2025 12:10:48 ID: e03420f0-63f6-4eb5-8a75-12f5fb00c251	**Copiado**	Enviado: 21/11/2025 15:21:21
Contract Contacts OLHContractNotify@lennar.com Nível de segurança: E-mail, Autenticação da conta (Opcional) **Termos de Assinatura e Registro Eletrônico:** Não oferecido através da Docusign	**Copiado**	Enviado: 21/11/2025 15:21:21
Contract Contacts svcbprr1@lennartitle.com Service Account Lennar Title, Inc. Nível de segurança: E-mail, Autenticação da conta (Opcional) **Termos de Assinatura e Registro Eletrônico:** Não oferecido através da Docusign	**Copiado**	Enviado: 21/11/2025 15:21:21
Contract Contacts SalesforcePADocs@lennarmortgage.com Nível de segurança: E-mail, Autenticação da conta (Opcional) **Termos de Assinatura e Registro Eletrônico:** Não oferecido através da Docusign	**Copiado**	Enviado: 21/11/2025 15:21:21

Eventos com testemunhas	Assinatura	Registro de hora e data

Eventos do tabelião	Assinatura	Registro de hora e data

Eventos de resumo do envelope	Status	Carimbo de data/hora
Envelope enviado	Com hash/criptografado	20/11/2025 11:35:58
Entrega certificada	Segurança verificada	21/11/2025 15:20:59
Assinatura concluída	Segurança verificada	21/11/2025 15:21:18
Concluído	Segurança verificada	21/11/2025 15:21:21

Eventos de pagamento	Status	Carimbo de data/hora

Termos de Assinatura e Registro Eletrônico

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, Lennar Corporation, and all applicable affiliated and subsidiary companies, including but not limited to: CalAtlantic Group, LLC, Lennar Commercial Services, Inc., Lennar Commercial Services, LLC, Lennar Homes, LLC, the Lennar Family of Builders, Lennar Homes of California, LLC, Lennar Homes USA, Lennar Sales Corp., Quarterra Living, Inc., Quarterra Living, LLC, Quarterra Multifamily Communities, LLC, Rialto Capital Management , and WCI Communities, LLC, hereinafter individually and/or collectively referred to as "we", "us" or the "Company") may provide to you certain written documents, notices or disclosures authorizations, acknowledgements, and other documents that are necessary or required to be provided during the course of our relationship with you ("Documents"). Described below are the terms and conditions for providing to you the Documents through the DocuSign, Inc. ("DocuSign") electronic signing system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to these terms and conditions, please confirm your agreement by clicking the "I agree" button at the bottom of this document.

Electronic Access: To access these electronic Documents, you must have (a) a personal computer or mobile device and an operating system capable of receiving, accessing, displaying, and either printing or storing information, (b) an Internet connection, (c) Internet Browser Software such as Google Chrome®, Safari®, or Firefox®, and (d) a valid email address. Your Internet Browser Software must support AES-256-bit encryption and Secure Sockets Layer (SSL) protocol. If you are able to see this Electronic Record and Signature Disclosure, your hardware and software should allow you to access these electronic Documents.

Getting paper copies: At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. As long as you are an authorized user of the DocuSign system you will have the ability to download and print any Documents we send to you through the DocuSign system for a limited period of time, usually 30 days after Documents are first sent to you electronically. After such time, if you wish for us to send you paper copies of Documents, you will not be charged a fee for paper copies. You may request delivery of such paper copies of any Documents, previously provided electronically by us to you, by sending us an e-mail at docusign@lennar.com and in the body of such request you must state your e-mail address, full name, US Postal address, and telephone number. We will bill you for any fees at that time, if any.

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thereafter that you want to receive required Documents only in paper format. To inform us that you no longer want to receive future Documents in electronic format you may either, (i) decline to sign a Document during your DocuSign session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or (ii) send us an e-mail to docusign@lennar.com and in the body of such request you must state your e-mail, full name, US Postal Address and telephone number. At our option, we may treat an invalid email address or the subsequent malfunction of a previously valid email address as a withdrawal of your consent to receive Documents electronically.

We do not need any other information from you to withdraw consent. The consequences of your withdrawing consent for online Documents will be that transactions may take a longer time to process.

Consequences of changing your mind: If you elect to receive required Documents only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need to first send to you the required Documents in paper format, and then wait until we receive back from you, as the case may be, (i) your executed Documents or (ii) your acknowledgment of your receipt of such paper Documents.

All notices and disclosures will be sent to you electronically. Unless you tell us otherwise, in accordance with the procedures described herein, we will provide to you electronically through the DocuSign system, all required transaction Documents. To reduce the chance of you inadvertently not receiving any Document, we prefer to provide all of the required Documents to you by the same method and to the same address that you have given us. Thus, you can receive all the Documents electronically through the DocuSign system or in paper format through the paper mail delivery system. If you do not agree with receiving Documents electronically through the DocuSign system, please let us know as described above. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the Documents electronically from us.

In consenting to receiving delivery of Documents via DocuSign, you agree that your consent to your electronic signature and electronic delivery is being provided in accordance with applicable state and federal law, including without limitation the federal Electronic Signatures in Global and National Commerce Act; you agree that you will not forward the Documents to another party for signature nor allow any other party to sign the Documents sent via DocuSign on your behalf unless that party is properly named as a delegated signer in accordance with DocuSign policy.

How to contact the Company: You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive Documents electronically by sending us email messages at: docusign@lennar.com.

To advise Lennar of your new e-mail address: To let us know of a change in your e-mail address for the purposes of us electronically sending to you Documents you must send an email message to us at docusign@lennar.com and in the body of such request you must state: your previous e-mail address, your new e-mail address.

We do not require any other information from you to change your email address.

In addition, you must notify DocuSign, Inc to arrange for your new email address to be reflected in your DocuSign account by following the process for changing e-mail addresses in the DocuSign system.

Required hardware and software for access and retention**

Browsers:	The latest stable release of Windows Edge; Mozilla® Firefox (Windows or Mac); Safari (Mac only); or Google Chrome®.
Mobile Signing:	The latest version of Apple iOS version or Android version.
PDF Reader:	Acrobat® Reader or similar software may be required to view and print Portable Document Format ("PDF") files. The minimum required PDF version that your PDF reader must be able to open is PDF 15.
Screen Resolution:	1024 x 768 recommended
Enabled Security Settings:	A user must allow per session cookies. A user accessing the Internet behind a proxy server must enable HTTP 1.1 settings through a proxy connection. Firewall settings must allow access to the appropriate DocuSign server, including without limitation https: / /docucdn_a.akamaihd.net.

Assistive technology is available through DocuSign, including screen readers, keyboard-only use, and enabling high-contrast mode.

To retain any electronic Documents, you may either print or download them. To print Documents on your computer, you will need a printer connected to your computer with adequate paper. To download Documents on your computer, you will need an available storage medium, like a hard drive on your computer or a removable thumb drive. To print Documents on your mobile device, you will need a printer linked with your device (e.g., via Wi-Fi, Bluetooth®, etc.) and/or an application (app) that allows for printing. To store Documents on your mobile device you will need (1) sufficient storage space on your mobile device and (2) an app or function that allows for the capture of electronic data (e.g., a screenshot). Please follow the instructions for your particular computer operating system and/or software to print and/or to download Documents. Each individual screen may need to be printed and/or downloaded separately. If you have trouble printing and/or downloading, please contact the manufacturer of your personal computer or mobile device, computer operating system, web browser, app, or other relevant software or another information source of your choosing.

**These minimum requirements are subject to change, from time to time. If these requirements change, we will provide you with an email message advising of such changes, at the email address we have on file for you at that time. Upon your receipt of such notice you will have the right to withdraw your consent, in accordance with the procedures set forth herein. Pre-release (e.g., beta) versions of operating systems and browsers are not supported.

Termination/Changes: We reserve the right, in our sole discretion, to discontinue the provision of our electronic delivery, or to terminate or change the terms and conditions under which we will provide electronic delivery. We will provide you with notice of any such termination or change as required by applicable law.

Acknowledging your access and consent to receive materials electronically: To confirm to us that you can access this information electronically, which will be similar to other electronic Documents that we will provide to you, please verify that you were able to (i) read this electronic disclosure, (ii) print on paper or electronically save this page for your future reference, and (iii) access or e-mail this disclosure and consent to an address where you will be able to print on paper or save it for your future reference. Further, if you consent to receiving Documents exclusively in electronic format on the terms and conditions described above, please let us know by checking the "I agree to use electronic records and signatures." box.

By checking the "I agree to use electronic records and signatures." box, I confirm that:

- I can access and read this Electronic CONSENT TO ELECTRONIC RECEIPT OF ELECTRONIC RECORD AND SIGNATURE DISCLOSURE document; and

- I can print on paper the disclosure or save or send the disclosure to a place where I can print it, for future reference and access; and

- Until or unless I notify the Company as described above, I consent to receive from exclusively through electronic means all Documents that are required to be provided or made available to me by the Company during the course of my relationship with you.

- I agree that I will not forward Documents sent via DocuSign to another party for signature, nor will I allow another party to sign the Documents sent via DocuSign on my behalf unless that party is named as a delegated signer in accordance with DocuSign policy.

- I understand how to cancel the disclosure and consent, should I ever want to do so.

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DISCLOSURE SUMMARY

1. AS A BUYER (PURCHASER) OF PROPERTY IN THIS COMMUNITY, UPON CONVEYANCE AND RECORDING OF THE DEED TO THE PROPERTY YOU WILL BE OBLIGATED TO BE A MEMBER OF THE FOLLOWING HOMEOWNERS' ASSOCIATION(S) AND/OR CLUB [IF NOT APPLICABLE, MARK N/A]: (i) N/A ("**ASSOCIATION**") (ii) WELLNESS RIDGE HOMEOWNERS ASSOCIATION, INC. ("**NEIGHBORHOOD ASSOCIATION**"), (iii) N/A ("**OTHER ASSOCIATION**"), AND N/A ("**CLUB**").

2. THERE HAVE BEEN OR WILL BE RECORDED RESTRICTIVE COVENANTS GOVERNING THE USE AND OCCUPANCY OF PROPERTIES IN THE WELLNESS WAY 32S COMMUNITY ("**COMMUNITY**"), WELLNESS RIDGE NEIGHBORHOOD ("**NEIGHBORHOOD**") AND N/A OTHER PROPERTY ("**OTHER PROPERTY**") [IF NOT APPLICABLE, MARK N/A]. IN ADDITION, THERE HAVE BEEN OR WILL BE RECORDED RESTRICTIVE CLUB COVENANTS ("**CLUB PLAN**") REQUIRING MEMBERSHIP IN THE N/A CLUB [IF NOT APPLICABLE, MARK N/A].

3. YOU WILL BE OBLIGATED TO PAY ASSESSMENTS TO THE ASSOCIATION: ASSOCIATION ASSESSMENTS MAY BE SUBJECT TO PERIODIC CHANGE. IF APPLICABLE, THE CURRENT AMOUNT OF ASSOCIATION ASSESSMENTS IS _____ PER N/A [IF NOT APPLICABLE, MARK N/A]. YOU WILL ALSO BE OBLIGATED TO PAY ANY SPECIAL ASSESSMENTS IMPOSED BY THE ASSOCIATION. SUCH SPECIAL ASSESSMENTS MAY BE SUBJECT TO CHANGE. IF APPLICABLE, THE CURRENT AMOUNT IS $.00 PER N/A [IF NOT APPLICABLE, MARK N/A].

4. YOU WILL BE OBLIGATED TO PAY ASSESSMENTS TO THE NEIGHBORHOOD ASSOCIATION: NEIGHBORHOOD ASSOCIATION ASSESSMENTS MAY BE SUBJECT TO PERIODIC CHANGE. IF APPLICABLE, THE CURRENT AMOUNT OF NEIGHBORHOOD ASSOCIATION ASSESSMENTS IS $189.00 PER MONTH [IF NOT APPLICABLE, MARK N/A]. YOU WILL ALSO BE OBLIGATED TO PAY ANY SPECIAL ASSESSMENTS IMPOSED BY THE NEIGHBORHOOD ASSOCIATION. SUCH SPECIAL ASSESSMENTS MAY BE SUBJECT TO CHANGE. IF APPLICABLE, THE CURRENT AMOUNT IS $.00 PER N/A [IF NOT APPLICABLE, MARK N/A].

5. YOU WILL BE OBLIGATED TO PAY ASSESSMENTS TO THE OTHER ASSOCIATION: OTHER ASSOCIATION ASSESSMENTS MAY BE SUBJECT TO PERIODIC CHANGE. IF APPLICABLE, THE CURRENT AMOUNT OF OTHER ASSOCIATION ASSESSMENTS IS $.00 PER N/A [IF NOT APPLICABLE, MARK N/A]. YOU WILL ALSO BE OBLIGATED TO PAY ANY SPECIAL ASSESSMENTS IMPOSED BY THE OTHER ASSOCIATION. SUCH SPECIAL ASSESSMENTS MAY BE SUBJECT TO CHANGE. IF APPLICABLE, THE CURRENT AMOUNT IS $.00 PER N/A [IF NOT APPLICABLE, MARK N/A].

6. YOU WILL BE OBLIGATED TO PAY CLUB DUES TO THE CLUB OWNER IN CONNECTION WITH A MANDATORY CLUB MEMBERSHIP IN THE CLUB. IF APPLICABLE, THE CURRENT AMOUNT IS $.00 PER N/A [IF NOT APPLICABLE, MARK N/A]. CLUB DUES MAY BE SUBJECT TO PERIODIC CHANGE. YOU MAY ALSO BE OBLIGATED TO PAY ANY SPECIAL ASSESSMENTS IMPOSED BY THE CLUB OWNER. SUCH SPECIAL ASSESSMENTS MAY BE SUBJECT TO PERIODIC CHANGE.

7. YOU MAY BE OBLIGATED TO PAY SPECIAL ASSESSMENTS TO THE RESPECTIVE MUNICIPALITY, COUNTY, SPECIAL DISTRICT, OR COMMUNITY DEVELOPMENT DISTRICT. ALL ASSESSMENTS ARE SUBJECT TO PERIODIC CHANGE.

8. YOUR FAILURE TO PAY SPECIAL ASSESSMENTS OR ASSESSMENTS LEVIED BY THE ASSOCIATION, NEIGHBORHOOD ASSOCIATION, OTHER ASSOCIATION AND/OR CLUB COULD RESULT IN A LIEN ON YOUR PROPERTY.

9. THERE MAY BE AN OBLIGATION TO PAY RENT OR LAND USE FEES FOR RECREATIONAL OR OTHER COMMONLY USED FACILITIES AS AN OBLIGATION OF MEMBERSHIP IN THE ASSOCIATION. IF APPLICABLE, THE CURRENT AMOUNT IS $.00 PER N/A [IF NOT APPLICABLE, MARK N/A]. THERE MAY BE AN OBLIGATION TO PAY RENT OR LAND USE FEES FOR RECREATIONAL OR OTHER COMMONLY USED FACILITIES AS AN OBLIGATION OF MEMBERSHIP IN THE NEIGHBORHOOD ASSOCIATION. IF APPLICABLE, THE CURRENT AMOUNT IS $.00 PER N/A [IF NOT APPLICABLE, MARK N/A]. THERE MAY BE AN OBLIGATION TO PAY RENT OR LAND USE FEES FOR RECREATIONAL OR OTHER COMMONLY USED FACILITIES AS AN OBLIGATION OF MEMBERSHIP IN THE OTHER ASSOCIATION. IF APPLICABLE, THE CURRENT AMOUNT IS $.00 PER N/A [IF NOT APPLICABLE, MARK N/A]. YOU MAY BE OBLIGATED TO PAY CLUB DUES IN CONNECTION WITH A MANDATORY CLUB MEMBERSHIP IN THE CLUB. IF APPLICABLE, THE CURRENT AMOUNT OF CLUB DUES IS $.00 PER N/A [IF NOT APPLICABLE, MARK N/A].

10. THE DEVELOPER [SELLER] MAY HAVE THE RIGHT TO AMEND THE RESTRICTIVE COVENANTS OF THE MASTER ASSOCIATION, NEIGHBORHOOD ASSOCIATION, OR OTHER ASSOCIATION, AS APPLICABLE, WITHOUT THE APPROVAL OF THE MASTER ASSOCIATION, NEIGHBORHOOD ASSOCIATION, OTHER ASSOCIATION OR THE PROPERTY OWNERS. IN ADDITION, IF THE CLUB IS STILL UNDER THE CONTROL OF THE DEVELOPER [SELLER], THE DEVELOPER [SELLER] MAY HAVE THE RIGHT TO AMEND THE CLUB PLAN WITHOUT THE APPROVAL OF THE CLUB MEMBERS.

11. THE STATEMENTS CONTAINED IN THIS DISCLOSURE FORM ARE ONLY SUMMARY IN NATURE, AND AS A PROSPECTIVE PURCHASER, YOU SHOULD REFER TO THE ASSOCIATION GOVERNING DOCUMENTS, THE NEIGHBORHOOD ASSOCIATION GOVERNING DOCUMENTS, THE OTHER ASSOCIATION GOVERNING DOCUMENTS AND THE CLUB PLAN, AS APPLICABLE, BEFORE PURCHASING THE PROPERTY.

12. THESE DOCUMENTS ARE EITHER MATTERS OF PUBLIC RECORD AND CAN BE OBTAINED FROM THE RECORD OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED, OR ARE NOT RECORDED AND CAN BE OBTAINED FROM THE DEVELOPER.

13. THIS DISCLOSURE SUMMARY MAY BE EXECUTED IN COUNTERPARTS, A COMPLETE SET OF WHICH SHALL FORM A SINGLE DISCLOSURE SUMMARY.

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Buyer - Yglesio Luciano Moyses Silva De Souza
Date 7/25/2025

Buyer -
Date

Buyer -
Date

Buyer -
Date

SELLER:
LENNAR HOMES, LLC
a Authorized Agent

Signed by:
Vitor Viveiros
1CE511971E0F4F4...

By
Title: Authorized Representative
Vitor Viveiros
Date Signed by Seller: 7/25/2025

Docusign Envelope ID: 1BEF9AF1-15E8-49D3-9655-13EBBE573CF4

LENNAR HOMES, LLC
6675 Westwood Blvd. 5th Floor
Orlando, FL 32821
407-586-4000

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT (together with the Riders and Addenda attached hereto and incorporated by reference herein, this "**Agreement**") is made and entered into as of the twenty-fifth day of JULY, 2025 by and between LENNAR HOMES, LLC ("**Seller**"), and Buyer(s) named below ("**Buyer**"):

BUYER(S):	Check Applicable:
1. Yglesio Luciano Moyses Silva De Souza 2. 3. 4. No Buyer Name Changes Will Be Permitted Unless Seller and Buyer Validly Execute an Amendment to Change Party.	Married ☒ Single ☐ Married ☐ Single ☐ Married ☐ Single ☐ Married ☐ Single ☐

Buyer Address: Rua Das Letras Quadra 2 Casa 11 Cohafuma		
City: Sao Luis	State / Country: MA / BR	Zip:

By providing your telephone numbers and your email address, you hereby consent to receiving telephonic and email communications, including advertisements, made or sent by or on behalf of Seller and/or its affiliates.

Home Telephone:_____

Business Telephone:_____

Cellular Telephone:_____

E-mail Address: yglesio@yahoo.com
Please note that a valid email address is required to access the Lennar Account Application (as defined in Rider B) to review Purchase and Sale Agreement documents and to submit warranty claims after Closing.

Rubrica
YLMSDS (INITIAL) _____ (INITIAL)

1. **Purchase and Sale**. Buyer agrees to buy and Seller agrees to sell to Buyer (on the terms and conditions set forth below) Model Brookside constructed or to be constructed on the following described property:

Lot 0701 of Block _____ of Wellness Ridge Subdivision/Plat, in LAKE County (the "**County**"), Florida.

The residence and improvements (the "**Home**") constructed or to be constructed on the above described property (the "**Homesite**"), and all appurtenances thereto are collectively referred to in this Agreement as the "**Property.**" The Property is located within the community known as Wellness Way 32s (the "**Community**").

2. **Purchase Price and Payments**. The total purchase price ("**Total Purchase Price**") for the Home, exclusive of any Closing Costs as described in Rider B and the Purchase Price and Payment Addendum, is **$410,340.00**. Buyer (and not a third party) has made an earnest money deposit upon the signing of this Agreement (the "**Initial Deposit**") of **$5,000.00** to Seller. Buyer shall make further payments to Seller, including but not limited to any "**Additional Deposit**" or "**Advanced Payment**" (consisting of non-refundable deposit(s) for options, extras, and upgrades) as set forth in the Purchase Price and Payment Addendum attached hereto and made a part hereof. The term "**Deposit**" shall include the Initial Deposit, Additional Deposit and Advanced Payment. If Buyer has not already paid the Initial Deposit at the time Seller signs this Agreement, Buyer will make the Initial Deposit within twenty-four (24) hours of the Effective Date.

3. **Builder's Fee**. Buyer acknowledges and agrees that in connection with the purchase of the Property, Buyer shall pay to Seller a builder's fee, equal to **1.00%** of the Total Purchase Price (the "**Builder's Fee**"). The Builder's Fee is imposed in connection with all home sales in the Community, regardless of whether Buyer finances the purchase of the Property. Notwithstanding the foregoing, Buyer acknowledges that the Builder's Fee may not be imposed on all home sales in the Community, and Seller reserves the right to change or withdraw the Builder's Fee on subsequent home sales in the Community at any time prior to Seller's completion of construction of all homes in the Community. The Builder's Fee represents additional revenue and is intended to compensate Seller for various internal costs and expenses associated with the sales, promotion and/or development of the Community. This fee is due at Closing. The Builder's Fee is separate from any and all Closing Costs (defined herein below). While the Builder's Fee is payable, along with various other fees, costs and amounts at Closing, the Builder's Fee is not a settlement fee associated with any loan that you may obtain to finance the purchase of the Property.

4. **Legally Binding Agreement**. THIS AGREEMENT IS A LEGALLY BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, PLEASE SEEK COMPETENT LEGAL ADVICE. NO WARRANTIES OR REPRESENTATIONS, OTHER THAN THOSE SPECIFIED IN THIS AGREEMENT, ARE EXPRESSED OR IMPLIED. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF SELLER. FOR CORRECT WARRANTIES AND REPRESENTATIONS, REFERENCE SHOULD BE MADE TO THIS AGREEMENT, INCLUDING THE RIDERS AND ADDENDA ATTACHED HERETO, AND THE "DOCUMENTS" (AS SUCH TERM IS DEFINED IN RIDER B) PROVIDED TO BUYER, IF ANY.

5. **Financing**.

☒ **CASH TRANSACTION**. If this box is checked, this is a cash transaction and not contingent on financing. Buyer agrees to provide within five (5) calendar days from the Buyer's execution of this Agreement financial statements or other written verification of Buyer's ability to purchase the Property with cash and thereafter, Buyer agrees to provide updated financial statements or written verification of Buyer's ability to purchase the Property in cash within five (5) calendar days of written request by Seller. If Buyer does not (in Seller's sole judgment, based on the documentation provided by Buyer to Seller) have the financial ability to purchase the Property with cash, then Seller may terminate this Agreement by refunding to Buyer any paid Deposit.

☐ **MORTGAGE TRANSACTION**. If this box is checked, Buyer desires to obtain a loan commitment (the "**Commitment**") within the Mortgage Period (as such term is defined in Rider B attached hereto) for a first mortgage loan from Lennar Mortgage, LLC (an affiliate of Seller), or another qualified institutional mortgage lender of Buyer's choice ("**Lender**"), with interest and service charges at current market rates at time of Closing (as defined below) for a borrower of Buyer's credit qualifications and with a loan term of at least thirty (30) years. Buyer agrees to apply within five (5) calendar days from the execution of this Agreement for a loan at the then prevailing interest rate. In the event Buyer chooses to obtain financing through a Lender other than Lennar Mortgage, LLC, Buyer agrees to provide Seller within five (5) calendar days with the name, address and phone number of such Lender, the loan officer and the loan processor. Buyer shall furnish promptly and accurately to Lender all information and documents requested by Lender in connection with such application. If Buyer provides Lender's written disapproval of loan within the Mortgage Period (and Buyer has not cancelled or withdrawn his/her loan application), Seller shall refund the Deposit to Buyer. If Buyer fails to provide Seller within the Mortgage Period with (i) a copy of the written Commitment reasonably satisfactory to Seller, or (ii) Lender's written disapproval of Buyer for such loan, Buyer shall be in default and Seller shall be entitled to retain the Deposit as liquidated damages for taking the Property off of the market and that the amount of liquidated damages is fixed and agreed to by the parties as a reasonable estimate of the damages that Seller shall suffer and is not in the nature of a penalty. If this Agreement provides for a VA guaranteed or FHA insured loan, Buyer's obligation to complete the purchase contemplated under this Agreement is subject to the VA/FHA Addendum attached hereto and incorporated herein.

The following shall apply only if Buyer desires to apply for a loan, as indicated above:

5.1 Prequalification. Buyer may have obtained a "prequalification" from Lennar Mortgage, LLC for the purpose of determining Buyer's ability to purchase the Property. BUYER UNDERSTANDS AND ACKNOWLEDGES THAT BUYER IS NOT OBLIGATED TO USE LENNAR MORTGAGE, LLC TO OBTAIN FINANCING TO PURCHASE THE PROPERTY.

5.2 Application. Buyer understands that any loan application required under this Agreement must be fully completed in order to obtain the mortgage loan, and Buyer will make a good faith attempt to qualify for the mortgage loan. If Buyer has a spouse who does not constitute a Buyer under this Agreement, Buyer agrees to have his/her spouse sign the mortgage documents as required by Lender. BUYER AGREES TO INCUR NO DEBT SUBSEQUENT TO THE EFFECTIVE DATE WHICH MIGHT JEOPARDIZE APPROVAL OF BUYER'S MORTGAGE LOAN. IF THE PROPERTY IS BEING PURCHASED BY A CORPORATION, PARTNERSHIP, OR OTHER ENTITY, BUYER AGREES TO (1) OBTAIN ANY PERSONAL ENDORSEMENTS OR GUARANTEES REQUIRED BY LENDER AND (2) PROVIDE TO LENDER AND/OR THE TITLE INSURER PROMPTLY UPON REQUEST SUCH CERTIFICATES, RESOLUTIONS OR OTHER CORPORATE, PARTNERSHIP OR OTHER ORGANIZATIONAL DOCUMENTS AS MAY BE REQUIRED. Except as provided in this Agreement, Buyer agrees to pay all loan fees and closing costs charged by Lender in connection with the mortgage loan. Buyer will pay any prepaid interest due on the mortgage loan at the time of Closing and any amount Lender may require to be put into escrow toward the payment of property taxes and insurance on the Property. Buyer will also pay any mortgage insurance premiums (prepaid or otherwise), if required by Lender.

5.3 Commitment. Any lender selected by Buyer shall not require the issuance of a certificate of occupancy and the appraiser's final inspection prior to the release of loan documents for Closing. Buyer understands that the rate of interest on the mortgage is established by Lender and not by Seller and that any predictions or representations of present or future interest rate that may have been contained in any advertising or promotion by Seller are not binding. If Buyer obtains a written mortgage loan Commitment and the mortgage loan Commitment is subsequently withdrawn through no fault of Seller including, but not limited to, any condition to such loan Commitment not being satisfied for any reason, this Agreement shall remain in full force and effect and Buyer shall be conclusively presumed to have agreed to purchase the Property as a cash transaction. If the mortgage loan Commitment is withdrawn following the expiration of the Mortgage Period, Buyer shall notify Seller, in writing, of such fact within five (5) calendar days. Buyer shall also provide financial statements or other written verification of Buyer's ability to purchase the Property with cash within five (5) calendar days of withdrawal of the Commitment. If Buyer does not (in Seller's sole judgment, based on the documentation provided by Buyer to Seller) have the financial ability to purchase the Property with cash, then Seller may terminate this Agreement by written notice and refunding to Buyer any paid Deposit. Once Buyer selects a Lender and obtains a Commitment acceptable to Seller, Buyer may change to another Lender at Buyer's discretion up to thirty (30) days prior to estimated completion date ("**Estimated Completion Date**") provided Buyer notifies Seller in writing of such change and provides another Commitment (if there is a change in Lender) to Seller not later than thirty (30) days before the Estimated Completion Date. Buyer agrees that it will make no changes to its mortgage financing arrangement, including change of Lender, within the last thirty (30) days before Estimated Completion Date.

5.4 Appraisal. If the Lender's appraiser appraises the value of the Property for less than the Total Purchase Price, Buyer shall notify Seller, in writing, of such fact within three (3) calendar days from the receipt of the written appraisal. Seller shall then have the option, but not the obligation, in Seller's sole and absolute discretion, to: (i) lower the Total Purchase Price to the appraised value and Buyer shall proceed to Closing; or (ii) allow Buyer to pay the difference between the mortgage loan proceeds and the amounts required to close the transaction contemplated by this Agreement and proceed to Closing (the "**Additional Cash to Close Funds**"). Under no circumstances shall Buyer be excused from performance under this Agreement as a result of Lender's appraisal. Notwithstanding the foregoing, if this Agreement provides for a VA guaranteed or FHA insured loan, the applicable appraisal requirements are set forth in the FHA/VA Addendum attached hereto and incorporated herein.

5.5 Sale of Other Residence. Notwithstanding any condition in the loan Commitment to the contrary, and unless Seller agrees otherwise in writing, Buyer represents and warrants that this Agreement is not and will not be subject to or contingent upon Buyer's selling and/or closing on the sale of Buyer's present residence or other property. Failure to close on the

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purchase of the Property will constitute a default by Buyer and the remedies available to Seller for Buyer's default under this Agreement shall apply.

6. **Funds**. Buyer shall remit to Seller the Initial Deposit, Additional Deposit or Advance Payments by check, cashier's check or wire transfer. Buyer acknowledges that Seller shall have the right to deposit such check for the Initial Deposit without such action being deemed acceptance of this Agreement. If any such check is not paid by the bank after acceptance of this Agreement, Seller shall have the option to cancel this Agreement and declare Buyer in default. If Buyer provides any check for a Deposit in the form of Canadian currency (a "**C$ check**"), Seller's depository bank will convert such C$ check into a U.S. dollar amount using its currency procedures and exchange rate then in effect two (2) business days following the date of processing (the "**Conversion Date**") and the amount of the Deposit to be applied toward the Total Purchase Price shall be equal to the amount received by Seller from the depository bank on the Conversion Date. Seller reserves the right to charge or pass through any currency conversion-related fees or costs to the Buyer at Closing (as hereafter defined). Notwithstanding the foregoing or anything contained in this Agreement to the contrary, the balance of the Total Purchase Price plus all applicable Closing Costs (the "**Closing Proceeds**") shall be paid to Seller at Closing. Any funds paid by Buyer under the terms of this Agreement to Seller, including funds paid through a check or cashier's check are accepted by Seller subject to collection.

UNLESS A WRITTEN REQUEST FOR PAYMENT BY CASHIER'S CHECK IS RECEIVED AND APPROVED BY SELLER NOT LESS THAN FIVE (5) BUSINESS DAYS PRIOR TO CLOSING, BUYER ACKNOWLEDGES AND AGREES THAT CLOSING PROCEEDS MUST BE BY FEDERAL WIRE TRANSFER IN IMMEDIATELY AVAILABLE FUNDS. BUYER IS RESPONSIBLE FOR ALL BANK OR WIRE TRANSFER CHARGES AND CURRENCY EXCHANGE FEES. WITHOUT LIMITING ANY OTHER PROVISIONS HEREIN, IF ANY DEPOSIT AND/OR CLOSING PROCEEDS ARE NOT TIMELY PAID, BUYER SHALL BE IN DEFAULT. Notwithstanding the foregoing, if Seller approves Buyer's written request to deliver a cashier's check and thereafter Buyer delivers all or any portion of the Closing Proceeds in the form of a cashier's check exceeding $25,000.00, then Buyer will not be entitled to possession of the Home until the cashier's check has cleared.

7. **Credit Information Authorization**. Buyer authorizes Lender to whom Buyer has applied or is in the process of applying for a mortgage loan in connection with this transaction to disclose to Seller the information contained in any loan application, verification of Deposit, income and employment, and credit reports or credit related documentation on Buyer. Buyer authorizes Lender, and any credit bureau or other person or entity utilized or engaged by Lender, to obtain one or more consumer reports regarding Buyer and to investigate any information, reference, statement, or data, provided to Lender by Buyer or by any other person or entity, pertaining to Buyer's credit and financial status. Buyer shall indemnify, defend and hold harmless Seller, its officers, directors, shareholders, employees, agents, contractors, subcontractors and suppliers ("**Indemnified Parties**"), Lender, and any credit bureau or other person or entity utilized or engaged by Lender or Seller, from and against any deficiencies, losses, liabilities, claims, damages, expenses, obligations, penalties, actions, judgments, awards, suits, costs or disbursements of any kind or nature whatsoever, including attorneys' fees and expenses ("**Claims**") arising from an investigation of Buyer's credit and financial status.

8. **Closing**. Without limiting the terms of Section 9, Buyer acknowledges and agrees that Seller has the right in its sole discretion to schedule the date and place for the closing of the transaction contemplated by this Agreement ("**Closing**") and Buyer shall close on such Closing Date (the "**Closing Date**"). Upon Closing all contracted services to be performed under this Agreement by Seller (the "**Contracted Services**") shall be deemed completed and fully performed, and this Agreement shall be deemed completed, within the meaning of Florida Statutes § 95.11(3)(c). Contracted Services shall not include any corrections of defects or deficiencies in the Home, punch list work, or warranty work. Buyer will be given notice of the Closing Date by the "Closing Date Notice Period" (as such term is defined in Rider B attached hereto). Seller is authorized to postpone or advance the date of Closing at its discretion. Seller must, however, give Buyer reasonable notice of the new Closing Date. Any notice of Closing may be given verbally, by telephone, telegraph, telex, facsimile, mail, e-mail, or other means of communication at Seller's option. All notices of Closing will be given to Buyer at the address or by use of the telephone number(s) or e-mail address(es) specified in this Agreement unless Seller has received written notice from Buyer of any change therein prior to the date notice of Closing is given. Buyer's failure to receive the notice of Closing because Buyer has failed to advise Seller of any changes of address or phone number, or because Buyer has failed to pick up a letter when Buyer has been advised of an attempted delivery or for any other reason, shall not relieve Buyer of Buyer's obligation to close on the scheduled Closing Date, unless Seller otherwise agrees in writing to postpone the Closing Date. If Buyer fails, for any reason, to close on the date specified by Seller, Seller shall have the option to declare Buyer in default and seek the remedies stated in Section 15 below, or to charge Buyer Three Hundred Dollars ($300.00) per day for each day after the date of Closing specified by Seller until, and including, the actual Closing Date, and Seller may require that prorations be made as of the original Closing Date. This sum shall be due and payable in full at the time the extension is accepted by Seller. In addition, if Seller agrees to an extension of the date of Closing beyond the last day of the month for which Closing is originally set, an amount equal to One Percent (1%) of the Total Purchase Price shall also be payable to Seller. The sum for extending the date of Closing beyond the last day of the month shall be due and payable in full at the time the extension is accepted by Seller. Buyer agrees that the late charges are appropriate in order to cover Seller's administrative and other expenses resulting from a delay in Closing and that the amount of liquidated damages is fixed and agreed to by the parties as a reasonable estimate of the damages that Seller shall suffer and is not in the nature of a penalty. Seller is not required to agree to reschedule Closing, but Seller may reschedule Closing in Seller's sole discretion. It is a requirement that Buyer's Lender meet the Closing date and a delay by the Lender shall not be an excuse for Buyer's timely performance. The Closing date must be met even though the certificate of occupancy and final appraiser's inspection may not be received until after the day of Closing. The Lender may make the receipt of said items a "funding condition" prior to final disbursement but the receipt of these items shall not be a condition preventing the preparation and release of loan and closing documents for Closing. Notwithstanding the foregoing and subject to the provisions of Section 5.2 above, if the Mortgage Transaction box is checked above, Seller will agree to postpone Closing and not impose late charges to the extent such postponement is required in order for Buyer's Lender to meet any pre-closing waiting period required as the result of Buyer's Lender's issuance of revised closing disclosures under 12 C.F.R. § 1026.19(f)(2)(ii) of the Consumer Financial Protection Bureau's TILA-RESPA Integrated Disclosure Rule when such revisions directly result from a Seller action taken within six (6) calendar days of the Closing Date. However, in such event, Seller shall have no liability to the Buyer for failure to deliver the Property on the originally scheduled Closing Date.

9. **Completion Date**. It is expressly agreed by Buyer that notwithstanding anything to the contrary specified herein or verbally represented (including but not limited to Seller's sales representative), any scheduled completion date is a good faith estimate, and Seller makes no promises or representations concerning the date of completion. Buyer agrees that Buyer has not relied, and will not rely upon, any estimated completion date for any purpose whatsoever, including, without limitation, relocation of residence, storage of personal property, or lock-in financing, and Buyer agrees that Seller shall not be liable for any additional costs, expenses or damages whatsoever should the Home not be completed by an estimated completion date. Notwithstanding the foregoing, upon Closing all

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Contracted Services to be performed under this Agreement by Seller shall be deemed completed and fully performed, and this Agreement shall be deemed completed, within the meaning of Florida Statutes § 95.11(3)(c). Contracted Services shall not include any corrections of defects or deficiencies in the Home, punch list work, or warranty work. Notwithstanding the foregoing, Seller is required to complete and does agree that the construction of the Home shall be completed not later than two (2) years from the date of Buyer's execution of this Agreement. If construction is delayed by any event recognized by the law of the state in which the Home is located as a defense to a contract action for non-performance or a delay in performance, then the date of completion shall be extended by the delay period. It is the express intent of the parties that the parties' rights and obligations under this Agreement be construed in the manner necessary to exempt this Agreement and the sale of the Property from registration under the Interstate Land Sales Full Disclosure Act, and both Buyer and Seller hereby expressly waive any right or provision of this Agreement that would otherwise preclude such exemption.

10. **Casualty Before Closing**. If the Property is damaged by fire, vandalism, act of terrorism or other casualty before Closing and the cost of restoration does not exceed three percent (3%) of the Total Purchase Price and repairs will not substantially delay Closing, Seller shall repair the damage and Closing shall proceed pursuant to the terms of this Agreement. If the cost of restoration exceeds three percent (3%) of the Total Purchase Price or the repairs would substantially delay Closing, Buyer shall have the option to: (1) terminate this Agreement and receive a refund of the Deposit made by Buyer to Seller, in which event both parties shall be released from all obligations under this Agreement, or (2) have Seller repair the damage as soon as reasonably possible, and Closing shall be extended until such repair or rebuilding is complete.

Notwithstanding the foregoing, if all or a portion of the Property is damaged by fire, vandalism, act of terrorism or other casualty or condition and the repair or reconstruction of the Property substantially in accordance with the plans and specifications is rendered impossible by any cause recognized by the law of the state in which the Property is located as a defense to a contract action for non-performance, then Seller shall have the right to terminate this Agreement and Buyer shall receive a refund of the Deposit made by Buyer to Seller in which event both parties shall be released from all obligations under this Agreement.

11. **Deed**. Seller shall convey title to Buyer at Closing by delivery to Buyer of a Special Warranty Deed (the "**Deed**") describing the Property, which Deed shall convey title to Buyer subject to all matters described in Sections 12.1, 17 and 18 of this Agreement. Any such matters omitted from the Deed shall nevertheless be deemed to be included in the Deed. Upon Closing, within the meaning of Florida Statutes § 95.11(3)(c): (1) Buyer shall have actual possession of the Property, (2) all Contracted Services to be performed under this Agreement by Seller shall be deemed completed and fully performed, and (3) this Agreement shall be deemed completed. Contracted Services shall not include any corrections of defects or deficiencies in the Home, punch list work, or warranty work.

12. **Closing and Title Matters**. Title to the Property to be delivered to Buyer at Closing will be marketable and insurable, subject only to the following matters:

12.1 Title to the Property shall be subject to the following: (1) zoning, building codes, bulkhead laws, ordinances, regulations, rights or interests vested in the United States of America or the state in which the Community is located; (2) real estate taxes and other taxes for the year of conveyance and subsequent years including taxes or assessments of any special taxing or community development district (including assessments relating to capital improvements and bonds); (3) the general printed exceptions contained in an owner's title insurance policy; (4) utility easements, sewer agreements, telephone agreements, cable agreements, telecommunications agreements, monitoring agreements, restrictions and reservations common to any plat affecting title to the Property; (5) matters that would be disclosed by an accurate survey or inspection of the Property; (6) the Documents; (7) any laws and restrictions, covenants, conditions, limitations, reservations, agreements or easements recorded in the public records for the County (for example, use limitations and obligations, easements (right-of-way) and agreements relating to telephone, gas or electric lines, water and sewer lines and drainage, provided they do not prevent use of the Property for single family residential purposes); (8) minor encroachments on easements that do not substantially interfere with an easement holder's interest in the Property; (9) acts done or suffered by Buyer and any mortgage or deed of trust obtained by Buyer for the purchase of the Property; and (10) any deed restrictions reflected in the Deed which specifically incorporate Chapter 558 of the Florida Statutes and the mediation, arbitration and litigation provisions set forth in this Agreement. It is Buyer's responsibility to review and become familiar with each of the foregoing title matters, some of which are covenants running with the land. If any title defects are discovered by Buyer after Closing, Buyer's sole remedy shall be to make a claim to Buyer's title insurer.

12.2 Seller shall provide an affidavit complying with the Foreign Investment in Real Property Tax Act of 1980, as amended, upon written request of Buyer.

12.3 Seller may not own title to the Property as of the date of this Agreement or at Closing. However, Seller shall obtain title to the Property on or before the Closing Date or effect the necessary transfer of title on or before the date when Seller causes title to be transferred to Buyer.

12.4 If Seller cannot provide marketable and insurable title as described above, such failure shall not be an event of default and Seller will have a reasonable period of time (at least one hundred twenty (120) days from the date of the scheduled Closing Date) to attempt to correct any defects in title; provided, however, Seller shall not be obligated to incur any expense, nor institute any litigation, to clear title to the Property. If Seller cannot or elects not to correct the title defects, Seller shall so notify Buyer within such period, and Buyer may thereafter elect (by written notice from Buyer to Seller) one of the following two (2) options: (1) to accept title in the condition offered (with defects) and pay the balance of the Total Purchase Price for the Property (without set off or deduction therefor), thereby waiving any claim with respect to such title defects and Buyer will not make any claims against Seller because of the title defects; or (2) to terminate this Agreement and receive a full refund of the Deposit deposited hereunder. If all such amounts are refunded, Buyer agrees to accept it as full payment of Seller's liability hereunder, whereupon this Agreement shall be terminated and Seller shall thereafter be relieved and released of all further liability hereunder. Buyer shall not thereafter have any rights to make any additional claims against Seller. In the event Buyer does not notify Seller in writing within five (5) calendar days from the receipt of Seller's notice (time being strictly of the essence) as to which option Buyer elects, Buyer shall be conclusively presumed to have elected option (1) set forth above in this subsection.

12.5 Title to the Property will be deemed marketable if an owner's policy is issued with standard exceptions.

12.6 The acceptance of the Deed by Buyer shall be deemed to be full performance and discharge of every agreement and

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obligation on the part of Seller to be performed pursuant to this Agreement. UPON SELLER'S DELIVERY, AND BUYER'S ACCEPTANCE, OF THE DEED ON THE CLOSING DATE, ALL CONTRACTED SERVICES TO BE PERFORMED UNDER THIS AGREEMENT BY SELLER SHALL BE DEEMED COMPLETED AND FULLY PERFORMED, AND THIS AGREEMENT SHALL BE DEEMED COMPLETED, WITHIN THE MEANING OF FLORIDA STATUTES § 95.11(3)(c). CONTRACTED SERVICES SHALL NOT INCLUDE ANY CORRECTIONS OF DEFECTS OR DEFICIENCIES IN THE HOME, PUNCH LIST WORK, OR WARRANTY WORK.

13. **Closing Costs**. The respective responsibilities of Buyer and Seller for all costs, prorations and fees payable at Closing (the "**Closing Costs**") are shown in Rider B attached hereto.

14. **Site and Substitutions**. The materials, equipment and fixtures included in and to be used in constructing the Home will be substantially the same as or similar in quality to those described in the applicable plans and specifications (except as to extras, options and/or upgrades).

14.1 Changes to Plans and Specifications.

14.1.1 Industry Practice. It is widely observed construction industry practice for pre-construction plans and specifications for any home or building to be changed and adjusted from time to time in order to accommodate on-going site conditions and in the field construction factors. These changes and adjustments are essential in order to permit all components of the Home to be integrated into a well-functioning and aesthetically pleasing product in an expeditious manner. Based on the foregoing, Buyer acknowledges that such changes and adjustments may occur and agrees that it is reasonable and to Buyer's benefit to allow Seller the flexibility to make such changes and adjustments to the Home.

14.1.2 Seller's Absolute Right to Make Modifications to Plans and Specifications. Seller has the absolute right to make modifications to the plans and specifications for the Home. Without limiting the generality of the foregoing, Buyer specifically agrees that changes in the dimensions of rooms and patios, entrances and terraces, if applicable, and changes in room size, in the locations of windows, doors, walls, partitions, utility lead-ins and outlets (including, but not limited to, electrical, cable television, and telephone), air-conditioning components, lighting fixtures and electrical panel boxes may be made by Seller in its sole discretion, provided however that changes in the layout and dimensions of the Home shall not substantially affect the value of the Home. Such changes may also include, but are not limited to, changes in the building location, setbacks and facing, the building's external configuration, its structural components, its finishes and the landscaping associated therewith.

14.1.3 Buyer's Acceptance of Actual Floor Plan. Buyer further understands and acknowledges that many of the Homes to be constructed within the Community require floor plans which are opposite (i.e. flipped) mirror images of the model floor plan and Buyer fully understands and accepts the floor plan configuration for the Home and improvements to be constructed within the Home.

14.1.4 No Warranty for Plans and Specifications on File. Buyer further acknowledges and agrees that (1) the plans and specifications of the Home and the Community on file with the applicable governmental authorities may not be identical in detail to Seller's plans and specifications, and (2) because of the day-to-day nature of the changes described in this Section 14, the plans and specifications on file with the applicable governmental authorities may not include some or any of these changes (there being no legal requirement to file all changes with such authorities). As a result of the foregoing, Buyer and Seller both acknowledge and agree that the Home and the Community may not be constructed in accordance with the plans and specifications on file with the applicable governmental authorities. Without limiting the generality of the provisions of Rider B attached hereto, Seller disclaims and Buyer waives any and all express or implied warranties that construction will be accomplished in compliance with such plans and specifications. Seller has not given and Buyer has not relied on or bargained for any such warranties. In furtherance of the foregoing, in the event of any conflict between the actual construction of the Home and/or the Community, and that which is set forth on the plans and specifications, Buyer agrees that the actual construction shall prevail and to accept the Home and Community as actually constructed (in lieu of what is set forth on the plans and specifications).

14.2 Lot Change. In the event that Seller, in its sole discretion, determines that the Model of the Home selected under this Agreement cannot reasonably be built on the Homesite, then Buyer and Seller hereby agree that they will negotiate in good faith to relocate the Home to another lot in the Community, provided however that there are lots available for sale. If no replacement lot is available, then Buyer may terminate this Agreement and will be entitled to a refund of any paid Deposit.

14.3 Materials, Appliances, Decorative and Landscaping Items.

14.3.1 Buyer understands and agrees that certain of the finishing items, such as tile, marble, carpet, cabinets, stone, brickwork, wood, paint, stain and mica are subject to size and color variations, grain and quality variations, and may vary in accordance with price, availability and changes by manufacturers from those shown in the model, if any, or in illustrations or brochures or those included in the specifications. Furthermore, if circumstances arise that, in Seller's opinion, warrant changes of subcontractors, suppliers, manufacturers, brand names or items, Seller reserves the right to substitute equipment, materials, appliances, etc., which in Seller's opinion are considered to be of quality substantially similar or equal, or of better quality, subject to their availability. Buyer also understands that Seller has the right to substitute or change materials and/or stain colors utilized in wood decor, if any.

14.3.2 Lot grades, lot area, options, facades, shrubs, trees, trim, built-ins, wall treatments, window treatments, furniture, furnishings, fences, decks, locations of walks, driveways and other items in or about a model home area in the subdivision are for display purposes only and are not included in the Total Purchase Price unless otherwise expressly provided herein. Seller has the right to remove any existing trees on the Property or on the surrounding area for any reason. Buyer further understands and agrees that the following items (which may be seen in models or

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shown in illustrations) will also not be included with the sale of the Home: wall coverings, paint colors, accent light fixtures, wall ornaments, drapes, blinds, bedspreads, furniture, furnishings, wet bars, monitoring systems, certain built-in fixtures, special floor coverings, wood trim, upgraded items and/or any other items of this nature which may be added or deleted from time to time. This list of items (which is not all-inclusive) is provided as an illustration of the type of items built-in or placed upon models or shown in illustrations strictly for purposes of decoration and example only.

14.4 Deed. By acceptance of the Deed, Buyer accepts all variations of the Home.

15. **Buyer's Default**. In the event of Buyer's default and to the extent allowed by law, Seller shall be entitled to terminate the Agreement and keep, as liquidated damages and not as a penalty, Buyer's Deposit not to exceed twenty percent (20%) of the Total Purchase Price, except that Seller may, in addition, keep, as liquidated damages and not as a penalty, any and all Advanced Payments made by Buyer to Seller for options, extras or upgrades for which Seller has made contractual commitments or incurred liability by placing orders or otherwise. Buyer agrees that actual damages in the event of breach by Buyer would be costly and difficult to calculate, and that such liquidated damages are a fair and reasonable remedy and shall not be considered a penalty.

16. **Seller's Default**. In the event of Seller's default and to the extent allowed by law, Buyer may recover actual damages but shall not be entitled to special, consequential or punitive damages. Notwithstanding the foregoing, Buyer retains all remedies at law and in equity with respect to Seller's obligation to complete the Home within two (2) years pursuant to Section 9 above.

17. **Mediation / Arbitration of Disputes**.

17.1 The parties to this Agreement specifically agree that this transaction involves interstate commerce and that any Dispute (as hereinafter defined) shall first be submitted to mediation and, if not settled during mediation, shall thereafter be submitted to binding arbitration as provided by the Federal Arbitration Act (9 U.S.C. §§1 et seq.) and not by or in a court of law or equity. "**Disputes**" (whether contract, warranty, tort, statutory or otherwise), shall include, but are not limited to, any and all controversies, disputes or claims (1) arising under, or related to, this Agreement, the Property, the Community or any dealings between Buyer and Seller; (2) arising by virtue of any representations, promises or warranties alleged to have been made by Seller or Seller's representative; (3) relating to personal injury or property damage alleged to have been sustained by Buyer, Buyer's children or other occupants of the Property, or in the Community; or (4) issues of formation, validity or enforceability of this Section. Buyer has executed this Agreement on behalf of his or her children and other occupants of the Property with the intent that all such parties be bound hereby. Any Dispute shall be submitted for binding arbitration within a reasonable time after such Dispute has arisen. Nothing herein shall extend the time period by which a claim or cause of action may be asserted under the applicable statute of limitations or statute of repose, and in no event shall the Dispute be submitted for arbitration after the date when institution of a legal or equitable proceeding based on the underlying claims in such Dispute would be barred by the applicable statute of limitations or statute of repose.

17.2 Any and all mediations commenced by any of the parties to this Agreement shall be filed with and administered by the American Arbitration Association or any successor thereto ("**AAA**") in accordance with the AAA's Home Construction Mediation Procedures in effect on the date of the request. If there are no Home Construction Mediation Procedures currently in effect, then the AAA's Construction Industry Mediation Rules in effect on the date of such request shall be utilized. Any party who will be relying upon an expert report or repair estimate at the mediation shall provide the mediator and the other parties with a copy of the reports. If one or more issues directly or indirectly relate to alleged deficiencies in design, materials or construction, all parties and their experts shall be allowed to inspect, document (by photograph, videotape or otherwise) and test the alleged deficiencies prior to mediation. Unless mutually waived in writing by the parties, submission to mediation is a condition precedent to either party taking further action with regard to any matter covered hereunder.

17.3 If the Dispute is not fully resolved by mediation, the Dispute shall be submitted to binding arbitration and administered by the AAA in accordance with the AAA's Home Construction Arbitration Rules in effect on the date of the request. If there are no Home Construction Arbitration Rules currently in effect, then the AAA's Construction Industry Arbitration Rules in effect on the date of such request shall be utilized. Any judgment upon the award rendered by the arbitrator may be entered in and enforced by any court having jurisdiction over such Dispute. If the claimed amount exceeds $250,000.00 or includes a demand for punitive damages, the Dispute shall be heard and determined by three arbitrators; however, if mutually agreed to by the parties, then the Dispute shall be heard and determined by one arbitrator. Arbitrators shall have expertise in the area(s) of Dispute, which may include legal expertise if legal issues are involved. All decisions respecting the arbitrability of any Dispute shall be decided by the arbitrator(s). At the request of any party, the award of the arbitrator(s) shall be accompanied by detailed written findings of fact and conclusions of law. Except as may be required by law or for confirmation of an award, neither a party nor an arbitrator may disclose the existence, content, or results of any arbitration hereunder without the prior written consent of both parties.

17.4 The waiver or invalidity of any portion of this Section shall not affect the validity or enforceability of the remaining portions of this Section. Buyer and Seller further agree (1) that any Dispute involving Seller's affiliates, directors, officers, employees and agents shall also be subject to mediation and arbitration as set forth herein, and shall not be pursued in a court of law or equity; (2) that Seller may, at its sole election, include Seller's contractors, subcontractors and suppliers, as well as any warranty company and insurer as parties in the mediation and arbitration; and (3) that the mediation and arbitration will be limited to the parties specified herein.

17.5 To the fullest extent permitted by applicable law, Buyer and Seller agree that no finding or stipulation of fact, no conclusion of law, and no arbitration award in any other arbitration, judicial, or similar proceeding shall be given preclusive or collateral estoppel effect in any arbitration hereunder unless there is mutuality of parties. In addition, Buyer and Seller further agree that no finding or stipulation of fact, no conclusion of law, and no arbitration award in any arbitration hereunder shall be given preclusive or collateral estoppel effect in any other arbitration, judicial, or similar proceeding unless there is mutuality of parties.

17.6 Unless otherwise recoverable by law or statute, each party shall bear its own costs and expenses, including attorneys' fees and paraprofessional fees, for any mediation and arbitration. Notwithstanding the foregoing, if a party unsuccessfully contests the validity or scope of arbitration in a court of law or equity, the noncontesting party shall be awarded reasonable

attorneys' fees, paraprofessional fees and expenses incurred in defending such contest, including such fees and costs associated with any appellate proceedings. In addition, if a party fails to abide by the terms of a mediation settlement or arbitration award, the other party shall be awarded reasonable attorneys' fees, paraprofessional fees and expenses incurred in enforcing such settlement or award.

17.7 Buyer may obtain additional information concerning the rules of the AAA by visiting its website at www.adr.org or by writing the AAA at 335 Madison Avenue, New York, New York 10017.

17.8 Seller supports the principles set forth in the Consumer Due Process Protocol developed by the National Consumer Dispute Advisory Committee and agrees to the following:

17.8.1 Notwithstanding the requirements of arbitration stated in Section 17.3 of this Agreement, Buyer shall have the option, after pursuing mediation as provided herein, to seek relief in a small claims court for disputes or claims within the scope of the court's jurisdiction in lieu of proceeding to arbitration. This option does not apply to any appeal from a decision by a small claims court.

17.8.2 Any mediator and associated administrative fees incurred shall be shared equally by Seller and Buyer; however, Seller and Buyer each agree to pay for their own attorneys' fees and costs.

17.8.3 The fees for any claim pursued via arbitration shall be apportioned as provided in the Home Construction Arbitration Rules of the AAA or other applicable rules.

17.9 Notwithstanding the foregoing, if either Seller or Buyer seeks injunctive relief, and not monetary damages, from a court because irreparable damage or harm would otherwise be suffered by either party before mediation or arbitration could be conducted, such actions shall not be interpreted to indicate that either party has waived the right to mediate or arbitrate. The right to mediate and arbitrate should also not be considered waived by the filing of a counterclaim by either party once a claim for injunctive relief had been filed with a court.

17.10 BUYER AND SELLER AGREE THAT THE PARTIES MAY BRING CLAIMS AGAINST THE OTHER ONLY ON AN INDIVIDUAL BASIS AND NOT AS A MEMBER IN ANY PURPORTED CLASS OR REPRESENTATIVE ACTION OR COLLECTIVE PROCEEDING. THE ARBITRATOR(S) MAY NOT CONSOLIDATE OR JOIN CLAIMS REGARDING MORE THAN ONE PROPERTY AND MAY NOT OTHERWISE PRESIDE OVER ANY FORM OF A CONSOLIDATED, REPRESENTATIVE, OR CLASS PROCEEDING. ALSO, THE ARBITRATOR(S) MAY AWARD RELIEF (INCLUDING MONETARY, INJUNCTIVE, AND DECLARATORY RELIEF) ONLY IN FAVOR OF THE INDIVIDUAL PARTY SEEKING RELIEF AND ONLY TO THE EXTENT NECESSARY TO PROVIDE RELIEF NECESSITATED BY THAT PARTY'S INDIVIDUAL CLAIM(S). ANY RELIEF AWARDED CANNOT BE AWARDED ON CLASS-WIDE OR MASS-PARTY BASIS OR OTHERWISE AFFECT PARTIES WHO ARE NOT A PARTY TO THE ARBITRATION. NOTHING IN THE FOREGOING PREVENTS SELLER FROM EXERCISING ITS RIGHT TO INCLUDE IN THE MEDIATION AND ARBITRATION THOSE PERSONS OR ENTITIES REFERRED TO IN SECTION 17.4 ABOVE.

18. **Other Dispute Resolutions**. Notwithstanding the parties' obligation to submit any Dispute to mediation and arbitration, in the event that a particular dispute is not subject to the mediation or the arbitration provisions of Section 17, then the parties agree to the following provisions: **BUYER ACKNOWLEDGES THAT JUSTICE WILL BEST BE SERVED IF ISSUES REGARDING THIS AGREEMENT ARE HEARD BY A JUDGE IN A COURT PROCEEDING, AND NOT A JURY. BUYER AND SELLER AGREE THAT ANY DISPUTE, CLAIM, DEMAND, ACTION, OR CAUSE OF ACTION SHALL BE HEARD BY A JUDGE IN A COURT PROCEEDING AND NOT A JURY. BUYER AND SELLER HEREBY WAIVE THEIR RESPECTIVE RIGHT TO A JURY TRIAL. SELLER HEREBY SUGGESTS THAT BUYER CONTACT AN ATTORNEY OF BUYER'S CHOICE IF BUYER DOES NOT UNDERSTAND THE LEGAL CONSEQUENCES OF EXECUTING THIS AGREEMENT.**

19. **Deed Restriction**. The provisions of Sections 17 and 18 shall be: (i) subject to the survival provisions of Section 31, (ii) covenants running with the land comprising the Property, (iii) set forth as exceptions in the Deed, and (iv) binding upon Buyer and its successors and assigns in title upon Seller's conveyance of the Property to Buyer and recording of the Deed.

20. **Cooperating Broker and Seller's New Home Consultant**. Unless a Cooperating Broker Agreement indicating otherwise is attached hereto, Buyer represents to Seller that Buyer has not consulted, dealt or negotiated with a real estate broker, salesperson or agent other than Seller's sales personnel located at Seller's sales office. Buyer agrees that Seller is not responsible for the payment of a commission to a real estate broker, salesperson or agent ("Buyer Broker") other than Seller's sales personnel. Buyer will be in default if Buyer fails to close because Buyer is obligated to pay a Buyer Broker and does not have sufficient funds to do so. Buyer shall indemnify, defend and hold harmless Indemnified Parties from and against any and all Claims resulting from or arising out of any representation or breach of a representation or warranty set forth in this Section. If Buyer has engaged a Buyer Broker (as indicated on the Purchase Price and Payment Addendum), Buyer acknowledges that Buyer and Buyer Broker were required to provide Seller a copy of the agreement between Buyer and Buyer Broker ("BBA") on or before execution of this Agreement. Where a commission is being offered by Seller, timely delivery of the BBA and compliance with the terms of the cooperating broker agreement and Seller's cooperating broker participation policy are conditions to Seller's obligation to pay Buyer Broker a commission. In addition, Buyer acknowledges and understands that Seller's New Home Consultant ("NHC") and Internet New Home Consultant ("INHC") are agents of Seller, are acting solely for the Seller's interests, and are not acting in any representative capacity for Buyer. Buyer should not disclose any information to Seller's NHC and/or INHC that Buyer considers to be confidential or otherwise does not want disclosed to Seller.

21. **Construction Activities**. ALL OWNERS, OCCUPANTS AND USERS OF THE COMMUNITY ARE HEREBY PLACED ON NOTICE THAT (1) SELLER AND/OR ITS AGENTS, CONTRACTORS, SUBCONTRACTORS, LICENSEES AND OTHER DESIGNEES, AND/OR (2) ANY OTHER PARTIES, WILL BE, FROM TIME TO TIME, CONDUCTING BLASTING, EXCAVATION, CONSTRUCTION AND OTHER ACTIVITIES WITHIN OR IN PROXIMITY TO THE COMMUNITY. BY THE ACCEPTANCE OF THEIR DEED OR OTHER CONVEYANCE OR MORTGAGE, LEASEHOLD, LICENSE OR OTHER

INTEREST, AND BY USING ANY PORTION OF THE COMMUNITY, EACH SUCH OWNER, OCCUPANT AND USER AUTOMATICALLY ACKNOWLEDGES, STIPULATES AND AGREES (1) THAT NONE OF THE AFORESAID ACTIVITIES SHALL BE DEEMED NUISANCES OR NOXIOUS OR OFFENSIVE ACTIVITIES, HEREUNDER OR AT LAW GENERALLY, (2) NOT TO ENTER UPON, OR ALLOW THEIR CHILDREN OR OTHER PERSONS UNDER THEIR CONTROL OR DIRECTION TO ENTER UPON (REGARDLESS OF WHETHER SUCH ENTRY IS A TRESPASS OR OTHERWISE) ANY PROPERTY WITHIN OR IN PROXIMITY TO THE AREA OF THE COMMUNITY WHERE SUCH ACTIVITY IS BEING CONDUCTED (EVEN IF NOT BEING ACTIVELY CONDUCTED AT THE TIME OF ENTRY, SUCH AS AT NIGHT OR OTHERWISE DURING NON-WORKING HOURS), (3) TO THE EXTENT PERMITTED OR NOT PROHIBITED UNDER APPLICABLE LAW, SELLER AND THE OTHER AFORESAID RELATED PARTIES SHALL NOT BE LIABLE FOR ANY AND ALL LOSSES, DAMAGES (COMPENSATORY, CONSEQUENTIAL, PUNITIVE OR OTHERWISE), INJURIES OR DEATHS ARISING FROM OR RELATING TO THE AFORESAID ACTIVITIES, EXCEPT RESULTING DIRECTLY FROM SELLER'S GROSS NEGLIGENCE OR WILLFUL MISCONDUCT, (4) ANY PURCHASE OR USE OF ANY PORTION OF THE COMMUNITY HAS BEEN AND WILL BE MADE WITH FULL KNOWLEDGE OF THE FOREGOING AND (5) THIS ACKNOWLEDGMENT AND AGREEMENT IS A MATERIAL INDUCEMENT TO SELL, CONVEY, AND/OR ALLOW THE USE OF THE PROPERTY.

22. **Dangerous Condition; Construction Work**.

22.1 Buyer understands and agrees that the Property is a construction site and that the Property and the improvements, equipment and supplies thereon constitute a danger to those who may enter on the Property. Buyer shall not enter onto the Property prior to Closing unless authorized and accompanied by Seller's representative. Any unauthorized, unaccompanied entry by Buyer shall constitute a breach of this Agreement by Buyer, at Seller's election. Moreover, any entry by Buyer onto the Property prior to Closing shall be done at Buyer's own risk and in compliance with all federal, state and local safety laws and regulations. To the extent permitted or not prohibited by applicable law, Buyer waives, releases and shall indemnify, defend and hold harmless Indemnified Parties from and against any Claims made by Buyer, Buyer's family members or guests, as a direct or indirect result of any such unauthorized, unaccompanied entry onto the Property.

22.2 Buyer agrees that supervision and direction of the working forces, including, without limitation, all contractors and subcontractors, is to be done exclusively by Seller, and Buyer agrees not to issue any instructions to the working forces or otherwise hinder construction or installation of improvements on the Property. Buyer shall not do or have any work done on the Property, nor may Buyer store any possessions thereon, prior to Closing and transfer of title to the Property to Buyer.

22.3 Buyer agrees that any and all controversies, disputes and claims arising under this Section shall be resolved through mediation or binding arbitration in accordance with the terms of this Agreement.

23. **Natural Disasters**. Seller builds homes to the building code in effect at the time the building permit is applied for Buyer's Home. Building code requirements do not guarantee a home can or will withstand the impacts of a natural disaster; including but not limited to earthquake, forest fire, tornado, hurricane, flood, and avalanche. Seller cannot guarantee the home, its structure or features will not be impacted by a natural disaster. Buyer should review their applicable homeowner's and/or flood insurance policy(s) and consult their insurance professional for additional information. Buyer is urged to follow the advice and direction from local emergency management officials regarding a natural disaster.

Buyer understands and agrees to accept the risks and conditions of natural disasters and to assume all liabilities associated with them. By executing and delivering this Agreement and Closing, Buyer shall be deemed to have released Seller and Seller's affiliates, and their respective officers, directors, managers, members, shareholders, employees, and agents, from any and all liability or claims resulting from all matters disclosed or disclaimed in this Paragraph, including, without limitation, any liability for incidental or consequential damages which may result from, without limitation, inconvenience, displacement, property damage, personal injury and/or death to or suffered by Buyer or any of its family members, occupants, guests, tenants, invitees and/or pets and any other person or pet.

24. **Representation of Compliance with OFAC Regulations**. Buyer represents and warrants that Buyer is not barred from doing business with U.S. entities pursuant to the U.S. Department of Treasury's Office of Foreign Asset Control ("**OFAC**"), including OFAC's Specially-Designated-Nationals ("**SDN**") list and lists of known or suspected terrorist organizations. If Seller identifies or is informed that Buyer is a valid match for OFAC's SDN list, then this Agreement is void, and Seller shall cancel and revoke this Agreement immediately. In the event of cancellation or revocation of this Agreement under this provision, Seller shall immediately contact OFAC to report the transaction and to determine whether deposit money provided by Buyer, if any, should be returned or blocked, consistent with OFAC regulations.

25. **Agreement not to be Recorded**. Buyer covenants that Buyer shall not record this Agreement (or any memorandum thereof) in the Public Records of the County. Buyer agrees, if Buyer records this Agreement, to pay all of Seller's attorneys' fees, paraprofessional fees and expenses incurred in removing the cloud in title caused by such recordation. Seller's rights under this Section shall be in addition to Seller's remedies for Buyer's default provided elsewhere in this Agreement.

26. **Transfer, Assignment and Persons Bound**. Buyer agrees that Buyer will not, and does not have the right to, assign, sell or transfer Buyer's interest in this Agreement (whether voluntarily or by operation of law or otherwise) without Seller's prior written consent. If Buyer is a corporation, other business entity, trustee or nominee, a transfer of any material equity or beneficial or principal interest shall constitute an assignment of this Agreement. If Buyer attempts to assign this Agreement in violation of this Section, Seller can declare Buyer in default and Seller shall be entitled to all remedies available under this Agreement. Buyer agrees that Seller may withhold its consent with or without any reason or condition in any manner it chooses (if it gives it at all) and may charge Buyer a reasonable amount to cover administrative costs incurred in considering whether or not to grant consent. If Buyer dies or in any way loses legal control of his/her affairs, this Agreement will bind his/her heirs and legal representatives. If Buyer has received Seller's permission to assign or transfer this Agreement, then Buyer's approved assignees shall be bound by the terms of this Agreement. If more than one person signs this Agreement as Buyer, each such person shall be jointly and severally liable for full performance of all of Buyer's duties and obligations hereunder.

27. **Time of the Essence**. Buyer acknowledges that time is of the essence in connection with the transactions contemplated under this Agreement.

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28. **Interpretation and Computation of Time**. The use of the masculine gender in this Agreement shall be deemed to refer to the feminine or neuter gender, and the singular shall include the plural, and vice versa, whenever the context so requires. This Agreement reflects the negotiated agreement of the parties. Each party acknowledges that they have been afforded the opportunity to seek competent legal counsel, and each has made an informed choice as to whether or not to be represented by legal counsel. Accordingly, this Agreement shall be construed as if both parties jointly prepared it, and no presumption against one party or the other shall govern the interpretation or construction of any of the provisions of this Agreement. Any reference in this Agreement to the time periods of less than five (5) days shall, in the computation thereof, exclude Saturdays, Sundays and legal holidays. Any reference in this Agreement to time periods of five (5) days or more shall, in computation thereof, include Saturdays, Sundays and legal holidays. If the last day of any such period is a Saturday, Sunday or legal holiday, the period shall be extended to 5:00 p.m. on the next full business day. The section headings in this Agreement are for convenience only and shall not affect the meaning, interpretation or scope of the provisions which follow them.

29. **Notice**. Except as provided in the Closing Section of this Agreement with respect to notices of the scheduled Closing Date, any notice required or permitted to be given in connection with this Agreement shall be in writing and sent by United States certified mail with return receipt requested, overnight professional courier or electronic transmission (with confirmation and copy by (1) certified mail, if Buyer's address is within the United States or (2) overnight professional courier, if to a Buyer whose address is outside of the United States) to Buyer or Seller at the addresses on Page 2 of this Agreement (unless Seller has received written notice from Buyer of any change therein prior to the date such notice is given), and additionally to Seller by hand delivery at Seller's sales office. All notices shall only be effective upon receipt or refusal to accept receipt (by failure to accept delivery or otherwise).

30. **Waiver**. Seller's waiver of any of its rights or remedies shall not operate to waive any other of Seller's rights or remedies or to prevent Seller from enforcing the waived right or remedy in another instance.

31. **Survival**. Buyer and Seller specifically agree that notwithstanding anything to the contrary, the rights and obligations as set forth in all provisions and disclaimers in this Agreement shall survive (1) the Closing of the purchase of the Property; (2) the termination of this Agreement by either party; or (3) the default of this Agreement by either party, unless expressly stated otherwise. NOTWITHSTANDING THE FOREGOING, UPON CLOSING ALL CONTRACTED SERVICES TO BE PERFORMED UNDER THIS AGREEMENT BY SELLER SHALL BE DEEMED COMPLETED AND FULLY PERFORMED, AND THIS AGREEMENT SHALL BE DEEMED COMPLETED, WITHIN THE MEANING OF FLORIDA STATUTES § 95.11(3)(C). IN ADDITION, ALL PAYMENTS, INCLUDING, BUT NOT LIMITED TO, BUYER'S FINAL PAYMENT, TO SELLER FOR ALL CONTRACTED SERVICES ARE DUE ON OR BEFORE THE CLOSING DATE, AND CONTRACTED SERVICES SHALL NOT INCLUDE ANY CORRECTIONS OF DEFECTS OR DEFICIENCIES IN THE HOME, PUNCH LIST WORK, OR WARRANTY WORK.

32. **Incorporation and Severability**. The explanations and disclaimers set forth in the Documents are incorporated into this Agreement. In the event that any clause or provision of this Agreement shall be void or unenforceable, such clause or provision shall be deemed deleted so that the balance of this Agreement is enforceable.

33. **Governing Law**. Any disputes that develop under this Agreement or questions regarding the interpretation of this Agreement will be settled according to the law of the state where the Property is located to the extent federal law is not applicable.

34. **Entire Agreement**. BUYER CERTIFIES THAT BUYER HAS READ EVERY PROVISION OF THIS AGREEMENT, WHICH INCLUDES EACH RIDER AND ADDENDUM ATTACHED HERETO AND THAT THIS AGREEMENT, TOGETHER WITH EACH SUCH RIDER AND ADDENDUM, CONSTITUTES THE ENTIRE AGREEMENT BETWEEN BUYER AND SELLER. PRIOR AGREEMENTS, REPRESENTATIONS, UNDERSTANDINGS, AND ORAL STATEMENTS NOT REFLECTED IN THIS AGREEMENT HAVE NO EFFECT AND ARE NOT BINDING ON SELLER. BUYER ACKNOWLEDGES THAT BUYER HAS NOT RELIED ON ANY REPRESENTATIONS, NEWSPAPERS, RADIO OR TELEVISION ADVERTISEMENTS, WARRANTIES, STATEMENTS, OR ESTIMATES OF ANY NATURE WHATSOEVER, WHETHER WRITTEN OR ORAL, MADE BY SELLER, SALES PERSONS, AGENTS, OFFICERS, EMPLOYEES, COOPERATING BROKERS (IF ANY) OR OTHERWISE EXCEPT AS HEREIN SPECIFICALLY REPRESENTED. BUYER HAS BASED HIS/HER/THEIR DECISION TO PURCHASE THE PROPERTY ON PERSONAL INVESTIGATION, OBSERVATION AND THE DOCUMENTS.

35. **Modification**. This Agreement is the entire agreement for the sale and purchase of the Property and once it is signed by both Buyer and an authorized representative of Seller, it can only be amended by a written agreement signed by both Buyer and Seller.

36. **Additional Changes**. Notwithstanding Section 35 of this Agreement, Buyer agrees that it may be necessary (at any time and from time to time) after Buyer executes this Agreement for Seller, and/or the developer or declarant under the Documents, to change the terms and provisions of this Agreement and/or the Documents to comply with and conform to the rules and regulations (as same may exist and as same may be promulgated from time to time) of any governmental agency, subdivision or authority or court of competent jurisdiction and Buyer consents to all such changes. Notwithstanding Section 35 of this Agreement, Seller, and/or the developer or declarant under the Documents, shall have the right to amend all Documents for development or other purposes, and Buyer consents to all such amendments.

37. **Inducement**. Buyer acknowledges that the sole inducement to close on the purchase of the Property is the Property itself and not (1) the common facilities comprising part of the Community, if any, or (2) any expectation that the Property will increase in value.

38. **Reservation of Easement**. For the purpose of completing the construction and servicing of the Property and Community, Seller hereby reserves an easement of ingress and egress for itself and its successors and assigns, and each of their respective agents, employees, materialmen and subcontractors, over, under and upon the Property for a period of one (1) year after Closing. Seller shall provide reasonable notice to Buyer before exercising easement rights granted herein.

39. **Riders and Addenda**. This Agreement consists of 12 pages and the following Riders and Addenda, which are attached hereto and by this reference made a part of this Agreement.

Check ([X]) all that apply:

[X] Rider A (Florida)	[X] Disclosure Summary
[X] Rider B (Central Florida Division)	[ ] Community Development District Brochure
[X] Purchase Price and Payment Addendum	[X] Cooperating Broker Agreement
[X] Master Disclosure and Information Addendum	[ ] FHA/VA Addendum
[X] Affiliated Business Arrangement Disclosure Statement*	[ ] Out of State Non-Solicitation Addendum (Multi-State)
[X] Election Form Addendum	[ ] Out of State Non-Solicitation Addendum (New York)
[X] Insulation Addendum	[ ] Out of State Non-Solicitation Addendum (New Jersey)
[X] Indoor Environmental Quality Disclosure	[ ] Out of State Non-Solicitation Addendum (Puerto Rico)
[X] Addendum for Natural and Manmade Products	[ ] Approved Lender Addendum [OPTIONAL]
[ ] Sales Incentive Addendum	[X] Privacy Policy Notice Addendum
[ ] HUD Receipt for Property Report [OPTIONAL]	[X] Stucco/Cementitious Finish to Exterior Walls Disclosure
[X] Change Order Addendum/Amendment or Option Summary	[ ] N/A

*On 07/24/2025 Seller provided to Buyer an Affiliated Business Arrangement Disclosure Statement ("**ABAD**") that sets forth Seller's business relationships with affiliated settlement service providers, including but not limited to, Lennar Mortgage, LLC, Lennar Title Inc. Lennar Insurance Agency, LLC and their respective types of charges and range of charges; Buyer acknowledges and confirms receipt of the previously delivered ABAD on 07/24/2025.

40. **Offer to Purchase/Effective Date**. This Agreement, when executed by Buyer and delivered to Seller, together with the Initial Deposit specified hereunder, shall constitute an offer by Buyer to purchase the Property in accordance with the terms and conditions provided herein, and shall not be binding upon Seller until such time as an authorized representative of Seller has executed this Agreement. The date of such acceptance is the "**Effective Date**" of this Agreement. In the event Buyer's offer is not accepted by Seller, all paid Deposits made by Buyer to Seller to date shall be returned to Buyer, and Buyer's offer shall be deemed withdrawn.

41. **Counterparts and Signatures**. This Agreement may be executed in any number of counterparts, a complete set of which shall be deemed to be an original and a complete set of which shall comprise but a single instrument. Signatures may be given via electronic transmission and shall be deemed given as of the date and time of the transmission of this Agreement to the other party.

42. **DISTRICT**. Pursuant to Section 190.048 of Florida Statutes, Seller provides the following notice. **THE Wellness Ridge Community Development District COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN addition TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.**

THE INITIAL DEPOSIT HAS BEEN RECEIVED BY SELLER SUBJECT TO CLEARANCE.

SELLER: LENNAR HOMES, LLC

Signed by: Vitor Viveiros 1CE511971E0F4F4...

New Home Consultant

Vitor Viveiros

Date: 7/25/2025

THIS AGREEMENT IS NOT BINDING ON SELLER UNTIL ACCEPTED BELOW BY AN AUTHORIZED REPRESENTATIVE OF SELLER.

SELLER:
LENNAR HOMES, LLC
a Authorized Agent

Signed by: Vitor Viveiros 1CE511971E0F4F4...

By

Title: Authorized Representative

Vitor Viveiros

Date Signed by Seller: 7/25/2025

Assinado por: Yglesio Luciano Moyses Silva De Souza 31AD751684404C3...

Buyer - Yglesio Luciano Moyses Silva De Souza

Date 7/25/2025

Buyer -

Date

Buyer -

Date

Buyer -

Date

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PRIVACY POLICY NOTICE AND CONSENT ADDENDUM

THIS PRIVACY POLICY NOTICE AND CONSENT ADDENDUM (this "**Addendum**") is, by this reference, made part of the Purchase and Sale Agreement (the "**Agreement**") dated as of the twenty-fifth day of July, 2025 between Yglesio Luciano Moyses Silva De Souza (collectively, "**Buyer**") and Seller, as defined in the Agreement, respecting Lot 0701 of Block _____ of Wellness Ridge Subdivision/Plat in the community known as Wellness Way 32s (the "**Community**").

1. **Defined Terms**. All initially capitalized terms not defined herein shall have the meanings set forth in the Agreement, and all references in this Addendum to the Agreement shall be deemed to include references to this Addendum and to any other addenda and riders attached to the Agreement, which are hereby incorporated by this reference. Notwithstanding the foregoing or anything contained in the Agreement to the contrary, for the exclusive purpose of this Addendum, "**Lennar Affiliate(s)**" shall have the meaning set forth in the Privacy Notice attached hereto as Exhibit "A" ("**Privacy Notice**").

2. **Explanation**. Buyer may need a mortgage, homeowners' insurance, title insurance and/or settlement services in connection with the purchase of the Home. While Buyer is not required to use a Lennar Affiliate to purchase such services, they are available to assist with obtaining these services in connection with the purchase of the Home. This Addendum provides Buyer with the option of electing to receive marketing materials, including price quotes, for services that may be necessary in connection with the purchase of the new Home. It is entirely Buyer's choice whether to receive any such information, and there is no obligation to use any Lennar Affiliate.

3. **Acknowledgement of Privacy Notice and Complete Privacy Policy**. Buyer acknowledges that Buyer has received and reviewed Seller's Privacy Notice attached hereto as Exhibit A. The Privacy Notice summaries the complete privacy policy of Lennar Corporation ("**Privacy Policy**") and Buyer acknowledges that Buyer has been given the opportunity to review Seller's complete Privacy Policy (https://www.lennar.com/privacypolicy). Buyer agrees to the terms of the Privacy Policy and acknowledges that the Privacy Policy is subject to future amendment without further notice.

4. **Consent to Sharing Information with Lennar Affiliates**. Please choose the "Yes" or "No" options below to indicate whether Buyer wishes to share information with Lennar Affiliates (such as those involved in the home purchasing process, e.g., Lennar Mortgage, LLC, Lennar Title, Inc., CalAtlantic Title, LLC and Lennar Insurance Agency, LLC). If there is more than one Buyer, the choices selected will apply to all Buyers who have executed the Addendum.

YES	NO	
X		***Lennar Affiliate Information Sharing***: Agreeing to this option will allow the Lennar Affiliates to provide Buyer with offers and information about products and services that may be necessary in connection with the home-buying process by accessing and using Buyer's Personal Information. These services include providing the Buyer with home financing information and quotes for title insurance, closing services, and homeowner's insurance. Buyer may change the above selections (i.e., opt-out if Buyer has previously selected "YES", or opt-in, if Buyer has previously selected "NO") at any time by visiting our communication Preferences (https://www.lennar.com/contact/communicationpreferences) and making the appropriate selections in the manner prescribed in the form, or as otherwise described in the Privacy Policy.

5. **Counterparts**. This Addendum shall be validly executed when signed in counterparts; a complete set of which shall form a single document. Signatures may be given via electronic transmission and shall be deemed original and given as of the date and time of the transmission of this Addendum electronically to the other party.

6. **Conflicts**. In the event of any conflict between this Addendum and the Agreement, this Addendum shall control. In all other respects, the Agreement shall remain in full force and effect.

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7. **Entire Agreement**. The Agreement, together with this Addendum and any other addenda and riders to the Agreement, contains the entire agreement between Buyer and Seller concerning the matters set forth herein. No addition or modification of this Addendum or the Agreement shall be effective unless set forth in writing and signed by Buyer and an authorized representative of Seller.

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Buyer - Yglesio Luciano Moyses Silva De Souza
Date 7/25/2025

Buyer -
Date

Buyer -
Date

Buyer -
Date

SELLER:
LENNAR HOMES, LLC
a Authorized Agent

Signed by:
Vitor Viveiros
1CE511971E0F4F4...

By:
Title: Authorized Representative
Vitor Viveiros
Date Signed by Seller: 7/25/2025

Docusign Envelope ID: 1BEF9AF1-15E8-49D3-9655-13EBBE573CF4

ADDENDUM "A"
PRIVACY NOTICE

This Privacy Notice summarizes the complete Privacy Policy of Lennar Corporation (the "**Privacy Policy**") and our affiliated companies, including but are not limited, to Quarterra Multifamily Communities, LLC, Lennar Commercial, CalAtlantic Group, LLC, Lennar Mortgage, LLC, Lennar Sales Corp., Lennar Title, Inc., Lennar Title, LLC, Lennar Title Group, LLC, Lennar Closing Services, CalAtlantic Title, LLC, and Lennar Insurance Agency, LLC ("**Lennar Affiliates**") (collectively, "**Lennar**," "**we**", "**us**", **or** "**our**").

This Privacy Notice outlines only some of the important information in our Privacy Policy, including how we collect, use, and disclose Personal Information we learn about individuals ("**you**" or "**your**") who visit our websites, use our mobile applications, communicate with us in person or by phone, engage with us as customers or prospective customers, and others whose Personal Information we process.

THIS PRIVACY NOTICE DOES NOT REPLACE, SUPPLEMENT, OR MODIFY THE COMPLETE PRIVACY POLICY AVAILABLE AT https://www.lennar.com/privacypolicy. THIS PRIVACY NOTICE IS NOT A SUBSTITUTE FOR THE PRIVACY POLICY. YOU SHOULD CAREFULLY REVIEW THE FULL TEXT OF THE PRIVACY POLICY TO UNDERSTAND OUR PRIVACY PRACTICES.

Your Consent. You consent to the terms of our complete Privacy Policy when you use our services or provide your Personal Information (defined below) to us after receiving this Privacy Notice and opportunity to review our complete Privacy Policy. If you do not agree with our privacy practices, you should not visit our websites, use our services, or otherwise provide us your Personal Information. For more on your consent, see the "Your Consent" section of the Privacy Policy (https://www.lennar.com/privacypolicy#your-consent).

What Is Personal Information? The term "Personal Information" refers to information that identifies, relates to, describes, or could reasonably be associated or linked with you. For more information about the categories and specific types of Personal Information we collect, including what information the Privacy Policy does not cover, see the section of the Privacy Policy titled, "Personal Information We Collect" (https://www.lennar.com/privacypolicy#personal-information-we-collect).

When Do We Collect Personal Information? We collect Personal Information when you do business or otherwise interact with Lennar, when you visit our websites, and when you set up and use a myLennar or Homeowner Portal online account. We also collect Personal Information from, and may share Personal Information with (among others) (2) **Lennar Affiliates**, (2) "**Service Providers**," which process information on our behalf to support our operations, (3) "**Business Partners**" (real estate, home products and services, and other unaffiliated companies we collaborate with), and (4) digital advertising, social media, and analytics platforms that collect data using tracking and storage technologies when you visit our websites.

What Personal Information Do We Collect? For detail about the categories of information we collect, along with the specific types of personal information you may provide and we may collect, see the table below and the section of our complete "Privacy Policy titled Personal Information We Collect".

How Do We Use Personal Information? We may use your Personal Information, for example, to,: START

- Manage our contractual relations, process your transactions, protect our business interests, and enforce our Terms and Conditions (https://www.lennar.com/termsandconditions).
- Manage our websites to maintain functionality, improve service, identify products and services that may be of interest to you, and detect and prevent malicious activity.
- Conduct digital advertising programs and website analytics via third-party advertisers and data tracking services. (You can restrict targeted advertising and other online data tracking on our website.)
- Conduct internal activities such as quality assurance, strategic marketing, and product development.
- Comply with applicable law and legal process.
- Undertake a major business transaction subject to appropriate confidentiality protections.

For more information about how we use your Personal Information, see the section titled "How We Use Personal Information" (https://www.lennar.com/privacypolicy#how-we-use-personal-information)" in our complete Privacy Policy.

- Work with you throughout the design, sales, contracting, financing, construction and completion phases of your project.
- Provide customer service, fulfill requests for information, verify customer information and process payments for transactions (payment information is handled by authorized third-party payment processors.
- Build long-term customer relationships by learning about your experience with us and keeping records of your needs, preferences and interests.
- Connect you with Lennar Affiliates that offer mortgage financing, title insurance or other related services (with your permission).
- Connect you with Business Partners that offer home-based products and services in your area.
- Send and track your responses to marketing messages and show you targeted advertising, subject to your options and preferences.
- Maintain and improve our websites and monitor usage of our websites for market research purposes.
- Personalize the Sites to show you content we think you will be most interested in based on your browsing activity, your account information, and your purchase history.
- Display your photos and comments on our Sites and in marketing materials (with your permission).
- Conduct internal activities we believe are reasonably aligned and compatible with your expectations

about how we will use your personal information based on your relationship with Lennar and the context in which you provided the information (such as quality assurance, strategic marketing and product development).
o Secure our Sites and services, detect and investigate fraud and protect ourselves and others when necessary.
o Manage our contractual relations and protect our business interests.
o Comply with legal process and respond to appropriate governmental requests.
o Use aggregated, pseudonymized or anonymized information (which is no longer reasonably associated with an identifiable natural person) for any lawful purpose.

When Do We Share Your Personal Information? We may share your Personal Information with third parties including our Lennar Affiliates, Service Providers, Advertising Networks, and Business Partners, and digital tracking and data collection services. The table below summarizes the categories of Personal Information Lennar collected during the past 12 months, the categories disclosed to parties for marketing purposes (as opposed to disclosure for business purposes), and whether disclosure to third parties is subject to your Marketing Communications or Cookie Preferences selections. Where information is sold or shared for targeted advertising purposes, it is indicated below.

Categories and examples of Personal Information	**Shared with or disclosed for marketing purposes:**	**Actions you can take to limit or restrict sharing**
Personal Identifiers: name, postal/email address, phone number	o Lennar Affiliates o Business Partners	o Opt-in (Marketing Communications) o Opt-out (Marketing Communications) o Opt-out (for targeted advertising)
Sensitive Information: Social Security Number, citizenship, driver's license	Not shared	Not applicable
Protected demographic Information: age, marital status	Not shared	Not applicable
Consumer Information: signature, credit or debit card, health insurance information	Not shared	Not applicable
Commercial Information: credit/income information, Lennar transaction history	o Lennar Affiliates (for transaction history only)	o Opt-out (Marketing Communications)
Internet Usage Data: browsing history, device information and location data collected using tracking technologies on our websites	o Lennar Affiliates o Business Partners o Digital tracking and analytics services o Advertising networks for targeted advertising o Social Media	o Opt-out (Cookie Preferences)
Customer Profile Information: information from various sources to infer and profile interests and preferences	o Lennar Affiliates o Business Partners o Digital tracking and analytics services o Advertising networks for targeted advertising o Social Media	o Opt-Out (Cookie Preferences)

For more information about when we share your Personal Information and the preference selections you can make, refer to the section of our complete Privacy Policy titled "Information Sharing and Disclosure" (https://www.lennar.com/privacypolicy#information-sharing-and-disclosure). Some information we collect is "sensitive personal information" such as your Social Security Number, citizenship, or driver's license. We will only use and disclose sensitive information for the specific purpose explained to you at the time it is collected.

How Can You Restrict Collection and Use of Personal Information? You may limit the collection, disclosure, or use of certain categories of your Personal Information for marketing purposes or from being sold or shared for targeted advertising or digital tracking by updating your Communication Preferences (https://www.lennar.com/contact/communicationpreferences) or visiting the Cookies Preferences page (https://www.lennar.com/privacypolicy#how-you-can-restrict-cookies-and-targeted-advertising) or by contacting

us as described below. You can also restrict the automated collection and tracking of your online activities and receipt of personalized advertisements by managing the privacy or cookie settings on your browser or device.

Note that you cannot opt-out of disclosures to Service Providers because they perform business services on behalf of Lennar Affiliates and do not use Personal Information for their own commercial purposes. How Business Partners, advertising networks, and digital data services use Personal Information is subject to their own privacy practices and is not governed by the Lennar Privacy Policy. You should review the privacy policies of those third parties to learn about their privacy practices.

How We Use and How You Can Limit Cookies and Targeted Advertising. We use and allow advertising networks and website analytics services (such as Google Analytics) to place cookies and other tracking and data collection technologies on our websites. These technologies collect data about your device and browsing activities over time and across many websites and platforms. The data is used to build a profile of your interests, preferences, and characteristics and to deliver advertisements and marketing campaigns targeted to you. You can restrict some cookies, including targeted advertising cookies, by methods such as selecting certain settings on your browser, configuring your advertisement and privacy settings on your social media platforms, installing Google Analytics opt-out browser, or on our website at our Cookies Preference page. For more information, refer to "How You Can Restrict Cookies and Targeted Advertising" in the full version of the Privacy Policy.

Protection and Retention of Personal Information. Lennar maintains commercially reasonable administrative, technical, and physical safeguards to protect the security, confidentiality, and integrity of your Personal Information appropriate to the nature of the Personal Information we collect. We retain Personal Information for as long as we reasonably require it for legal or business purposes.

Data Privacy Requests and Rights. Lennar will honor the following requests about your Personal Information regardless of where you live:

- To confirm or receive information about the Personal Information Lennar collected, sold, or disclosed about you during the last twelve (12) months;
- To update or correct information that you consider inaccurate;
- To direct Lennar not to sell your Personal Information to others;
- To restrict having your Personal Information collected on our websites for targeted advertising purposes;
- To delete Personal Information that Lennar has collected, subject to a range of exclusions permitted by law;
- To withdraw any previously granted consent to use your Personal Information in a particular way.

We will also honor requests to exercise the data privacy rights granted by the laws of your place of residence that apply to Lennar. We will respond to these requests in the manner and within the timeframes set by such applicable laws. We will not discriminate against you for making a privacy request.

You may submit a request using any of the methods explained in "How to Contact Us" (https://www.lennar.com/privacypolicy#how-to-contact-us) in the Privacy Policy. You can also submit your request (https://lennar-privacy.my.onetrust.com/webform/28241770-ebef-41ce-ad79-79c8275b52ce/4a145a0f-1efc-4ad5-8878-7c3609052d3d). We will generally confirm receipt of your request regarding your personal information within 10 business days and may request additional information necessary to verify you are authorized to make your request. We aim to respond to any verifiable requests within 45 calendar days of receiving it.

Contact Us. To contact us with your questions about our privacy practices or to change opt-in or opt-out preferences:

By email:	privacyinfo@lennar.com
By phone:	1-844-232-0929
Online Preferences webform:	Online Privacy Request (https://lennar-privacy.my.onetrust.com/webform/28241770-ebef-41ce-ad79-79c8275b52ce/4a145a0f-1efc-4ad5-8878-7c3609052d3d)
By postal mail:	5505 Waterford District Drive, Miami, FL 33126 (Attn: Privacy Compliance Dept.)

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PURCHASE PRICE AND PAYMENT ADDENDUM

Buyer(s) Name: Yglesio Luciano Moyses Silva De Souza
Date of Agreement: 07/25/2025
Community: Wellness Way 32s Lot/Block: 0701 /
Address: 5677 LIVELINESS ALLEY Clermont FL 34714
Plan/Elevation: Brookside / A Garage Orientation Preference: Left ☐ Right ☒
Phase/Section: Job#/Unit Type/Model#: 11138720701
Started (Y/N): Y Stage: 09
Estimated Start Date: 04/15/2025
NHC: Vitor Viveiros ISC:
Agreement Type: ☐ Primary ☐ Secondary ☒ Investment
Select One: ☒ New Agreement ☐ Transfer ☐ Revised Agreement -- Revision #:

BUYER(S) INFORMATION

Buyer #1: Yglesio Luciano Moyses Silva De Souza (check one): Married ☒ Single ☐
Buyer #1 Existing Address: Rua Das Letras Quadra 2 Casa 11 Cohafuma Sao Luis MA / BR
Home Phone: Office Phone: Cellular Phone:
Email: yglesio@yahoo.com

Buyer #2: (check one): Married ☐ Single ☐
Buyer #2 Existing Address:
Home Phone: Office Phone: Cellular Phone:
Email:

Buyer #3: (check one): Married ☐ Single ☐
Buyer #3 Existing Address:
Home Phone: Office Phone: Cellular Phone:
Email:

Buyer #4: (check one): Married ☐ Single ☐
Buyer #4 Existing Address:
Home Phone: Office Phone: Cellular Phone:
Email:

PURCHASE PRICE AND PAYMENTS

PURCHASE PRICE:

Base Purchase Price:	$	453,490.00
Add: Homesite Premium:	$	5,000.00
Add: Options, Upgrades and Extras per Change Order Summary:	$	.00
Less Incentives and Other Discretionary Reductions	$	48,150.00
Total Purchase Price:	$	410,340.00

PAYMENTS:

Initial Deposit			Check#		$	5,000.00
Additional Deposit						
Due 08/04/2025	Received		Check#	Wire Transfer	$	36,500.00
Due	Received		Check#		$	.00
Due	Received		Check#		$	.00
Due	Received		Check#		$	.00
Advanced Payment for Options, Extras and/or Upgrades						
Due	Received		Check#		$	.00
Due	Received		Check#		$	.00
Total Payments:					$	41,500.00
Amount to be financed or paid by wire transfer of immediately available funds at closing (approximate)					$	368,840.00

(Total Purchase Price less total payments does not include FHA Funding Fee, VA Funding Fee, MIP, PMI, closing costs, pre-paids, homeowner insurance, prorated expenses, Builder's Fee, homeowners association fees and other fees).

CLOSING COSTS, PRE-PAIDS AND OTHER FEES:

Seller Assistance toward Settlement (subject to contribution limits and Lender approval, as applicable): $ 28,723.00

Buyer's closing costs, pre-paids and other fees associated with the purchase of the Home are described in the Rider B. If Buyer obtains financing for the Home, Buyer's closing costs, pre-paids and other fees associated with the financing of the Home are described in the Loan Estimate provided by the Lender.

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WARRANTY INFORMATION

LEN 210 5/2/12
*Or other comparable warranty

FINANCING AND BROKER INFORMATION

Select One: [X] Cash [ ] Conventional [ ] FHA [ ] VA [ ] OTHER:

Lender: Cash Sale - No Lender - NC Phone #:
Address: 6675 Westwood Blvd., Suite A, Orlando, FL 32821 Fax #:
Agent Name: Cellular #:
Email Address:

Broker Participation? [X] Yes [ ] No
Agent/Company: Cristiano Gomes de Almeida / Authentic Real Estate Team
Street Address: 610 Sycamore St Ste 315
City, State Zip: Kissimmee, FL 34747
Phone #: (407) 900-2026 Email Address: chris@authenticorlando.com
Fax #:
Sales Associate License No.: SL3601646
Broker Tax ID#: Broker Commission: $.00 or 6.00 % of Total Purchase Price less Seller Assistance if any.

Additional Broker Bonus/Incentive: $.00

Defined Terms. All initially capitalized terms not defined herein shall have the meanings set forth in the Purchase and Sale Agreement between Buyer and Seller dated as of the twenty-fifth day of July, 2025 (the "**Agreement**"), and all references in this Addendum to the Agreement shall be deemed to include references to this Addendum and to any other addenda and riders attached to the Agreement, which are hereby incorporated by this reference.

Counterparts. This Addendum shall be validly executed when signed in counterpart; a complete set of which shall form a single document. Signatures may be given via electronic transmission and shall be deemed original and given as of the date and time of the transmission of this Addendum electronically to the other party.

Conflicts. In the event of any conflict between this Addendum and the Agreement, this Addendum shall control. In all other respects, the Agreement shall remain in full force and effect.

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Entire Agreement. The Agreement, together with this Addendum and any other addenda and riders to the Agreement, contains the entire agreement between Buyer and Seller concerning the matters set forth herein. No addition or modification of this Addendum or the Agreement shall be effective unless set forth in writing and signed by Buyer and an authorized representative of Seller.

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Buyer - Yglesio Luciano Moyses Silva De Souza
Date 7/25/2025

Buyer -
Date

Buyer -
Date

Buyer -
Date

SELLER:
LENNAR HOMES, LLC
a Authorized Agent

Signed by:
Vitor Viveiros
1CE511971E0F4F4...

By
Title: Authorized Representative
Vitor Viveiros
Date Signed by Seller: 7/25/2025

Docusign Envelope ID: 1BEF9AF1-15E8-49D3-9655-13EBBE573CF4

ELECTION FORM ADDENDUM

THIS ELECTION FORM ADDENDUM (this "**Addendum**") is executed in conjunction with and, by this reference, incorporated into the Purchase and Sale Agreement (the "**Agreement**") dated as of the twenty-fifth day of July, 2025 between Yglesio Luciano Moyses Silva De Souza (collectively, "**Buyer**") and Seller, as defined in the Agreement, respecting Lot 0701 of Block _____ of Wellness Ridge Subdivision/Plat in the community known as Wellness Way 32s (the "**Community**").

1. **Defined Terms**. All initially capitalized terms not defined herein shall have the meanings set forth in the Agreement, and all references in this Addendum to the Agreement shall be deemed to include references to this Addendum and to any other addenda and riders attached to the Agreement, which are hereby incorporated by this reference.

2. **Affiliated Business**. Seller has given Buyer notice in the Affiliated Business Arrangement Disclosure Statement that Seller has business relationships with Lennar Mortgage, LLC ("**Lennar Mortgage**") and Lennar Title, Inc., ("**Lennar Title**") and North American Title Insurance Company. Buyer understands and acknowledges that if Buyer elects to use Lennar Title, Lennar Title may issue title insurance through various underwriters including North American Title Insurance Company. Buyer is hereby informed that Buyer is not obligated to use an affiliated business of Seller as a condition to the sale of the Home/Unit.

3. **Incentives for Use of Affiliated Business**.

3.1 By checking one of the boxes below and initialing below the selected text, Buyer hereby selects the lender and title company that Buyer will use in connection with the purchase of the Home/Unit.

3.1.1 ☐ Buyer elects to use both Lennar Mortgage (or such other lender named on the Approved Lender Addendum) and Lennar Title.

3.1.2 ☒ Buyer intends to purchase the Home/Unit without financing, but elects to use Lennar Title as its title company.

Buyer's Initials Rubrica LMSDS Buyer's Initials _____

3.1.3 ☐ Buyer elects to use a Lender other than Lennar Mortgage (or such other lender named on the Approved Lender Addendum) as its Lender, but elects to use Lennar Title as its title company.

3.1.4 ☐ Buyer elects to use Lennar Mortgage (or such other lender named on the Approved Lender Addendum) as its Lender, but elects to use a title company other than Lennar Title.

3.1.5 ☐ Buyer elects to use a Lender (as provided under Section 5 of the Agreement) other than Lennar Mortgage (or such other lender named on the Approved Lender Addendum) and a title company other than Lennar Title.

3.2 If Buyer selects option 3.1.1 or 3.1.2 above,

☒ Seller will install the following in the Home/Unit at no additional charge to Buyer:
.Buyer to receive Refrigerator/Washer/Dryer-- Seller to waive 1% builders fee -- Buyer to receive a seller credit of $28,723 at closing

In the event there is a conflict between this provision and any other provision within the Agreement, the other provision shall prevail.

The foregoing Incentive is subject to the Home/Unit closing on or before August 31, 2025; such date may be extended at Seller's sole discretion. Notwithstanding the foregoing and subject to the provisions of Section 5 of the Agreement, if the Agreement is contingent upon the Buyer obtaining mortgage loan financing to complete the purchase of the Property, Seller shall agree to postpone the closing date identified in this paragraph and Buyer shall remain entitled to the Incentive to the extent such postponement is required in order for Buyer's Lender to meet any pre-closing waiting period required as the result of Buyer's Lender's issuance of revised closing disclosures under 12 C.F.R. §1026. 19(f)(2)(ii) of the Consumer Financial Protection Bureau's TILA-RESPA Integrated Disclosure Rule when such revisions directly result from a Seller action taken within six (6) calendar days of the Closing Date. However, in such event, Seller shall have no liability to the Buyer for failure to deliver the Property on the closing date identified in this paragraph.

4. **Deposit and Disbursement of Funds**. Buyer and Seller agree that any funds received in escrow by Lennar Title shall be deposited with other escrow funds in general escrow accounts in a federally insured financial institution ("**depositories**"). As a result of Lennar Title maintaining its general escrow accounts with the depositories, Lennar Title may receive certain financial benefits such as an array of bank services, including interest on deposit balances, accommodations, loans or other business benefits from the depositories ("**collateral benefits**"). All collateral benefits shall accrue to the sole benefit of Lennar Title and Lennar Title shall have no obligation to account to the parties to this escrow for the value of any such collateral benefits. Buyer and Seller hereby consent to the collateral benefits accruing to Lennar Title and confirm that they agree to the transfer of accrued interest (only) from Lennar

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Title's escrow account to another acceptable account per state law. Any such collateral benefits shall be deemed additional compensation earned by Lennar Title for its services as escrow holder and will not affect any deposit or funds of the Buyer or Seller.

5. **Counterparts**. This Addendum shall be validly executed when signed in counterpart; a complete set of which shall form a single document. Signatures may be given via electronic transmission and shall be deemed original and given as of the date and time of the transmission of this Addendum electronically to the other party.

6. **Conflicts**. In the event of any conflict between this Addendum and the Agreement, this Addendum shall control. In all other respects, the Agreement shall remain in full force and effect.

7. **Entire Agreement**. The Agreement, together with this Addendum and any other addenda or riders to the Agreement, contains the entire agreement between Buyer and Seller concerning the matters set forth herein. No addition or modification of this Addendum or the Agreement shall be effective unless set forth in writing and signed by Buyer and an authorized representative of Seller.

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Buyer - Yglesio Luciano Moyses Silva De Souza
Date 7/25/2025

Buyer -
Date

Buyer -
Date

Buyer -
Date

SELLER:
LENNAR HOMES, LLC
a Authorized Agent

Signed by:
Vitor Viveiros
1CE511971E0F4F4...

By
Title: Authorized Representative
Vitor Viveiros
Date Signed by Seller: 7/25/2025

Docusign Envelope ID: 1BEF9AF1-15E8-49D3-9655-13EBBE573CF4

RIDER A
(FLORIDA)

THIS RIDER A (FLORIDA) (this "**Rider A**") is executed in conjunction with and, by this reference, incorporated into the Purchase and Sale Agreement (the "**Agreement**") entered into as of the twenty-fifth day of July, 2025, between Yglesio Luciano Moyses Silva De Souza ("**Buyer**") and Seller, as defined in the Agreement, respecting Lot 0701 of Block _____ of Wellness Ridge Subdivision/Plat in the community known as Wellness Way 32s (the "**Community**").

1. **Defined Terms**. All initially capitalized terms not defined herein shall have the meanings set forth in the Agreement, and all references in this Rider A to the Agreement shall be deemed to include references to this Rider A and to any other addenda and riders attached to the Agreement, which are hereby incorporated by this reference.

2. **Disclosure Summary**. Prior to execution of the Agreement, Seller provided a Disclosure Summary to Buyer. Such Disclosure Summary is incorporated herein by reference. BUYER SHOULD NOT EXECUTE THE AGREEMENT UNTIL BUYER HAS RECEIVED AND READ THE DISCLOSURE SUMMARY REQUIRED BY SECTION 720.401, FLORIDA STATUTES. IF THE DISCLOSURE SUMMARY REQUIRED BY SECTION 720.401, FLORIDA STATUTES, HAS NOT BEEN PROVIDED TO THE PROSPECTIVE BUYER (BUYER) BEFORE EXECUTING THE AGREEMENT (CONTRACT FOR SALE), THE AGREEMENT (CONTRACT) IS VOIDABLE BY BUYER BY DELIVERING TO SELLER OR SELLER'S AGENT OR REPRESENTATIVE WRITTEN NOTICE OF THE BUYER'S INTENTION TO CANCEL WITHIN THREE (3) DAYS AFTER RECEIPT OF THE DISCLOSURE SUMMARY OR PRIOR TO CLOSING, WHICHEVER OCCURS FIRST. ANY PURPORTED WAIVER OF THIS VOIDABILITY RIGHT HAS NO EFFECT. BUYER'S RIGHT TO VOID THE AGREEMENT (CONTRACT) SHALL TERMINATE AT CLOSING.

3. **Deposit**.

3.1 Section 501.1375 of the Florida Statutes requires that the following statement be disclosed to buyers of residential homes:

THE BUYER OF A ONE-FAMILY OR TWO-FAMILY RESIDENTIAL DWELLING UNIT HAS THE RIGHT TO HAVE ALL DEPOSIT FUNDS (UP TO TEN PERCENT (10%) OF THE PURCHASE PRICE) DEPOSITED IN AN ESCROW ACCOUNT. THIS RIGHT MAY BE WAIVED, IN WRITING, BY BUYER.

☒ I/We hereby waive my/our rights under Section 501.1375 of the Florida Statutes to have all deposit funds, up to ten percent (10%) of the Total Purchase Price, deposited in an escrow account.

WAIVER: Buyer's Initials Rubrica YLMSDS _____

☐ Buyer is electing to have all deposit funds, up to ten percent (10%) of the Total Purchase Price, deposited in an escrow account. Seller intends to use the Deposit funds for construction purposes and has acquired a master surety bond permitting Seller to obtain the immediate release of such deposit funds from the escrow account as provided in Section 501.1375(5) of the Florida Statutes. If Buyer does not waive the right to have the Deposit funds placed in an escrow account, Buyer may be debited at Closing an amount equal to the premium for the applicable portion of the master surety bond securing such Deposit funds.

NON-WAIVER Buyer's Initials _____ _____

3.2 In the event Buyer's Deposit exceeds ten percent (10%) of the Total Purchase Price, the following provision shall be applicable:

Buyer acknowledges, understands, and agrees that (i) Seller may not apply for or obtain all permits necessary to construct the Home within thirty (30) days from the execution of the Agreement and (ii) Seller may not commence work on the Home within ninety (90) days of the issuance of such permits, provided however, Seller shall apply for or obtain such permits within one (1) year after the date of the Agreement (the "**Permit Issuance Date**") and Seller shall commence work no later than one (1) year from the Permit Issuance Date. Buyer acknowledges and agrees that the foregoing shall constitute an extension of the time limitations set forth in Section 489.126, Florida Statutes. Provided, however that the foregoing provisions in this Section 3.2 shall not operate to extend or qualify Seller's obligation to complete the Home as provided in Section 8 of the Agreement.

Buyer's Initials Rubrica YLMSDS _____

4. **Return of Deposit**. In the event the Agreement is cancelled for any reason other than Seller's default, the Buyer shall be required to execute and return a release form provided by the Seller prior to return of the deposit.

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5. **Property Tax Disclosure**. Pursuant to Section 689.261 of the Florida Statutes, Seller provides the following notice: BUYER SHOULD NOT RELY ON THE SELLER'S CURRENT PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT THE BUYER MAY BE OBLIGATED TO PAY IN THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE COUNTY PROPERTY APPRAISER'S OFFICE FOR INFORMATION.

6. **Florida Homeowners' Construction Recovery Fund**. Pursuant to Section 489.1425 of the Florida Statutes, Seller provides the following notice. PAYMENT MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: (850) 921-6593, 2601 BLAIR STONE ROAD TALLAHASSEE, FL 32399-1039.

7. **Flood Disclosure Regarding Flood Insurance**. Homeowners' insurance policies do not include coverage for damage resulting from floods. Buyer is encouraged to discuss the need to purchase separate flood insurance coverage with Buyer's insurance agent.

7.1 Seller _____ has _X_ has not filed a claim with an insurance provider relating to flood damage on the property, including, but not limited to, a claim with the National Flood Insurance Program.

7.2 Seller ☐ has ☒ has not received federal assistance for flood damage to the property, including, but not limited to, assistance from the Federal Emergency Management Agency.

7.3 For the purposes of this disclosure, the term "flooding" means a general or temporary condition of partial or complete inundation of the property caused by any of the following:

7.3.1 The overflow of inland or tidal waters.

7.3.2 The unusual and rapid accumulation of runoff or surface waters from any established water source, such as a river, stream, or drainage ditch.

7.3.3 Sustained periods of standing water resulting from rainfall.

8. **Energy Rating**. Pursuant to Section 553.996 of the Florida Statutes, Buyer may request that Seller cause a State Certified Energy Rater to perform an energy efficiency rating on the Home being purchased. Buyer hereby releases Seller from any responsibility or liability for the accuracy or level of the rating and Buyer understands and agrees that the Agreement is not contingent upon Buyer approving the rating, that the rating is solely for Buyer's own information and that Buyer will pay the total cost of the rating.

9. **Energy Performance Level Display Card**. At the written request of Buyer, Seller shall provide Buyer with an Energy Performance Level ("**EPL**") Display Card by way of Addendum to the Agreement pursuant to Section 553.9085 of the Florida Statutes.

10. **Radon Gas Notice and Disclaimer**. This disclosure is required by Section 404.056 of the Florida Statutes. Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county health department.

11. **Sinkhole and Subsurface Notice and Disclaimer**. Sinkholes, karsts, subsidence, cavities, and other subsurface anomalies are part of Florida's natural environment. Buyer represents to Seller that Buyer has made all independent investigations into sinkholes (including, but not limited to, the availability or cost for sinkhole insurance coverage) which Buyer deems appropriate prior to entering into the Agreement. All risks associated with all natural occurrences shall be borne by Buyer from and after Closing.

12. **Megan's Law Disclosure/Database Regarding Registered Sex Offenders**. Pursuant to Section 943.0435, Florida Statutes, sexual offenders must complete a registration form at their county sheriff's office. Information about specified registered sex offenders is made available to the public via an Internet Web site maintained by the Florida Department of Law Enforcement ("**FDLE**") at www.fdle.state.fl.us. This information will include, if available, the offender's name, the address at which the offender resides, offender's status, and address source information.

Prior to the purchase of a Home in the Community, Buyer may research the database to determine whether there are sex offenders in the area. Seller makes no representations, warranties, or guarantees regarding the presence or absence of registered sex offenders within the Community or in the surrounding area. Seller has no obligation or duty to investigate existing residents or buyers to determine whether they are sex offenders. Buyer is solely responsible for making his or her own investigation. For further information, please contact FDLE.

13. **Chapter 558 Notice of Claim**. In accordance with Florida law, Seller provides Buyer with the following notice: ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE

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PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.

If Buyer rejects any settlement offer made pursuant to such Florida law by Seller or other contractors, subcontractors, suppliers or design professionals hired by, through or under Seller or its affiliates (collectively, "**Protected Parties**"), and Buyer elects to proceed with an action against one or more Protected Parties, Buyer acknowledges that the dispute must be resolved by mediation or, if not resolved by mediation, by binding arbitration as provided in the Agreement. Further, all other provisions of the Agreement respecting disputes remain in full force and effect.

14. **Cooperation with Closing Agent**. Buyer agrees to promptly provide Closing agent all information and documentation that either Closing agent or the title insurance company is required to obtain by law, including any requirements of the U.S. Department of the Treasury. Buyer's failure to cooperate with or provide information to the Closing agent or otherwise comply with U.S. Department of the Treasury requirements shall be a default.

15. **Debit/Credit Card Deposit**. If Buyer makes the Initial Deposit using a credit or debit card ("**Card Deposit**"), Buyer will, upon Seller's request, provide the last 4-digits of the card to Seller and the title company conducting the Closing. At least one person that is a Buyer must be the cardholder. If the card deposit is a credit card deposit, it is subject to Seller's acceptance. Buyer must provide evidence to Buyer's lender no later than (10) business days prior to Closing that the credit card deposit has been paid off out of Buyer's own funds. Such evidence shall include, but is not limited to, credit card and bank statements.

16. **Further Actions**. Buyer and Seller will execute all instructions and documents required to correct any clerical errors or to effectuate the purchase and sale contemplated by this Agreement.

17. **Buyer Releases Seller from Damages Caused by Buyer Improvements and Alterations**. Before Buyer installs any post-closing improvements to or on the Homesite including, but not limited to, pools, spas, planters, sidewalks, decks, patios, patio covers, room additions, sprinklers, landscaping, and other alterations (collectively "**Buyer Improvements**"), Buyer agrees to retain all appropriate professional consultants including a licensed architect and a civil, soil or structural engineer ("**Buyer Improvement Experts**") and to design and construct the Buyer Improvements in accordance with such experts' advice and specifications as well as all local building codes and processes. The Homesite was designed and constructed to support the residence and any Homesite improvements delivered with the residence (collectively, "**Seller Delivered Improvements**"), with the expectation that Buyer will consult such Buyer Improvement Experts before designing or constructing any Buyer Improvements. Even if Buyer takes such steps, Buyer should expect that Buyer Improvements may be damaged or cause damages to the Homesite and Seller Delivered Improvements, and may cause issues such as subsidence, earth movement, foundation cracks and failure, slab/foundation tilt, deflection, erosion, improper drainage, lateral fill extension, slope creep, corrosion, spalling, efflorescence, and water intrusion which can cause major damages to the Buyer Improvements, Seller Delivered Improvements, and Homesite.

Buyer assumes all risks relating to Buyer Improvements and releases and waives all deficiencies, losses, liabilities, claims, damages, expenses, obligations, penalties, actions, judgments, awards, suits, costs or disbursements of any kind or nature whatsoever, including attorneys' fees and expenses ("**Claims**") against Seller and its affiliates, and the officers, directors, employees, contractors, consultants and agents of each of them ("**Released Parties**") arising from or in any way related to Buyer Improvements, including Claims for bodily injury, death, property damage, economic loss, and diminution in value including Claims that may not be anticipated at this time. To the extent such damages to the Seller Delivered Improvements or Homesite arise out of or relate to Buyer Improvements, any express warranties provided by Seller on the damaged components are void and released by Buyer unless such warranties are required by law and are not permitted to be modified or released.

18. **Conveyances to Foreign Entities Act, Sections 692.201-205, Florida Statutes ("Foreign Entities Act").**

18.1 Florida law restricts certain Purchases of Real Property by Foreign Principals domiciled in foreign countries of concern. A "**foreign country of concern**", as defined in the Foreign Entities Act, includes China, Russia, Iran, North Korea, Cuba, Venezuela, and Syria. Buyer represents and warrants to Seller that Buyer has reviewed and is familiar with the Foreign Entities Act, and that Buyer's purchase of the Real Property will be permitted by and in compliance with the Foreign Entities Act.

18.2 Buyer agrees to sign and return an affidavit (the "**Affidavit**") as required by the Foreign Entities Act at Closing, or before Closing within three (3) calendar days from Seller's written request to Buyer, attesting that Buyer is (1) not a foreign principal; and (2) in compliance with the corresponding requirements of the Foreign Entities Act.

18.3 Failure to execute and return the Affidavit at Closing, or prior to Closing within three (3) days of Seller's written request, will constitute a default by Buyer and the remedies available to Seller for Buyer's default under the Agreement shall apply. Buyer acknowledges that Seller has no obligation or duty to investigate any existing or prospective buyers to determine whether they are foreign principals.

19. **Counterparts**. This Rider A shall be validly executed when signed in counterpart; a complete set of which shall form a single document. Signatures may be given via electronic transmission and shall be deemed original and given as of the date and time of the transmission of this Rider A electronically to the other party.

20. **Conflicts**. In the event of any conflict between this Rider A and the Agreement, this Rider A shall control. In all other respects, the Agreement shall remain in full force and effect.

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21. **Entire Agreement**. The Agreement, together with this Rider A and any other addenda and riders to the Agreement, contains the entire agreement between Buyer and Seller concerning the matters set forth herein. No addition or modification of this Rider A or the Agreement shall be effective unless set forth in writing and signed by Buyer and an authorized representative of Seller.

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Buyer - Yglesio Luciano Moyses Silva De Souza
Date 7/25/2025

Buyer -
Date

Buyer -
Date

Buyer -
Date

SELLER:
LENNAR HOMES, LLC
Authorized Agent

Signed by:
Vitor Viveiros
1CE511971E0F4F4...

By
Title: Authorized Representative
Vitor Viveiros
Date Signed by Seller: 7/25/2025

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RIDER B
(ORLANDO DIVISION)

THIS RIDER B (this "**Rider B**") is executed in conjunction with and, by this reference, incorporated into the Purchase and Sale Agreement (the "**Agreement**") entered into as of the twenty-fifth day of July, 2025, between Yglesio Luciano Moyses Silva De Souza("**Buyer**") and Seller, as defined in the Agreement, respecting Lot 0701 of Block _____ of Wellness Ridge Subdivision/Plat in the community known as Wellness Way 32s (the "**Community**").

1. **Defined Terms**. All initially capitalized terms not defined herein shall have the meanings set forth in the Agreement, and all references in this Rider B to the Agreement shall be deemed to include references to this Rider B and to any other rider and addenda attached to the Agreement, which are hereby incorporated by this reference. In addition to those terms, the following terms shall have the meanings set forth below:

"**Closing Date Notice Period**" shall mean at least ten (10) days prior to the Closing Date.

"**Mortgage Period**" shall mean thirty (30) days from the Effective Date of the Agreement.

2. **Application for Loan.**

2.1 Notwithstanding any provision in the Agreement to the contrary, if Buyer is applying for a loan in excess of eighty percent (80%) of the Total Purchase Price, and the Property is not being acquired as a primary residence, Buyer agrees to accept a loan equal to eighty percent (80%) of the Total Purchase Price if the institutional lender considering Buyer's loan application will not approve a loan in excess of eighty percent (80%) of the Total Purchase Price.

2.2 If Buyer provides a written disapproval of loan from Lender within the Mortgage Period, Seller shall refund the Deposit to Buyer, less the sum of Two Hundred Fifty Dollars ($250.00) to cover Seller's expenses related to denial of Buyer by a Lender within the Mortgage Period unless Buyer applied for a VA guaranteed loan. The parties shall be released from all liability under the Agreement upon the execution of a Cancellation and Release Agreement without any further acts by either party.

3. **Closing Costs**. BUYER UNDERSTANDS AND AGREES THAT IN ADDITION TO THE TOTAL CASH TO CLOSE (WHICH AMOUNT IS SPECIFIED IN SECTION 2 OF THE AGREEMENT AND THE PURCHASE PRICE AND PAYMENT ADDENDUM) BUYER SHALL PAY CERTAIN OTHER FEES, THE BUILDER'S FEE, AND CLOSING COSTS, IF ANY, AT CLOSING (LISTED BELOW). IN CONNECTION THEREWITH, WITHOUT LIMITATION, THE ITEMS LISTED BELOW WILL COLLECTIVELY BE REFERRED TO AS "**CLOSING COSTS**." NOTWITHSTANDING ANYTHING IN THE AGREEMENT TO THE CONTRARY, IN THE CASE OF AN FHA/VA OR FANNIE MAE LOAN, BUYER SHALL NOT PAY FOR ANY COSTS PROHIBITED BY HUD (FHA), VA OR FANNIE MAE REGULATIONS. ALL REFERENCES TO "**PRO RATA SHARES**" WILL BE DEEMED A TIME PRORATION, BASED ON THE DATE OF CLOSING, WITH BUYER PAYING AMOUNTS ACCRUED ON AND AFTER THE DATE OF CLOSING. The Closing Costs include, without limitation:

3.1 The premium for a policy of owner's title insurance, any real property transfer taxes in connection with the transfer of the Property, the cost of the documentary stamp taxes or other taxes on the Deed, and the cost to record the Deed. Should the settlement charges that VA does not allow Buyer to pay exceed the amount, if any, to be paid by Seller, Seller at its sole discretion may terminate the Agreement and refund Buyer's earnest money. Should the settlement charges that FHA does not allow Buyer to pay exceed the amount, if any, to be paid by Seller, Buyer may either pay the additional settlement charges or the interest rate on the loan will increase to an interest rate attainable with the settlement charges to be paid by Seller. In the event that Buyer decides to lock in the interest rate and points prior to closing, Buyer agrees to pay the difference between the market rate and the lock-in rate as of the date that the loan rate is locked.

3.2 Customary closing costs of a Buyer of a single family residence, including but not limited to items such as loan fees, loan closing costs and all other related sums, attorneys' fees, escrows for taxes and insurance, recording fees, documentary stamp taxes on the note, intangible taxes, credit reports and PMI insurance, if applicable, charged by the Lender or otherwise customary for a Buyer at Closing.

3.3 Title search updates, title examination fees and any other Closing expenses of Buyer.

3.4 All additional costs respecting the Property imposed by any governmental authority.

3.5 The cost of any obligations Buyer incurs not provided for in the Agreement.

3.6 The cost of a survey of the Property.

3.7 Certified governmental liens (liens which can be paid pursuant to written notice), if any, shall be assumed and paid by Seller, pending governmental improvement liens shall be paid and assumed by Buyer.

3.8 A pro rata share of County interim service fees, if any.

3.9 A pro rata share of waste fees.

3.10 A pro rata share of utility deposits and capacity fees (water and/or sewer) for the Property prepaid by Seller.

3.11 Any other expenses of an owner of the Property provided for or referenced in the Documents.

3.12 Amounts reflected in the Master Disclosure and Information Addendum to the Purchase and Sale Agreement, if any, attached hereto and incorporated herein.

3.13 Current expenses of the Property (for example: taxes, special assessments and current monthly assessments to one or more homeowner's associations) will be adjusted between Seller and Buyer as of the Closing date. Buyer shall reimburse Seller for any prepaid expenses of the Property such as utility deposits, insurance premiums, local interim service fees, cable fees, assessments and capital contributions made to one or more homeowners' associations, paid by Seller in advance and/or for the month in which the Closing date occurs.

3.14 If real estate taxes for the year in which the Closing date occurs are assessed in the aggregate on the real estate comprising the portion of the Community (including the Property) rather than on a homesite-by-homesite basis, Seller will pay such taxes in full when due, but Buyer will reimburse Seller at the Closing for Buyer's pro rata share of such taxes from the Closing date (if such taxes are then known) or the Property's allocable share (so prorated) of Seller's estimate of those taxes (if such taxes are not then known), subject to readjustment at either the request of Seller or Buyer within six (6) months from when the actual tax bill is known. If taxes for the year in which the Closing date occurs are assessed on a homesite-by-homesite basis but such taxes are not due on the Closing date, Buyer will be responsible for paying such tax bill in full when due but Seller will reimburse Buyer at the Closing for Seller's pro rata share of such taxes (if the taxes are then known) or Seller's estimate of those taxes (if such taxes are not then known) through the Closing Date, subject to readjustment at either the request of Seller or Buyer within six (6) months from when the actual bill is known. If the Closing takes place after Seller has paid the taxes for the year in which the Closing date occurs, Buyer will reimburse Seller at the Closing for Buyer's pro rata share of those taxes from and after the Closing Date. The parties agree to bring to resolution any and all claims regarding proration within six (6) months of the tax bill becoming known. Demands made after six (6) months will not be honored by either party.

3.15 The cost of any modifications or changes which are incurred by Seller as a result of changes in building codes, governmental rules, regulations or requirements, or the enforcement of any of the same, after the Effective Date of the Agreement, shall be paid by Buyer at the time of Closing.

3.16 The cost of the Limited Warranty as set forth in Section 7 herein.

4. **Additional Financing and Closing Costs Disclosures**.

4.1 Financing. Buyer and Seller agree this Purchase ___ is _X_ is not contingent upon Buyer obtaining a Loan Commitment for financing secured by the Property. As used herein the term "**Loan Commitment**" shall mean the written approval by a loan underwriter (not a loan broker) agreeing to provide funds necessary for Closing. Should this purchase be contingent upon such financing, Buyer will immediately, but not later than five (5) days after Seller's acceptance, make full and complete application to obtain financing. Buyer may use any lender of Buyer's choice. If the purchase is contingent on financing, Seller requires, for its own purposes, a preliminary assessment of Buyer's ability to qualify for a mortgage loan to purchase the Property. Buyer understands that before Seller signs this Agreement, Buyer must obtain and provide to Seller a preliminary assessment qualification from Lennar Mortgage (an affiliate of Seller) or another qualified institutional mortgage lender.

Buyer's Initials Rubrica YMSDS _____

4.2 The Closing agent designated by Seller shall close this transaction and any related mortgage loans, if any. If Buyer desires to employ an attorney to represent Buyer, then Buyer may do so at Buyer's expense.

4.3 Although Seller may make available to Buyer the name of one or more lenders or information about one or more available financing alternatives, Buyer agrees that the choice of a lender and loan is Buyer's sole decision, and Seller has not made any promises or representations concerning the likelihood of Buyer obtaining the loan, the terms and conditions of such loan or the interest rate or fees associated with such loan.

4.4 BUYER IS HEREBY ADVISED BY SELLER THAT INTEREST RATES, LOAN FEES, AND OTHER LOAN CONDITIONS ARE NOT GUARANTEED, FIXED OR ESTABLISHED (AND SELLER MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO SUCH ITEMS) AND ARE SUBJECT TO CHANGE BY ANY LENDER. SELLER DOES NOT WARRANT OR GUARANTEE THAT COMPLETION OF THE IMPROVEMENTS OR LOAN FUNDING CAN BE ACHIEVED WITHIN LOAN LOCK PERIODS, IF ANY, REGARDLESS OF WHETHER SUCH LOCKS ARE PAID FOR BY SELLER OR BUYER.

4.5 Responsibility for obtaining the loan and for satisfying all conditions made by the Lender with regard to the loan shall rest solely with the Buyer.

5. **Name Change or Change in Party**. As set forth in the Agreement, Buyer is not permitted to assign the Agreement without Seller's written consent. If Buyer desires to take title to the Property in a name other than

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Buyer's name, Buyer must notify Seller in writing within thirty (30) days from the Effective Date of the Agreement. Upon receipt of Buyer's request, Seller shall notify Buyer whether the name change or change in party is approved by Seller, whereupon Seller and Buyer shall execute an Amendment to Change Party. If Buyer wishes to change name or change a party to this Agreement after thirty (30) days from the Effective Date, then Buyer must pay Seller Five Hundred Dollars ($500.00) to cover Seller's administrative expenses together with any such request. The payment of the $500.00 administrative expenses is not a guarantee that Seller will approve any name change or change in party. Notwithstanding, Buyer may not change their name or change a party to this Agreement in the period that is thirty (30) days prior to the Estimated Closing Date.

6. **Site and Substitutions**. If Buyer purchases any upgrades or options that include specific manufacturers, Seller will provide Buyer with notice of any change in manufacturer and allow Buyer the option to choose from available manufacturers. Seller may substitute special order items relating to building materials, appliances, fixtures, windows or other elements specifically ordered by Buyer in writing upon consent of Buyer, which consent shall not be unreasonably withheld.

7. **Warranties**.

7.1 Buyer acknowledges that at the time of execution of the Agreement, Seller has no reason to know of any particular purpose Buyer has in purchasing the Home and items of personal property located therein other than normal residential use. Buyer understands and agrees that Seller is making only those express limited warranties set forth in the homeowner's warranty (the "**Limited Warranty**"). The Limited Warranty, incorporated herein, shall be delivered to Buyer at Closing and is available for examination at Seller's office and will, at Buyer's request, be attached as an exhibit to the Agreement. By initialing below, Buyer acknowledges that Buyer has had the opportunity to receive and review the Limited Warranty prior to the execution of the Agreement. TO THE EXTENT OF ANY CONFLICT BETWEEN ANY PROVISION OF THE AGREEMENT RELATED TO WARRANTIES AND THE LIMITED WARRANTY, THE PROVISIONS OF THE LIMITED WARRANTY SHALL CONTROL.

Buyer's Initials Rubrica _____ _____

7.1.1 During the time that the Limited Warranty remains in effect, any implied warranties available to you under federal or state law with respect to the central air conditioning and heating system shall remain available to you. With respect to all other components of your Home, Seller gives the Limited Warranty expressly in lieu of any other warranties, expressed or implied. To the maximum extent lawful, and except for the Limited Warranty, with the exception of any implied warranties available to Buyer as to the central air conditioning and heating system during the time that the Limited Warranty remains in effect, Seller disclaims any and all implied warranties of merchantability and fitness, fitness for a particular purpose, habitability, intended use, workmanship, or construction respecting the Property, common properties of the Community, if any, and all fixtures or items of personal property sold pursuant to the Agreement, or any other real or personal property whatsoever conveyed in connection with the sale of the Property, or located within the Community whether arising from the agreement, usage, trade, imposed by statute, course of dealing, case law or otherwise.

7.1.2 Some states do not allow limitations on how long an implied warranty lasts, so the above limitation may not apply to you. The Limited Warranty is the only express warranty given by Seller. Seller disclaims any liability for incidental or consequential damages. Some states do not allow the exclusion or limitation of incidental or consequential damages, so the above limitation may not apply to you. The Limited Warranty gives you specific legal rights, and you may also have other rights which vary from state to state.

7.2 SELLER MAKES NO REPRESENTATION OR WARRANTY CONCERNING GEOLOGICAL OR ENVIRONMENTAL MATTERS SUCH AS RADON GAS, BURIED DEBRIS (UNLESS SUCH DEBRIS WAS BURIED BY SELLER OR ITS EMPLOYEES, AGENTS OR SUBCONTRACTORS), UNDERGROUND SPRINGS, SINKHOLES, KARSTS, SUBSIDENCE, CAVITIES, MINESHAFTS OR OTHER SUBSURFACE ANOMALIES. SELLER SPECIFICALLY EXCLUDES SUCH GEOLOGICAL AND ENVIRONMENTAL MATTERS FROM ANY WARRANTIES GIVEN UNDER THE AGREEMENT.

7.3 Normal swelling, expansion and contraction of materials and construction, and any cracks appearing as a result thereof or as a result of settlement of, in or on the Home shall not be deemed to be construction defects. Upon Closing, Seller shall deliver to Buyer all manufacturers' warranties, if any, covering the consumer products (if any) to be conveyed to Buyer hereunder, provided, however, SELLER SHALL NOT THEREBY BE DEEMED TO WARRANT ANY SUCH CONSUMER PRODUCT OR TO ADOPT ANY LIABILITY FOR ANY SUCH MANUFACTURERS' WARRANTY THEREOF.

7.4 Buyer acknowledges and understands the following with respect to the Limited Warranty:

7.4.1 The pattern of grading and drainage for the Property is an approved grade and drain pattern. Any change in the grading, drainage or landscaping or vegetation within four (4) feet of exterior walls or foundation could void the warranty. If Buyer changes the grade or drainage established by Seller, or by construction, additions or deletions causes the established grade and/or drainage patterns to be modified, then Seller shall be relieved of any liability for damages, if any, caused by

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such changes.

7.4.2 Seller makes no warranty or representation regarding shifting soils, unsettled soils, unusual rocks or subsurface conditions.

7.4.3 Seller's warranty does not include defects caused by normal wear and tear, insubstantial or immaterial variances or defects, the elements, natural disasters or faulty maintenance, operation or abusive use.

7.5 No Warranties for Third Party Construction. Seller does not warrant any of the work performed in the Home or on the Homesite by third party contractors, not hired by Seller, prior to or after the Closing and shall not be liable for any defects in the work performed by third party contractors not hired by Seller, nor for any adverse impact to the Home, Homesite or Community caused thereby.

8. **Lennar Account Application for Pre-Closing Information and Limited Warranty Service Requests**. Warranty information for the Home is available to Buyer through (i) the Lennar Account Application (the "**Lennar App**"), which can be downloaded to a mobile device, such as a smartphone or tablet, from the Apple App Store (https://shorturl.at/9ljrM) or the Google Play Store (https://shorturl.at/Cy0zZ); and/or (ii) a web based version of the Lennar App that is accessible through a standard web browser (together with the Lennar App as the "**Digital Platform**"). Buyer agrees to download the Lennar App to a mobile device at the time of execution of the Agreement. The Lennar App can also be used to (i) track the progress of the construction of the Home; (ii) chat with customer care representatives; (iii) access educational checklists, maintenance tips and warranty guides for the Home; (iv) view homesite specific details such as homeowners' association information, floorplans and applicable utility services; and (v) if Buyer executes the Agreement digitally, access copies of the Purchase and Sale Agreement documents. Buyer agrees to use the Digital Platform to submit all warranty claims and to schedule warranty-related inspection(s) and repairs for the Home. If Buyer is unable to access the Digital Platform, Seller will provide Buyer with an alternate method for submission of warranty claims upon written request. Seller has the right to change the method of submitting and processing warranty requests in the future provided that any new methods will not unreasonably restrict Buyer's ability to submit a warranty claim. The provisions of this Section will survive Closing.

Buyer's Initials Rubrica _____ _____

9. **Documents**. Buyer acknowledges receipt of the Document Book for the Community containing many important documents regarding the Community, including but not limited to some of the documents of record affecting the Property and the Community (collectively, the "**Documents**"). The Document Book is hereby incorporated into the Agreement by this reference. The Document Book may be amended as deemed necessary by Seller in its sole and absolute discretion. Buyer agrees to take title to the Property subject to the Documents, to abide by and be bound by all of the terms and conditions of the Documents, and any amendments thereto. The Master Disclosure and Information Addendum to Purchase and Sale Agreement attached hereto sets forth additional information respecting lien rights and homeowners association's restrictions affecting the Property. In the event that the Agreement is terminated for any reason whatsoever, Buyer shall return the Document Book to Seller in the same condition originally received (ordinary wear and tear excepted). If the Document Book is not returned upon termination of the Agreement, Seller shall be entitled to deduct $100.00 from any portion of the Deposit to be refunded to Buyer as a result of the termination, to defray Seller's costs and expenses resulting from the preparation, printing and delivery of the Document Book. Buyer understands and agrees this Section shall survive the termination of the Agreement.

10. **Selections**. In order to allow sufficient time for Seller's suppliers to order all of the materials to be used in the Home, all selections requiring governmental permits must be finalized no later than thirty (30) days from the Effective Date of the Agreement. All selections requiring governmental permits must be in writing and on the Structural Selections Amendment form provided by Seller. Verbal selections requiring governmental permits will not be accepted by Seller. If Buyer fails to complete and return the permit selections to Seller, Buyer understands that all choices will be made by Seller and Buyer will have no reason to object to those choices. In addition, all color selections and option selections must be finalized no later than thirty (30) days from the Effective Date of the Agreement. All selections must be in writing and on the Color Selection Amendment form provided by Seller. Verbal selections will not be accepted by Seller. If Buyer fails to complete and return the color selections to Seller, Buyer understands that all choices will be made by Seller and Buyer will have no reason to object to those choices. Colors of all items and materials not included in the Color Selection Amendment form will be selected by Seller. Dimensions of your Home may differ from those reflected in brochures, advertisements, artist's renderings and marketing floor plans. Actual dimensions may vary upon completion of the Home.

11. **Garage Location**. Seller reserves the right to orient the garage (left or right side of the Home). This decision is based on engineering, easements and utility considerations, as well as the appearance of the Community streetscape.

12. **Inspection of the Home**. BUYER WILL BE GIVEN A REASONABLE OPPORTUNITY TO INSPECT THE HOME WITH SELLER'S REPRESENTATIVE PRIOR TO CLOSING, AND AT THAT TIME BUYER WILL SIGN A "**NEW HOME ORIENTATION LIST**" STATING ANY DEFECTS IN WORKMANSHIP OR MATERIALS OR INCOMPLETE ITEMS WHICH BUYER DISCOVERS. ANY DEFECTS OR INCOMPLETE ITEMS NOT SO LISTED WHICH ARE APPARENT OR VISIBLE SHALL BE DEEMED ACCEPTED BY BUYER AND ANY CLAIM RELATED THERETO FOREVER WAIVED. IF ANY ITEM LISTED IS ACTUALLY DEFECTIVE IN WORKMANSHIP OR MATERIALS IN SELLER'S OPINION (IN ACCORDANCE WITH CONSTRUCTION STANDARDS PREVALENT FOR A SIMILAR HOME IN THE

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COUNTY), SELLER WILL BE OBLIGATED TO CORRECT THOSE DEFECTS AT SELLER'S COST WITHIN A REASONABLE PERIOD OF TIME AFTER CLOSING, PROVIDED HOWEVER THAT SELLER'S OBLIGATION TO CORRECT WILL NOT BE A GROUND FOR DEFERRING THE CLOSING, NOR FOR ANY SETOFF, NOR FOR IMPOSING ANY CONDITION ON CLOSING AS LONG AS THE HOME IS HABITABLE. NOTWITHSTANDING THE FOREGOING, AND PURSUANT TO THE AGREEMENT, UPON CLOSING ALL CONTRACTED SERVICES TO BE PERFORMED UNDER THE AGREEMENT BY SELLER SHALL BE DEEMED COMPLETED AND FULLY PERFORMED, AND THE AGREEMENT SHALL BE DEEMED COMPLETED, WITHIN THE MEANING OF FLORIDA STATUTES § 95.11(3)(C). IN ADDITION, ALL PAYMENTS, INCLUDING, BUT NOT LIMITED TO, BUYER'S FINAL PAYMENT, TO SELLER FOR ALL CONTRACTED SERVICES ARE DUE ON OR BEFORE THE CLOSING DATE, AND CONTRACTED SERVICES SHALL NOT INCLUDE ANY CORRECTIONS OF DEFECTS OR DEFICIENCIES IN THE HOME, PUNCH LIST WORK, OR WARRANTY WORK. THE ISSUANCE OF A CERTIFICATE OF COMPLETION OR USE SHALL BE CONCLUSIVE EVIDENCE OF HABITABILITY. BUYER SHALL HAVE NO RIGHT TO REQUIRE ESCROWS OR HOLD BACKS OF CLOSING FUNDS OR ANY CASH TO CLOSE, AND NONE WILL BE PERMITTED. IF BUYER FAILS TO TAKE ADVANTAGE OF THE PRE-CLOSING INSPECTION ON THE TIME AND DATE SCHEDULED BY SELLER, BUYER SHALL BE DEEMED TO HAVE WAIVED THE RIGHT TO SUBMIT A NEW HOME ORIENTATION LIST TO SELLER.

13. **No Right to Enter**. Buyer acknowledges that all matters pertaining to the initial construction of the Property will be performed by Seller and Seller's representatives. Buyer acknowledges and agrees that for reasons of safety and to comply with liability and insurance requirements imposed upon Seller, neither Buyer nor any agent of Buyer shall, until after the Closing, be permitted to enter upon the Property without Seller's prior written approval and without being accompanied by Seller's representative. Any permitted personal inspections shall be made at times designated by Seller and upon written permission of Seller, and shall not be allowed under any condition prior to the formal inspection described above and only with Seller's representative. Buyer agrees not to give instructions to, interfere with or interrupt any workmen at the Property. Buyer may not order any work on the Property until after the Closing, other than options, upgrades and/or extras that Seller has agreed in writing to provide. Buyer recognizes that Seller is under no obligation to agree to provide options, extras and/or upgrades. Without limiting the applicability of this Section to all obligations, representations and covenants of Buyer hereunder, Buyer specifically acknowledges that any breach by Buyer of the terms and conditions contained within this Section shall be deemed to be a "material breach" and shall entitle Seller to declare the Agreement to be in default in accordance with the provisions of the Buyer's Default Section in the Agreement. Seller's failure to promptly take any action with respect to Buyer's breach of the terms and conditions contained herein shall not be deemed a waiver of any of Seller's rights or remedies hereunder. Whenever the Agreement shall require Seller to complete or substantially complete an item of construction, unless provided specifically to the contrary herein, such item shall be deemed complete or substantially complete when so completed, in the sole and unfettered opinion of Seller. Without limiting Seller's rights contained within the Site and Substitutions Section in the Agreement, should Seller fail to provide any item of construction required to be provided or any option, extra and/or upgrade, Buyer's sole remedy therefore will be to collect an amount from Seller equal to Seller's cost for such item and for Seller's cost of installation of such item had such item been installed at the appropriate time during construction. Without limiting Seller's rights and Buyer's obligations contained within this Section and elsewhere in the Agreement, should any warranted defects in workmanship or materials be discovered before or after the Closing, Buyer agrees that Buyer's sole remedy therefore is for Seller to, at Seller's sole and absolute discretion, either repair or replace the defective item. To the extent permitted by applicable law, Seller disclaims any liability for incidental or consequential damages that may arise from a defective item.

14. **Flood Zone**. Seller makes no representations relating to whether the Property resides in any flood zone. Flood zone designations may change from time to time and Buyer should not rely on oral representations as to the flood zone status of the Property and should visit www.fema.gov and/or the county or city flood map website where the Property is located. Mortgage lenders will typically require the issuance of flood insurance as a requirement for financing, which insurance must be present at Closing. Seller recommends that each Buyer of a Home protect his/her Home by obtaining proper insurance coverage. It is possible, however, for Buyer to submit documentation to the Federal Emergency Management Agency ("**FEMA**") to have the Home re-classified by FEMA, whereby the mortgage lender may have the option to waive the requirement of flood insurance. Buyer is solely responsible for the submission to FEMA for such re-classification and any and all expenses related to such submission. Further, Buyer acknowledges and understands that the waiver of flood insurance is at the sole discretion of the mortgage lender.

Buyer's Initials Rubrica YMSDS _____

15. **Counterparts**. This Rider B shall be validly executed when signed in counterpart; a complete set of which shall form a single document. Signatures may be given via electronic transmission and shall be deemed original and given as of the date and time of the transmission of this Rider B electronically to the other party.

16. **Conflicts**. In the event of any conflict between this Rider B and the Agreement, this Rider B shall control. In all other respects, the Agreement shall remain in full force and effect.

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17. **Entire Agreement**. The Agreement, together with this Rider B and any other addenda and riders to the Agreement, contains the entire agreement between Buyer and Seller concerning the matters set forth herein. No addition or modification of this Rider B or the Agreement shall be effective unless set forth in writing and signed by Buyer and an authorized representative of Seller.

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Buyer - Yglesio Luciano Moyses Silva De Souza
Date 7/25/2025

Buyer -
Date

Buyer -
Date

Buyer -
Date

SELLER:
LENNAR HOMES, LLC
a Authorized Agent

Signed by:
Vitor Viveiros
1CE511971E0F4F4...

By
Title: Authorized Representative
Vitor Viveiros
Date Signed by Seller: 7/25/2025

Docusign Envelope ID: 1BEF9AF1-15E8-49D3-9655-13EBBE573CF4

WELLNESS RIDGE
MASTER DISCLOSURE AND INFORMATION ADDENDUM
TO PURCHASE AND SALE AGREEMENT
FLORIDA

THIS WELLNESS RIDGE MASTER DISCLOSURE AND INFORMATION ADDENDUM (this "**Addendum**") is executed in conjunction with and, by this reference, incorporated into the Purchase and Sale Agreement (the "**Agreement**") dated as of the twenty-fifth day of July, 2025, between Yglesio Luciano Moyses Silva De Souza ("**Buyer**") and Seller, as defined in the Agreement, respecting Lot 0701 of Block _____ of (check [X] applicable box): [ ] Wellness Ridge Phase 1-A Plat [ ] Wellness Ridge Phase 1-B Plat [ ] Wellness Ridge Phase 2 Plat [ ] Wellness Ridge Phase 3 Plat in the community known as Wellness Ridge (the "**Community**").

1. **Defined Terms**. All initially capitalized terms not defined herein shall have the meanings set forth in the Agreement, and all references in this Addendum to the Agreement shall be deemed to include references to this Addendum and to any other addenda and riders attached to the Agreement, which are hereby incorporated by this reference.

2. **Community Structure**.

2.1 Community. The Property is located within the Community. This Addendum explains certain terms which are applicable to the purchase of Property within the Community and certain obligations of each owner (each an "**Owner**") of a Homesite and Home within the Community. Seller, as the developer/declarant under any Community Documents (the "**Declarant**") and any other "**Builder**" (as defined in the Declaration) in the Community, shall have the right, without notice to Buyer, to make changes to, among other things, number of homes being built, size and style of homes being built, features and materials in homes being built, prices of homes (whether more or less than currently published), price per square foot of homes (whether more or less than currently published), number and size of homesites, street layout, amenity layout, golf course layout (if applicable), golf course management and usage (if applicable), location, size and number of trees, bushes and other foliage (current and future), and any other items or uses which are currently planned for the Community. Seller, as the Declarant of the Community, makes no representations or warranties that the Community will be built out exactly as currently planned and expressly reserves the right to make whatever changes it deems necessary relating to future development or build out of the Community. Any current maps or other materials showing any final or projected community development may be modified or updated in the future.

2.2 Neighborhoods and Service Areas. The Declaration contemplates the designation of "**Neighborhoods**" and "**Service Areas**" within the Community. A "**Neighborhood**" is defined in the Declaration as any group of dwelling units designated as a separate Neighborhood by the Declaration, or by any Supplemental Declaration thereof. Within the Community, a Neighborhood may be comprised of more than one housing type and may include noncontiguous dwelling units. The Declaration has designated the following areas as neighborhoods: (i) all single family attached townhome dwelling units (each, a "**Townhome Unit**") as the "**Townhome Neighborhood**", and (ii) all single family detached dwelling units as the "**SFD Home Neighborhood**". A "**Service Area**" is defined in the Declaration as a group of homesites designated by the Declaration, or by any Supplemental Declaration thereof, for purposes of receiving benefits or services from the Association that are not provided to all homesites within the Community. A Service Area may be comprised of more than one housing type and may include noncontiguous homesites. A Service Area of the SFD Home Neighborhood, designated as the Namaste Circle Service Area, is subject to Service Area Assessments (as described in Section 5.4 below) for the specific benefits and services it is provided.

SELLER HAS MADE NO REPRESENTATIONS OR PROVIDED ANY ASSURANCES WITH REGARD TO THE DEVELOPMENT OF HOMESITES IN AND AROUND THE COMMUNITY. HOMESITES IN AND AROUND THE COMMUNITY MAY REMAIN UNDEVELOPED AT THE SOLE DISCRETION OF SELLER OR OTHER BUILDERS IN THE COMMUNITY. BUYER ACKNOWLEDGES THAT SELLER HAS MADE NO REPRESENTATIONS OR PROVIDED ANY ASSURANCES, STATED, IMPLIED, OR OTHERWISE WITH REGARD TO SELLER BEING THE SOLE OR EXCLUSIVE BUILDER WITHIN THE COMMUNITY. SELLER HAS MADE NO REPRESENTATIONS OR PROVIDED ANY ASSURANCES, STATED, IMPLIED, OR OTHERWISE WITH REGARD TO SELLER AND/OR OTHER BUILDERS IN THE COMMUNITY CONTINUING TO BUILD IN THE COMMUNITY THROUGH FINAL BUILDOUT AND/OR BUILDING UPON ANY UNDEVELOPED HOMESITE(S). FURTHERMORE, IT IS UNDERSTOOD THAT NO REPRESENTATIONS, ESTIMATES OR PROJECTIONS HAVE BEEN CONVEYED REGARDING THE FINAL BUILDOUT TIME OF ANY UNDEVELOPED HOMESITE(S) OR THE OVERALL COMPLETION SCHEDULE OF THIS COMMUNITY. BUYER ACKNOWLEDGES THAT SELLER CONSTANTLY EVALUATES THE PRICING, DESIGNS, PRODUCT MIX, AND AMENITIES OF ITS COMMUNITIES AND SELLER MAKES NO REPRESENTATIONS OR WARRANTIES REGARDING WHETHER SELLER WILL CONTINUE TO BUILD HOMES WITHIN THE COMMUNITY AND BUYER IS NOT RELYING UPON ANY OF THE FOREGOING IN DECIDING TO PURCHASE THE PROPERTY.

3. **Community Documents**. Buyer acknowledges receipt of, and agrees to be bound by, the Declaration of Covenants, Conditions, Easements, and Restrictions for Wellness Ridge, recorded in Official Records Book 6067, Page 1635, as amended by the First Amendment and Supplemental Declaration to Declaration of Covenants,

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Conditions, Easements, and Restrictions for Wellness Ridge, recorded in Official Records Book 6174, Page 1485 ("**First Amendment/Supplement**"), the Second Amendment to the Declaration of Covenants, Conditions, Easements, and Restrictions of Wellness Ridge, recorded in Official Records Book 6341, Page 2323 ("**Second Amendment**"), the Third Amendment and Second Supplemental Declaration to Declaration of Covenants, Conditions, Easements, and Restrictions for Wellness Ridge, recorded in Official Records Book 6416, Page 2248 ("**Third Amendment/Second Supplement**"), and the Amendment to Declaration of Covenants, Conditions, Easements, and Restrictions for Wellness Ridge, recorded in Official Records Book 6444, Page 8 ("**Fourth Amendment**"), all of the Public Records of Lake County (the "**County**"), Florida (collectively, the "**Declaration**"), the Articles of Incorporation, By-Laws and any Rules and Regulations of Wellness Ridge Homeowners Association, Inc., a Florida not for profit corporation, all as amended and supplemented from time to time (collectively, the "**Community Documents**"). Buyer acknowledges and agrees that title to the Property will be subject to the Community Documents and that the provisions of the Community Documents are fair and reasonable.

4. **Association Membership**.

4.1 Upon conveyance and recording of the Deed to the Property, Buyer will become a member of the Wellness Ridge Homeowners Association, Inc., a Florida not-for-profit corporation (the "**Association**"). Buyer agrees to accept the liability and obligations of such membership. Buyer understands that as a member of the Association, Buyer will be required to pay "**Assessments**" for the maintenance of the "**Common Areas**" (as such terms are defined in the Declaration) and for such other uses and purposes as are provided for in the Community Documents. Buyer also understands and agrees that a failure to pay Assessments when due could cause the Association to record a lien on the Property and to foreclose such lien. Assessments are subject to increases as provided for in the Community Documents. Seller, the Association and any other Builder cannot estimate the amount or frequency of any such increase.

4.2 Buyer acknowledges that nominees of Declarant or any other Builder may serve as the officers and directors of the Association. Buyer further acknowledges that such nominees may but are not obligated to serve as the officers and directors of the Association now or in the future. The officers and directors and the management company, which may be an affiliate of Seller, are authorized by Buyer to act for and on the behalf of the Association. To the extent authorized in the Community Documents, Declarant may, but is not required to, advance monies to the Association for operations. In the event such advances are made, they will be considered a loan from the applicable Declarant, and the Association will be obligated to repay such advances as set forth in the Community Documents.

4.3 Buyer acknowledges that all new construction and modifications of existing construction and exteriors of improvements within the Community are subject to the prior written approval of the Architectural Review Committee of the Association (the "**ARC**"). Buyer agrees to comply with all rules and regulations of the ARC, as the same may be amended and exist from time to time.

4.4 Architectural Review. The Community Documents currently provide that no improvements shall be commenced upon any homesite, nor shall the exterior color, style and materials of an approved structure on a homesite be altered without the prior written approval of the ARC, which is appointed by the Board of Directors of the Association ("**Board**"). Improvements constructed by the Seller or any other Builder, as applicable, shall be exempt from this requirement. Approval of any work by the ARC shall not constitute an express or implied warranty or representation by the ARC that any work complies with applicable codes, ordinances or other governmental regulations, or that the work is well designed or will be constructed in a proper manner. Decks, fences, pools, patios and exterior color are among the more common, although not the only, improvements for which ARC approval is required. For more information concerning architectural review, Buyer should review the Community Documents. Failure to submit plans and specifications to the ARC for approval is a violation of the Community Documents, which may result in sanctions and/or the imposition of fines, and the removal, at Owner expense, of any non-approved modifications.

5. **Community Charges**. In addition to the Closing Costs set forth in Rider B, Buyer shall pay the following additional Closing Costs respecting the Community:

5.1 Association Assessments. Assessments payable to the Association ("**Association Assessments**") will be prorated for the month in which the Closing occurs (based on the then current Association Assessments at the time of closing). Buyer acknowledges that the estimated operating budget for the Association is only an estimate of what it will cost to run the Association and Common Areas of the Community during the period of time stated in the budget and that many of the expenses in the budget are beyond control of the Seller. The budget may change at any time prior to or after Closing to cover increases or decreases in expenses or estimates in the budget. Neither the amount of Association Assessments for the Home nor the budget is guaranteed. Buyer acknowledges and agrees that the Association Assessments payable by the Buyer may also change based on, among other things, the costs of operating, insuring and maintaining the Common Areas of the Community. Buyer is advised to request an updated copy of the budget on or prior to the Closing by submitting a written request to Seller or its closing agent.

5.2 Common Assessments. Buyer acknowledges that the Association is authorized to levy "**Common Assessments**" (as such terms are defined in the Declaration) for the general expenses and operation of the Association and reasonable reserves, if any.

5.3 Special Assessments. Buyer acknowledges that the Association may levy "**Special Assessments**" (as defined in the Declaration) for the following purposes: (i) unbudgeted expenses or expenses in excess of

the amounts budgeted; (ii) expenses incurred by the Association for reconstruction of any Improvements on any portion of the Common Areas or in or serving a Neighborhood pursuant to the provisions of the Declaration; or (iii) expenses incurred by the Association for installation or construction of any Improvements in the nature of a capital improvement on any portion of the Common Areas, or in or serving a Neighborhood which the Association may from time to time authorize.

5.4 Service Area Assessments. Buyer acknowledges that the Association may levy "**Service Area Assessments**" against each homesite in a particular Service Area, representing the homesite's share of the "**Service Area Expenses**". The maintenance, repair and replacement of the "**Access Control System**" (as such terms are defined in the Declaration), landscaped areas, private roadway, paving, and other improvements located within the Namaste Circle Service Area shall be performed by the Association and the cost of such benefits and services shall be paid for by Service Area Assessments levied against the homes located within the Namaste Circle Service Area.

5.5 Individual Assessment. Buyer acknowledges that the Association may levy "**Individual Assessments**" (as defined in the Declaration, as amended) against any Owner and that Owner's homesite and home to cover any costs, expenses, and fees incurred by the Association due to (i) that Owner's failure to maintain its homesite or home pursuant to the standards set forth in the Declaration or as otherwise established by the Board or the ARC, or (ii) to reimburse the Association for loss or damage to the Association or to any Common Area, Neighborhood Area, Service Area or easement area benefitting the Association or the Properties, or (iii) for any other purpose expressly permitted by this Declaration or permitted under applicable law.

5.6 Initial Contribution. Buyer acknowledges that among other assessments provided for in the Community Documents, the Association has established an initial contribution for the Community ("**Initial Contribution**"). Buyer acknowledges that at Closing an Initial Contribution in an amount equal to **$100.00** is due to the Association. The funds derived from the Initial Contributions are income to the Association and shall be used by the Board exclusively for purposes which provide a direct benefit to the Community, including, without limitation, future and existing capital improvements, Common Expenses, support costs and start-up costs. The Initial Contribution is not refundable and is not considered as a credit or an advance against any Association Assessments. For more information, Buyer should refer to Section 12.15 of the Declaration, as amended by the Fourth Amendment.

5.7 Resale Contribution. Buyer acknowledges that the Association has established a "**Resale Contribution**" (as defined in the Declaration) which shall be collected from the purchaser upon every subsequent conveyance of an ownership interest in a Home by an Owner, except for any subsequent conveyance by Declarant or a Builder. Buyer acknowledges that the current Resale Contribution is **$750.00.** The funds derived from the Resale Contribution are income to the Association and shall be used by the Board exclusively for purposes which provide a direct benefit to the Community, including, without limitation, future and existing capital improvements, Common Expenses, support costs and start-up costs. For more information on the Resale Contribution, Buyer should refer to Section 12.16 of the Declaration, as amended by the Fourth Amendment.

6. **Amenities and Recreational Facilities**. To date, the Declarant has not constructed certain amenities and recreational facilities within the Community which may have been contemplated by the Declaration, including, without limitation, any clubhouse, swimming pool and any other recreational facilities or amenities for the Community. By initialing below, Buyer acknowledges and agrees that Seller makes no representations or assurances about whether any of the foregoing amenities and recreational facilities will be constructed within the Community and Buyer is not relying upon the construction of any of the foregoing amenities and recreational facilities in deciding to purchase the Property.

Buyer Rubrica ylmsDS Buyer _____

7. **Club Plan**. Buyer acknowledges that Declarant may, but shall not be obligated to, record a Club Plan (the "**Club Plan**") for the Community. If the Club Plan is recorded, the Club Plan will require the Property to have an appurtenant mandatory membership in the "Club", as such term will be defined in the Club Plan. The Club Plan will outline the terms of such membership and use of the Club and the obligation of each Owner to pay a pro rata portion of the Club Dues (including, without limitation, the Club Membership Fee as defined in the Club Plan) to the owner of the Club ("**Club Owner**"). Buyer also understands and agrees that all sums due pursuant to the Club Plan are direct obligations of Buyer and failure to pay Club Dues when due could cause the Club Owner (as defined in the Club Plan) to record a lien on the Property and to foreclose on such lien to the extent permitted by law. Seller makes no representation as to what amenities or recreational facilities shall be constructed or installed by the Club Owner, and Club Owner shall have the paramount right to unilaterally, and without the joinder of any party whatsoever, add to, alter, modify and change such recreation facilities, together with such equipment and personalty as Club Owner determines in its sole and absolute discretion. Portions of the Club available to members of the Association shall be used and enjoyed by Buyer on a non-exclusive basis, in common with such other Owners, persons, entities, and corporations that may be entitled to use the Club under the terms in the Club Plan.

8. **Community Access/Gates**. Declarant may, but shall not be obligated to, install a tele-entry system at the entrance to the Community or any portions thereof. If any tele-entry or other Access Control System is constructed for the Community or any portions thereof, Seller does not make any guarantees regarding the gate hours of operation for such Access Control System. Buyer understands that any Access Control System may remain open indefinitely at any time. Upon closing, Buyer should contact the Association to set up access and obtain an entry

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device, if applicable. Street and gate maintenance located in or around the Community shall be the obligation of the Association or the District, as determined in the Community Documents.

9. **Lighted Courts**. The tennis, basketball and racquet ball court(s) at the recreation facilities may be lighted at various times. Please note that the lights from the courts may be bright enough to be seen from Buyer's Property during the evening hours.

10. **Building and Use Restrictions**. Every homesite is subject to building and use restrictions as set forth in the Community Documents. These restrictions are subject to change without notice. Building and use restrictions may affect, among other things, residential and nonresidential uses, building specifications, accessory structures, nuisance, home occupancy, signage, antennas, satellite dishes, animals, driveways, vehicle parking, rubbish, utility and drainage easements, clothes lines, fences, special rights of Seller, any developer and homebuilder(s), leases and restoration of homesites. Seller encourages Buyer to carefully review the Community Documents to ensure the long-term quality of life for both Buyer and Buyer's neighbors.

11. **Building Codes and Ordinances**. Every county or municipality has building codes and other ordinances that regulate what is permissible within its jurisdictional limits. Prior to making changes to Buyer's Home or Homesite, Buyer should contact the county or municipality in which the Home is located for further information concerning local codes and ordinances. Seller is not responsible for notifying Buyer or any other Owners of the content or restrictions contained in any local codes or ordinances.

12. **Pet Restrictions**. Buyer understands that the only pets allowed in the Community are those which are in accordance with the restrictions contained in the Community Documents or any amendments thereto. For more information about pet restrictions, Buyer should refer to the Community Documents.

13. **Notice Regarding Potential Annexation**. If the Homesite is located outside the limits of a municipality, the Homesite may now or later be included in the extraterritorial jurisdiction of a municipality and may be subject to annexation by the municipality. To determine if the Homesite is located within a municipality's extraterritorial jurisdiction or is likely to be located within a municipality's extraterritorial jurisdiction, contact all municipalities located in the general proximity of the Community for further information.

14. **Vehicle Restrictions**. Buyer understands that no commercial motor vehicle, including any oversized passenger vans or passenger vans used for the commercial transport of passengers, recreational vehicles, limousines, house trailers, and trailers of every other type, kind or description, or camper, may be kept within the Community except in the garage of a home. No recreational vehicle may be parked within the Community so as to be visible from the homesite's frontage, an adjacent homesite or an adjacent Common Area. Boats and/or boat trailers shall not be permitted to be kept within the yard of any Townhome Unit. For more information about vehicle restrictions, Buyer should refer to Article 13 of the Declaration, as amended by the Third Amendment/Second Supplement.

15. **Fences, Walls and Screens**. Buyer understands that except for fences or walls constructed by the Declarant, a Builder, or the Association, no fences or walls shall be erected or installed without the ARC's prior written consent. A fence, wall, or panel/partition may be installed on the rear wall on either side of any Townhome Unit, including an End Unit, and at the centerline of the shared courtyard spaces between adjacent Rear Garage Townhome Lots to separate the common/paver spaces between them and placed on the side of an End Unit (as such terms are defined in the Declaration, as amended), along with gates, subject to ARC approval, and as consistent with applicable law and the limitations set forth in the Declaration. All enclosures of balconies or patios, including addition of vinyl windows and decks shall require the prior written approval of the ARC. For more information, Buyer should refer to Article 13 of the Declaration as amended by the First Amendment/Supplement and the Third Amendment/Second Supplement.

16. **Leases; Short-Term Rentals**. Buyer acknowledges that homes in the Community may not be leased for a term of less than thirty (30) days, and all Lease Agreements (as defined in the Declaration) shall be subject to certain restrictions set forth in the Community Documents. Buyer should review the Community Documents if Buyer has any questions concerning leases and short-term rentals.

17. **Rentals**. From time to time, Seller may market and sell homes in the Community to investors or to buyers (which may be affiliates of Seller) who may not occupy their homes as their primary residence. Seller may also elect to lease, rather than sell, some or all of the homes that it owns within the Community. Consequently, homes in the Community may be leased to or occupied by persons other than their owners.

18. **Flood Zone**. Seller makes no representations relating to whether the Property resides in any flood zone. Flood zone designations may change from time to time and Buyer should not rely on oral representations as to the flood zone status of the Property and should visit www.fema.gov and/or the county or city flood map website where the Property is located. Mortgage lenders will typically require the issuance of flood insurance as a requirement for financing, which insurance must be present at Closing. Seller recommends that each Buyer of a Home protect his/her Home by obtaining proper insurance coverage. It is possible, however, for Buyer to submit documentation to the Federal Emergency Management Agency ("**FEMA**") to have the Home re-classified by FEMA, whereby the mortgage lender may have the option to waive the requirement of flood insurance. Buyer is solely responsible for the submission to FEMA for such re-classification and any and all expenses related to such submission. Further, Buyer acknowledges and understands that the waiver of flood insurance is at the sole discretion of the mortgage lender.

19. **Buyer's Acknowledgment regarding Elevation, Floor Plan and Plot Plan**. Buyer acknowledges that Buyer has received and reviewed the front elevation and floor plan depicting the general structural features of the Home, which are subject to modification from time to time due to governmental requirements, field modifications and modifications determined in Seller's commercially reasonable discretion. Buyer also acknowledges that Buyer has

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received and reviewed a preliminary plot plan for the Property depicting the location of the Home on the Homesite, and accepts the location of the Home along with applicable setbacks and easements shown on the plot plan.

20. **Gang/Cluster Mailboxes; Homesite Proximity to Mailbox Facility**.

20.1 Gang/Cluster Mailboxes. Buyer hereby acknowledges that the mailboxes serving the homes in the Community will be installed as "gang/cluster mailboxes" on the Common Areas. Individual mailboxes will not be installed separately on the Homesite or on any other individual homesites in the Community. Neither the Declarant nor the Association will be responsible for any issues whatsoever, including any inconvenience to Buyer which might result from the location, installation, maintenance and use of gang/cluster mailboxes, or the delivery and pick up of mail to and from such gang/cluster mailboxes in the Community, as may be required by the United States Postal Service.

20.2 Notice of Homesite Proximity to Mailbox Facility. Certain homesites in the Community are located in close proximity to the Community's gang/cluster mailboxes. Buyer acknowledges that Seller is not responsible for any increased traffic volumes, noise, outdoor lighting, pedestrian activity and other similar impacts resulting from any homesite's close proximity to the Community mailbox facility and waives any and all claims against Seller.

21. **Irrigation System**.

21.1 Buyer acknowledges and agrees that the irrigation system to be provided for the Common Areas and any single family detached dwelling utilizes a water supply from a well, lake or other natural source of water. The water from these sources may be non-potable and have a high concentration of iron which can cause staining. Seller cannot detect in advance which water supply may stain walls, sidewalks, driveways and surrounding areas. Buyer understands that it may become necessary to install a treatment system to the irrigation water to prevent staining on the Home, sidewalks, driveways, or other surrounding areas and that if such treatment system is necessary it shall be paid for by Buyer.

21.2 Buyer understands that the Townhome Units will use a loop irrigation system. After Closing, if the Property is a Townhome Unit and Buyer desires to make any alterations or improvements to the Property that in any way affect the loop irrigation system, then Buyer shall be responsible for taking measures to "cap off " the main line of the loop irrigation system that leads to the Property. In addition, Buyer shall be obligated to obtain prior written approval of the Association before taking any action that may affect the loop irrigation system. Once the main line is "capped off," Buyer shall then be responsible for his or her own irrigation system for the Property. Any damages to the Property or damage to any other home(s) connected to the loop irrigation system resulting from a Buyer's failure to comply with the terms set forth herein and/or the Community Documents shall be the sole responsibility of such non-complying Buyer, and Seller shall not be liable for the same. Furthermore, Buyer understands that if provided in the Community Documents, Buyer may be permitted to install, without limitation, a private fence, patio, and/or screened enclosure ("**Improvement**"), on the Homesite upon the prior written approval of the ARC as set forth in the Community Documents. Before the ARC approves the installation of an Improvement, any portion of the irrigation system that will be affected by any such Improvement shall be re-routed, if necessary, by a professional irrigation company at Buyer's sole cost and expense. In order for the ARC to approve the installation of a proposed Improvement, a letter or other acceptable evidence by a professional irrigation company must be given to the ARC at least ten (10) days before the Improvement installation setting forth that the Community drainage system will not be affected by the re-routing of the irrigation system required as a result of such Installation. Should Buyer install the Improvement without providing the necessary letter or other evidence from a professional irrigation company in advance as required herein, then the Association may conduct the necessary inspection, repair any necessary drainage facilities and charge the work as an Individual Assessment to such Buyer, all as further provided in the Community Documents. Notwithstanding the foregoing, Buyer shall be solely responsible at Buyer's sole cost and expense for maintaining any portion of the irrigation system that is inaccessible from exterior portions of the Homesite.

22. **Utilities**.

22.1 Buyer acknowledges that no septic tanks shall be permitted within the Community. No private water system or well shall be constructed or permitted on any portion of the Community, either for personal use or for irrigation.

22.2 Some homesites contain or are adjacent to drainage and utility structures such as storm water overflow swales, storm water catch basins, manholes, fire hydrants, electrical transformers, switch boxes, telephone pedestals and streetlights. None of these items shall be altered, obstructed, buried, modified, restricted or interfered with in any manner whatsoever. Overflow swales are generally only utilized for overflow storm water capacity as a result of water drainage. Electrical transformers may only be landscaped to the extent permission is given by the utility provider. In some cases, water may flow from one homesite to another. State law may provide that the owner of the homesite receiving water is required to accept the water flow and may not impede the flow of this water. In addition, the Property will be graded to provide for reasonable drainage away from the Home's foundation. The vast majority of foundation problems are caused by insufficient drainage or lack of watering of soil around the foundation. Buyer should keep Buyer's lawn well-watered to maintain consistent moisture content and avoid excess wetness, dryness or cracking of soil. The construction of curbs, decks, retaining walls, pools, spas, patios,

landscape edging and similar items can also trap water within the yard area and cause structural damage to the Home's foundation. Seller strongly recommends that Buyer consult with a licensed landscape architect and civil engineer before performing any work or making any changes that may affect the existing drainage pattern.

22.3 The District will provide water to the Community. Because Seller does not control the water supply, Seller cannot guarantee the quality of the water provided to the Community. In addition, if the Community is located in an area that is periodically subjected to extended periods of drought that may cause depletion of water supplies, municipalities and other providers of water services in the area of the Community may enact mandatory or voluntary cut backs or other restrictions in water usage. Seller has no control, influence, responsibility or liability for or over decisions concerning water rationing.

22.4 If Buyer has any questions about utility rates, services, safety, or anything else to do with overhead or underground transmission or utility lines, Buyer should contact the utility companies directly. Because Seller values Buyer's safety and that of Buyer's neighbors, no excavation or trenching should be done without first calling the utility companies for the location of buried utilities. There is currently no charge by the utilities for this service. This is especially important in utility easements where buried utility equipment is probable. Digging without advance notification and approval of the utility companies may be illegal, is dangerous and can result in severe personal injury or death to Buyer and Buyer's neighbors and can also result in severe property damage to homes, property and utility equipment.

23. **Utility Structures and Utilities Services Disclaimers**. Seller has no control, influence, responsibility or liability for or over the size, location, timing of installation, and placement of any and all electrical transformers, switch boxes, mailboxes, cable boxes, telephone pedestals, fire hydrants and lift stations (collectively, "**Utility Structures**") which may be located within or adjacent to the Homesite or the timing and availability of the corresponding utilities services ("**Utilities Services**") to the Homesite. Applicable governmental authorities are responsible for regulation of the Utility Structures and those certain companies that provide Utilities Services to the Homesite and the other homesites in the Community (*e.g.*, FPL) ("**Utility Companies**") are responsible for the size, location, timing of installation, timing of Utilities Services and placement of the Utility Structures in the Community. The Utility Companies have been afforded certain additional rights in accordance with utility easements (rights-of-way), agreements affecting the Homesite relating to telephone, cable, gas or electric lines, and reservations on any plat of the Community. These easements, agreements and plat reservations grant the Utility Companies certain rights, easement rights and right-of-entry to install, maintain, repair and relocate the Utility Structures within the depicted and described easement areas. If a Utility Structure (existing, planned or future) is located in front of the Home, Seller cannot remove or relocate it. Buyer understands that as of the date of Buyer's execution of this Addendum, the Community may not be completely built out, and all of the Utility Structures planned for the Homesite and the Community may or may not be installed or currently visible. Seller and its agents, servants, employees, directors, officers, affiliates, representatives, receivers, subsidiaries, predecessors, successors and assigns, shall not in any way be responsible for altering, modifying, relocating, or interfering in any way with Utility Structures (existing, planned or future), or for any claims, damages, losses, demands, liabilities, obligations, actions or causes of action whatsoever, including, without limitation, actions based on the size, location, placement, installation, design or view of Utility Structures from the Homesite. Buyer further understands that Utility Structures shall not be altered, obstructed, modified, restricted or interfered with in any manner whatsoever without advance notification and approval of the Utility Companies. Any unauthorized alteration, obstruction, modification, restriction or interference with a Utility Structure may be illegal, is dangerous and can result in injury, loss or property damage. If Buyer has any questions about Utility Structures or Utilities Services, Buyer should contact the Utility Companies directly.

24. **Additional Easements Affecting Certain Platted Homesites**. Buyer understands that standard utility easements are depicted on the following plats: (i) Wellness Ridge Phase 1-A Plat, recorded in Plat Book 78, Page 53 (the "**Phase 1-A Plat**"), (ii) Wellness Ridge Phase 1-B Plat, recorded in Plat Book 81, Page 69 (the "**Phase 1-B Plat**"), (iii) Wellness Ridge Phase 2 Plat, recorded in Plat Book 88, Page 83 (the "**Phase 2 Plat**") and (iv) the Wellness Ridge Phase 3 Plat, recorded in Plat Book 85, Page 28 (the "**Phase 3 Plat**"), all of the Public Records of the County (each, a "**Plat**" and collectively, the "**Plats**"). Certain utility easements in favor of the Utility Companies for the construction, installation, maintenance and operation of Utility Services are located on the Homesite contiguous to the front and/or side boundaries (a homesite, as depicted on a Plat, is sometimes hereinafter referred to as a "**lot**"). Seller hereby discloses to Buyer the following additional easements on certain homesites appearing on the Plats:

24.1 Phase 1-A Plat:

24.1.1 10-foot-wide utility easement located within the boundary line of all lots along the adjoining right of-way, and/or alley tract (as applicable), unless otherwise noted on the Phase 1-A Plat.

24.1.2 15-foot-wide drainage easement located within the rear boundary line of lots 113-123, 142-152, and a portion of lots 124 and 141, with each lot having a 7.5-foot-wide portion of such drainage easement.

24.1.3 15-foot-wide drainage easement located within the side boundary line of lots 139 and 138, and a portion of lots 126 and 127, with each lot having a 7.5-foot-wide portion of such drainage easement.

24.2 Phase 1-B Plat:

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24.2.1 10-foot-wide drainage and utility easement located within the boundary line of all lots along the adjoining right of-way, and/or alley tract (as applicable), unless otherwise noted on the Phase 1-B Plat.

24.2.2 5-foot-wide drainage and access easement along all side and rear lot lines, unless otherwise noted on the Phase 1-B Plat.

24.2.3 5-foot-wide wall easement along the rear lot lines of lots 417-423.

24.2.4 Recorded utility easements affecting portions of lots 418-420, recorded in O.R.B 849, Page 2156, and O.R.B 849, Page 2162, of the Public Records of the County.

24.3 Phase 2 Plat:

24.3.1 10 foot wide drainage and utility easement located inside the boundary line of all lots adjacent to all roadway frontages.

24.3.2 10 foot wide private utility easement over tract REC-6, as depicted on the Phase 2 Plat, for the benefit of the Owners of lots 700 through 708.

24.3.3 5 foot wide drainage, access and wall easement across the rear of lots 719-722 and lots 737-744, as depicted on the Phase 2 Plat.

24.3.4 5 foot wide drainage and access easements along all side and rear yards, unless otherwise depicted on the Phase 2 Plat.

24.4 Phase 3 Plat:

24.4.1 11 foot wide drainage, access and wall easement across the rear of lots 1027-1030, and 5 foot wide drainage, access and wall easement along the sides of lots 1027 and 1030, as depicted on the Phase 3 Plat.

24.4.2 10 foot wide drainage and utility easement located inside the boundary line of all lots adjacent to all roadway frontages.

24.4.3 5 foot wide drainage and access easements along all side and rear yards, unless otherwise depicted on the Phase 3 Plat.

Buyer understands that there are restrictions and prohibitions against placing any structure in or interfering with the easement holder's right to unimpeded access to and use of platted easement areas. Buyer agrees that a material inducement to Seller's entering into the Agreement is the sale of the Home and the Homesite in their configuration at the time of the issuance of the certificate of occupancy for the Home without additional modification, and Buyer shall be solely responsible for ascertaining the feasibility of any future modifications and/or additional improvements to the Home and the Homesite. Buyer further understands that easements may limit or impede the Buyer's ability to construct exterior improvements, including without limitation pools, fences, patios, slabs, decks, enclosures, gazebos, walls and other auxiliary structures. For more information regarding the platted easements specific to the Homesite, Buyer should refer to the final recorded Plat where Buyer's Homesite is depicted, and the survey of the Property provided by or on behalf of Seller at or prior to Closing.

25. **Waterbodies**. BUYER ACKNOWLEDGES THAT THE WATER LEVELS OF LAKES, PONDS OR OTHER WATERBODIES WITHIN THE COMMUNITY MAY VARY. THERE IS NO GUARANTEE BY SELLER OR THE ASSOCIATION THAT WATER LEVELS WILL BE CONSTANT OR AESTHETICALLY PLEASING AT ANY PARTICULAR TIME; AT TIMES, WATER LEVELS MAY BE NONEXISTENT. THE GRADIENT FOR ANY WATER MAY BE STEEP SUCH THAT WADING OR WALKING NEAR THE SHORES OF ANY SUCH BODIES OF WATER IS DANGEROUS.

26. **Surface Water Management System**. Buyer acknowledges that the Community's surface water management system, which includes, without limitation: inlets, culverts, exfiltration trenches and a dry detention area, shall be operated, repaired and maintained by the Association as permitted by the St. Johns River Water Management District ("**Water Management District**") pursuant to Permit # 154893-2 (the "**Permit**"). A copy of the Permit is attached to the Declaration. No person shall alter the drainage flow of the surface water management system, or place or construct improvements therein or over any easement dedicated by the Water Management District without the prior written approval of the Water Management District.

27. **Conservation Areas**. Certain homesites may contain or be adjacent to wetlands, wetland mitigation or preservation areas, upland conservation areas and drainage easements, which may be dedicated by plat and/or protected by a conservation easement (collectively, the "**Conservation Areas**"). The Conservation Areas shall be used for surface water management, water quality enhancement, protection of wildlife habitat and mitigation of adverse environmental impact. The District shall be responsible for implementing all necessary and appropriate measures to minimize any adverse effects to the Conservation Areas and protected wildlife species, including the recordation of conservation easements. No Owner may construct or maintain any building, residence, structure or undertake or perform any activity in the Conservation Areas. In addition, there are restrictions relating to the Conservation Areas and certain activities are prohibited within such areas in order to ensure that the Conservation

Areas are not altered from their natural state. For additional information about restrictions relating to the Conservation Areas, Buyer should review the Community Documents (particularly, Article 8 of the Declaration) and Title Documents and contact the Association, the District and/or the Water Management District.

28. **Prices/Market Values**. Seller, and any other Builder in the Community, shall have the unilateral right to establish prices for the homes they build in the Community. Seller and any other Builder in the Community may, at their sole discretion, increase or decrease the price or the price per square foot for any home, homesite or option at any time, or offer incentives for sales of homesites and homes, all without notice to Buyer. Once Buyer has signed the Agreement establishing a price for the Property, the prices for any subsequent changes or upgrades to the Home as requested by Buyer, including but not limited to design, floor plan, options, materials or otherwise, are subject to change by Seller until a written and signed agreement on the price is reached by Seller and Buyer for such change or upgrade. Seller makes no representations or warranties that the price for the Property or options in the Home will be increased or decreased for other buyers of identical or similar homes or options. Seller also makes no representations or warranties that changes or options made by Buyer will or will not increase or decrease the market value of the Property, and Buyer understands and agrees that such upgrades or options may not increase or may actually decrease the market value of the Property. Seller also makes no representations or warranties regarding the future market value of the Property.

29. **Construction and Sales Activities**. BUYER ACKNOWLEDGES THAT SOME AREAS OF THE COMMUNITY MAY BE UNDER DEVELOPMENT FOR AN EXTENDED TIME. INCIDENT TO THE DEVELOPMENT PROCESS, THE QUIET ENJOYMENT OF THE COMMUNITY MAY BE UNAVOIDABLY INTERFERED WITH TO SOME EXTENT BY THE CONSTRUCTION OPERATIONS. Construction, development and sales activities in the Community will likely occur after Buyer has taken occupancy of Buyer's Home. Depending upon Buyer's sensitivities, this may result in some inconvenience to Buyer and Buyer's family and guests due to increased noise, dust, road closures, operation of the model homes and sales offices, and other activities. Construction activities can occur at various hours throughout the day, and sales activities can result in additional traffic and visitors throughout the Community, particularly before the Community is completely built out. Neither Seller nor any other Builder that may be active in the Community can guarantee that Buyer will not be affected or impacted as a result of the overall construction and development of the Community. Seller gives no guarantees or assurances how long the Community model homes will be used as models or for sales and marketing. Homesites across the street or next to the model homes may remain undeveloped until Seller determines that these homesites are no longer needed for sales and marketing purposes.

30. **Views**. Future development and construction activities in the Community can and will modify the view from homesites (including but not limited to the Homesite). Trees and other foliage may be added or removed from lots or Common Areas of the Community. Additional housing and other improvements will be added within the Community. Because future development and construction activities in the Community will modify views from homesites, Seller does not warrant or guarantee any existing views will be maintained in the future relative to the Property.

31. **Streetlights**. Numerous streetlights may be installed within the Community, many of which will be installed after homes have been completed, sold and occupied. The size, location, placement, light output, installation and design of streetlights within the Community are determined in accordance with governmental ordinances or the plans and specifications of the Utility Companies. Buyer acknowledges and agrees that streetlights could in some instances generate light into homes or obstruct views from homes in the Community, and that streetlights may be bright enough to be seen from Buyer's Property during the evening hours. Buyer assumes the liability for any impact caused by streetlights that are visible from or generate light in and to Buyer's Property. Buyer should contact the Utility Companies directly for further information concerning the streetlights in the Community. Buyer acknowledges that Seller is not responsible for the installation and activation of the street lights within the Community and specifically disclaims any responsibility therefor; (i) Seller does not control the street lights (existing, planned or future), and (ii) any representations or warranties which relate to street lighting contained within or associated with the Community shall not be construed as representations or warranties made by Seller. Buyer agrees that it will not rely upon such representations or warranties in determining whether to purchase the Home located within the Community. Seller has no control or influence over the installation and activation of the street lighting. Seller, on behalf of itself, its agents, servants, employees, members, managers, directors, officers, affiliates, representatives, receivers, subsidiaries, predecessors, successors and assigns, specifically disclaims any and all warranties concerning the installation and activation of street lighting within or with regard to the Community not performed, installed, activated by or under the direction of Seller. Buyer agrees to look solely to the responsible third party with respect to any matters regarding the installation and activation of street lighting within the Community.

32. **Trees and Foliage**. The Community contains numerous native trees of various sizes and varieties. While care has been taken during the planning and construction of the Community to save trees, future development and construction will require the removal of additional trees, shrubs and other foliage and, therefore, Seller does not guarantee the preservation of any trees, shrubs, ground cover or other foliage in the Community or Buyer's Homesite and cannot be responsible for short or long-term damages to foliage due to construction or development activities. Seller makes no representation or warranty that trees on the Homesite being purchased or any other homesite or Common Area in the Community will not be removed. All care and maintenance of foliage on an individual homesite is the responsibility of the Owner, and Seller does not guarantee or warranty the survival of any foliage. The local county or municipality may have adopted a Tree Ordinance regulating the removal of any tree over a certain size. Before removing a tree, Buyer should contact the appropriate governmental authorities to ensure that its compliance with local regulations. The Declaration may also contain restrictions regarding the removal of any tree over a certain size. Buyer should review the Community Documents and contact the Association to ensure compliance with its regulations.

33. **Hurricanes/Tropical Storms**. Seller builds homes to the building code in effect at the time the building permit is applied for Buyer's Home. Building code requirements do not guarantee a home can or will withstand the

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impacts of a hurricane. Seller cannot guarantee the Home, its structure or features will not be impacted by hurricane and/or tropical storm conditions. Buyer should review its applicable homeowner's and/or flood insurance policy(s) and consult an insurance professional for additional information. Buyer is urged to follow the advice and direction from local emergency management officials regarding hurricane and tropical storm events.

Buyer understands and agrees to accept the risks and conditions of hurricanes and tropical storms and to assume all liabilities associated with them. By executing and delivering the Agreement and Closing, Buyer shall be deemed to have released Seller and Seller's affiliates and their respective officers, directors, managers, members, shareholders, employees, and agents, from any and all liability or claims resulting from all matters disclosed or disclaimed in this Paragraph, including, without limitation, any liability for incidental or consequential damages which may result from, without limitation, inconvenience, displacement, property damage, personal injury and/or death to or suffered by Buyer or any of its family members, occupants, guests, tenants, invitees and/or pets and any other person or pet.

34. **Facilities and Conditions Affecting Homesites**.

34.1 The information set forth in this Section contains an overview of facilities and conditions which may affect some or all homesites in the Community (including but not limited to the Homesite). Seller does not warrant or guarantee any future development, usage, or lack of development or usage for properties located outside of the Community, or their possible impact on the residents of the Community. For additional information about offsite features that may affect the purchase of the Property, Buyer should contact the local governmental authorities having jurisdiction over the Community.

34.2 Seller advises Buyer that some of the homesites (including but not limited to the Homesite) are or may be adjacent to or near some of the following: DRAINAGE CHANNEL, SCHOOL FACILITY, SPORTS FACILITY OR BALL FIELD, LAKES, PARK AND/OR RECREATION FACILITY, HIGH VOLTAGE TRANSMISSION LINES OR PIPELINE EASEMENT. Buyer acknowledges that the daily operation of such facilities may generate noise, vibration, lighting, traffic and other conditions. Drainage channels, lakes and storm water detention facilities will have varying levels of water for varying periods of time depending upon rainfall. Buyer understands and acknowledges that lake slopes in the Community are designed in accordance with applicable local and state requirements and specifications. Lake slopes, whether within homesites or outside of homesites, are not intended for walkability or recreational use. All persons traversing lake slopes in the Community do so at their own risk.

34.3 Reclaimed Water Basins. There are reclaimed water rapid infiltration basins ("**RIBs**") located to the east of the Community, east of Five Mile Road. RIBs are used for recharge of Florida's primary drinking water source, the Floridan aquifer, with daily flows that are not needed for irrigation and excess flows during wet weather periods. Water Conserv II owns and operates the RIBs. Reclaimed water may be odorous and may present certain risks if consumed by people or animals. Due to the Community's close proximity to the RIBs, the Community may be affected by the natural consequence of having the RIBs located and operated nearby.

34.4 Sand Quarry. A sand mining quarry ("**Quarry**") abuts the south portion of the Community. Due to the Community's close proximity to the Quarry, the Community may be affected by the natural consequence of having the Quarry being located and operated nearby including the emission of loud noise, vibration, dust, unpleasant odor, natural gas and/or other chemicals as a result of blasting, heavy machinery operations and truck traffic entering and exiting the Quarry during all hours. Seller cannot guarantee that noise, vibration, odors or gaseous or chemical emissions will not be noted in the future and is not responsible for excessive noise, odors or other nuisances which might result from the operations of this Quarry and truck traffic entering and exiting the Quarry during daytime and nighttime hours.

34.5 School Adjacent to Community. There are currently plans by the County to cause an elementary school and/or a high school to be located to the northwest and north of the Community, respectively. The presence of schools can cause increased noise, outdoor lighting, traffic and other conditions caused by daily operations of the facility while in session or use.

34.6 High Voltage Transmission Lines. There are high voltage transmission lines located along U.S. Highway 27. If Buyer has questions about safety, or anything to do with the transmission lines, Buyer should call the Utility Companies.

34.7 Agricultural Uses. The land on which the Community is located was historically used for agricultural purposes, in particular, citrus cultivation, as was much of the land in the general area surrounding the Community. The historic agricultural use may have involved the use of chemicals such as fertilizers and pesticides, which can result in residual elevated concentrations of contaminants in soil and groundwater in the Community. Some of the area around the Community is currently rural in nature and there may be certain agricultural operations that Buyer may, depending upon Buyer's sensitivity, find to be an inconvenience or a nuisance. Farmers sometimes use raw manure, chemical fertilizers, herbicides, insecticides, and rodenticides, which at times may be offensive to other people, especially sensitive people. Buyer is advised to take the time to drive around the area to ensure that Buyer is satisfied with all agricultural and other uses.

34.8 Wild Animals. As a result of the open spaces and bodies of water in and around the Community, Buyer may periodically find wild animals within the confines of the Community including, but not limited to, skunks, armadillos, nutria, opossums, deer, raccoons, spiders, bobcat, bear, panther, snakes, bees, fire ants, alligators and other reptiles and other insects common to the area. Contact with any wild animal can be dangerous. Should Buyer encounter any such animal, Buyer is encouraged to contact Buyer's local animal control office for further instructions.

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34.9 Property West of the Community. The property west of the Community is currently composed of agricultural land (as described in Section 34.7 above), and the Community is partially bordered to the west by North Bradshaw Road and Schofield Road. A development known as Olympus Sports Campus is currently planned for a portion of the land to the west of the Community. Olympus Sports Campus is being developed by a third party and the future use of any recreational facilities included in Olympus Sports Campus is in the discretion of such third party.

34.10 Property North of the Community. The property north of the Community is currently composed of pasture land, and further to the north lies Five Mile Road. Portions of the property to the north of the Community are currently planned to be developed for residential uses.

34.11 Property East of the Community. The property east of the Community is currently composed of pasture land, and a portion of the Community is bordered on the east by Five Mile Road.

34.12 Property South of the Community. The property south of the Community is currently composed of pasture land.

34.13 Future Commercial/Retail Uses. The Community is located adjacent to properties which may be developed with major commercial and retail uses in the future. The development of such uses adjacent to the Community may increase traffic volumes, noise, outdoor lighting, pedestrian activity and other similar impacts resulting from commercial and retail development.

34.14 Development of Adjacent Property. Buyer acknowledges that the Declarant's current development plans for the Community where the Home and Homesite are located may change and that no representations or warranties are made concerning the development of the Community, or any property adjacent to, surrounding, or near such Community. The terms of this Section shall survive Closing.

34.15 Major Public Roads. The Community is located near portions of U.S. Highway 27. U.S. Highway 27 may experience heavy traffic, especially during the tourist season, as major routes to and from surrounding areas.

35. **Party Walls; Party Roofs**.

35.1 Any wall which by definition includes any utility lines or facilities within the wall, which is built as part of the original construction of any Townhome Unit subject to the Declaration and placed on the dividing line between adjoining Townhome Units and homesites shall constitute a party wall, and, to the extent not inconsistent with the Declaration, the general rules of law regarding party walls and liability for property damage due to negligence or willful acts or omissions shall apply. The cost of reasonable repair and maintenance of a party wall shall be shared equally by the Owners who share the wall. Notwithstanding any other provision of the Declaration, an Owner who by his negligent or willful act causes the party wall to be exposed to the elements, or to infestation by termites or other injuries, agencies or elements, shall bear the whole cost of furnishing the necessary protection against such elements. The right of any Owner to contribution from any other Owner(s) under the Declaration shall be appurtenant to the land and shall pass to such Owner's successors in title. Any dispute concerning a party wall shall be submitted to arbitration under Chapter 682, Florida Statutes. Each party shall choose one arbitrator, and the arbitrators shall choose one additional arbitrator. The decisions of a majority of the arbitrators shall bind the parties.

35.2 The Association is responsible for cleaning, repairing and/or replacing the roofs (including shingles and roof decking, but no roof trusses) of Townhome Units, including the garages; and pressure cleaning the roofs, as determined by the Board from time to time, but not more than once per year, and such the costs of same shall be Neighborhood Expenses (as defined in the Declaration).

36. **Sound, Odors and Impact Noise Transmission**. Buyer hereby acknowledges and agrees that sound, odors and impact noise transmission in a Townhome Building (as defined in the Declaration) is very difficult to control, and that noises and odors from adjoining or nearby Townhome Units, terraces, balconies and/or mechanical equipment can often be sensed in another Townhome Unit. By way of example, certain fans in the exterior portions of the Townhome Unit may run continuously, causing noise and vibration. Noise and odors from nearby Townhome Units, terraces and balconies is normal. Flushing toilets, generators, high heels walking on tiles or marble, alarms, pumps, cooking and intermittent fans all generate noise, odors and vibrations which will be noticeable to some Owners or occupants. These are normal and to be expected. Volumes and pitches may vary and are not guaranteed. Neither Seller nor the Association make any representation or warranty as to the level of sound or odor transmission between and among Townhome Units in the Community and other portions of the Common Areas or Association Property. Buyer hereby expressly waives and expressly releases, to the extent not prohibited by applicable law, any such warranty and claim for loss or damages resulting from sound, odor or impact noise transmission.

37. **Ventilating the Home**. The aging process of natural materials and elements commonly found in soil, as well as man-made building materials and products (including new furniture), may create unwanted and unhealthy gases such as formaldehyde and radon inside your home. The air sealing techniques Seller uses to increase the energy efficiency of your home by limiting the amount of air exchanged between the outside and inside of your home can trap these contaminants inside your home. Lack of air exchange may also increase the accumulation of moisture in your home, which can lead to mold. The U.S. Department of Energy recommends that you properly ventilate your home (including the use of exhaust fans above kitchen ranges and in bathrooms) to allow for the release of these contaminants and to control moisture that can lead to mold. To learn more about properly ventilating your home, please visit http://energy.gov/energysaver/articles/ventilation.

38. **Garages**. Garage sizes and heights may vary from home to home and may not accommodate all vehicles. It is not uncommon for floor plans to change during actual construction of the Home. Specific homesite conditions or local ordinances may determine the (i) location of safety bollards intended to protect plumbing or mechanical systems located inside the garage and/or (ii) design of steps from the garage to the Home thereby affecting the usability of interior garage space available for parking vehicles. Further, Buyer acknowledges and agrees that stated floor plan dimensions and square footages are approximate and should never be relied upon as the actual as-built size of the garage; modifications to floor plan dimensions and square footages shown in sales materials may occur for many circumstances, without notice to or consent of Buyer, including but not limited to, inclusions of options and upgrades, actual field conditions and governmental agency requirements.

39. **Limited Number of Onsite Overflow and Guest Parking Spaces**. The availability of overflow and guest parking spaces within the Community is limited. Seller's designation of parking space(s) for Buyer's Property and for all other homes and homesites in the Community conforms with underlying governmental requirements and the approved Master Plan (as defined in the Declaration). Seller cannot guarantee that the parking needs of multiple Owners, family members, tenants, occupants, guests and invitees of the Community will be fully accommodated at all times due to the limited number of onsite overflow and guest parking spaces. Moreover, the Association shall each have rights to enforce Community parking restrictions regarding guest parking pursuant to the provisions of the Community Documents. Seller makes no representations or warranties regarding the availability of onsite guest and overflow parking for all Owners, family members, tenants, occupants, guests and invitees at any given time.

40. **Disclaimer Regarding Security Services**. Neither the Declarant nor the Association are responsible for providing security or security services for the Community. All persons using or occupying any portion of the Community are responsible for their own security and the security of their own property. Neither the Seller nor the Association shall be liable in any way on account of loss, damage or injury resulting from lack of security, or the lack of effectiveness of any security measures undertaken. Neither the Seller nor the Association make any representations or warranties, express or implied, including any warranty of merchantability or fitness for any particular purpose, relative to any fire protection system and/or burglar alarm systems, or other security systems, recommended or installed or any security measures undertaken within the Community. For more information, Buyer should refer the Community Documents.

41. **Risk of Unauthorized Cyber Access**. Certain devices, machines, appliances, equipment or systems ("**Devices**") which are installed in the Home may include technology that allows such Devices to be accessed through the internet or other wireless technology. These Devices may include, without limitation, virtual assistant and voice activated devices, doorbell monitoring devices, water monitoring systems, remote door access systems (including garage doors), and environmental control systems. These Devices may allow a third party to gain unauthorized access to the Devices and control or access them without the Buyer's knowledge or permission. Additionally, such Devices may be used to propagate malware or gain access to other Devices, the Home, networks, computers and Buyer's data contained thereon. Depending on the technology included, the Devices may also carry a risk that verbal communications may be heard by unauthorized third parties or be inadvertently sent to third parties through a voice-activated Device. Buyer is solely responsible for determining the level of security and protection suitable for all Devices connected to any network in the Home, for configuring all relevant equipment to provide appropriate security, and for taking any other security measures Buyer deems necessary or appropriate in connection with such Devices, even if such Devices are installed by Seller or at Seller's direction. Seller makes no representation, and shall have no liability, for any data breaches, malware attacks, network intrusions, physical intrusions, privacy intrusions, cyber-attacks, theft, or other risks related to the Devices, even if such Devices are installed by Seller or at Seller's direction.

42. **Public Financing of Capital Improvements**. The City of Clermont or the County may finance certain capital improvements in the Community, may issue bonds in connection with such financing and may create one or more special tax districts within the Community to provide for repayment of such bonds.

43. **County Taxes, Charges and Fees**. Property within the Community is subject to County taxes, utility charges, fees and may become part of a special taxing district. For additional information, contact the Tax Collector's office of the County.

44. **Addendum not a Substitute**. Buyer acknowledges and agrees that this Addendum is not a substitute for reading the entire Community Documents. For a more detailed explanation of any section contained in this Addendum, refer to the Community Documents.

45. **Land Use and Title Documents**. Buyer by its acceptance of a Deed to the Property acknowledges that such Property is subject to certain title and land use documents and all related amendments, which may include, among other items, Community Documents, other documents affecting title to the Property recorded in the Public Records of the County in which the Property resides and unrecorded land use documents (collectively, the "**Title Documents**"). The Title Documents are available for inspection in Seller's office and are incorporated by this reference. Seller's plan to build homes in the Community may necessitate from time to time the further amendment, modification and/or termination of the Title Documents. SELLER RESERVES THE UNCONDITIONAL RIGHT TO SEEK AMENDMENTS AND MODIFICATIONS OF THE TITLE DOCUMENTS. It is possible that a governmental subdivision or agency may require the execution of one or more documents in connection with an amendment, modification, and/or termination of the Title Documents. To the extent that such documents require the joinder of Owners other than Seller, Seller by any one of its duly authorized officers, may, as the agent and/or the attorney-in-fact for the Owners, execute, acknowledge and deliver any documents required by applicable governmental subdivision or agency; and the Owners, by virtue of their acceptance of deeds irrevocably nominate, constitute and appoint Seller, through any one of its duly authorized officers, as their proper and legal attorney-in-fact for such purpose. This appointment is coupled with an interest and is therefore irrevocable. Any such document executed pursuant to this Section may recite that it is made pursuant to this Section. Buyer agrees, by its acceptance of a Deed to the Property: (i) to execute or otherwise join

in any documents required in connection with the amendment, modification, or termination of the Title Documents; and (ii) that Buyer has waived its right to object to or comment on the form or substance of any amendment, modification, or termination of the Title Documents.

46. **Telecommunications Services**. The Association or Declarant may enter into one or more contracts for the provision of one or more Telecommunications Services (as defined in the Declaration) for all or part of the Community. The Association may grant each Telecommunications Provider (as defined in the Declaration), a perpetual, right, privilege, easement and right-of-way across, over, under and upon the Community for the installation, construction, inspection, maintenance, improvement, repair and replacement of the Telecommunications Systems (as defined in the Declaration). If any such contract is entered into for the provision of Telecommunications Services to the Community, the amounts payable to such Telecommunications Providers shall be part of the operating costs of the Association and shall be assessed as a part of the assessments. Buyer acknowledges that the expense of any Telecommunications Services may not be charged on a bulk basis but may be charged at the rate equal to any rate paid by Owners that are not subject to a homeowner's association. For more information on Telecommunications Services, Buyer should refer to the Community Documents.

47. **Bulk Service Agreements**. The Association has entered into or will enter into, one or more agreements with one or more companies, including, without limitation, FisionX LLC, which is an affiliate of the Seller (each a "**Provider**"), for the installation of communications facilities (the "**Facilities**") and the provision of communications services (the "**Services**") for the Community. The Services include internet, and/or telephone services, as well as other communications technologies. To facilitate installation of the Facilities necessary for the delivery of the Services, the Seller and/or Association has entered into or may enter into an easement that allows a Facilities provider or Services provider to install and own Facilities along the outer perimeter of the Property. The terms of the easement will be set forth in a grant of telecommunications easement for the Community. Some or all of the Services may be delivered by one or more communications Providers to Buyer on a bulk basis (the "**Bulk Services**"), whereby the Provider bills the Association for the provision of Services each month for the Bulk Services delivered to all Homes in the Community, and the Association assesses a monthly Bulk Services fee ("**Bulk Service Fee**") to individual Association members. The terms of any Bulk Services arrangement will be set forth in a Bulk Services Agreement between the Association and a Provider. Seller hereby discloses and Buyer acknowledges that Seller may provide Buyer's contact information and basic transaction information to any applicable Provider to assist with provision of the Services for the Home. To the extent Bulk Services are delivered to the Community, Buyer acknowledges that he or she must agree to the Provider's services subscriber agreement terms and acceptable use policy to receive the Bulk Services and, except as provided by applicable law, the failure of Buyer to agree to the Provider's services subscription agreement and acceptable use policy will not relieve Buyer from the obligation to pay the Bulk Services Fee attributable to Buyer's Home. For any Services not delivered on a bulk basis at the Community, Buyer must individually subscribe with the Provider for any Services that Buyer desires in order for the Provider to deliver said Services to the Home. Buyer agrees to be bound by all such easements or agreements for the installation of Facilities and provision of Services (including Bulk Services), along with any amendments, renewals, and replacements thereof.

48. **Statements Made by Sales Staff and Brokers**. Seller wants to ensure that Seller and Buyer are in full agreement on all terms and conditions relating to the Agreement. To best ensure that there are no misunderstandings, Buyer should ensure that all terms and conditions (including all statements, representations, or understandings upon which Buyer relies in purchasing the Property) are set forth in writing in the Agreement. **If there are any statements, representations or understandings which are made by a sales staff person or any other representative of Seller which are material to Buyer's decision to purchase, Buyer should insist that any such statement, representation or understanding is put in writing and contained in the Agreement. Seller reserves the right to reject the Agreement notwithstanding the inclusion of any such item in the Agreement.**

49. **Municipal Service Taxing Units**. Buyer acknowledges that Community is located in one or more municipal service taxing unit ("**MSTU**") for the purpose of providing street lighting and County road maintenance. Buyer agrees to be subject to and bound by any such established MSTU and to pay fees, charges, surcharges, assessments or other expense, in whatever nature or form, relating thereto.

50. **COMMUNITY DEVELOPMENT DISTRICT**. THE WELLNESS RIDGE COMMUNITY DEVELOPMENT DISTRICT (THE "**DISTRICT**") HAS BEEN CREATED TO PROVIDE CERTAIN INFRASTRUCTURE, FACILITIES, SERVICES AND MAINTENANCE OPERATIONS FOR THE COMMUNITY.

50.1 DISTRICT DEBT SERVICE ASSESSMENTS. THE DISTRICT HAS ISSUED SPECIAL ASSESSMENT REVENUE BONDS (THE "**BONDS**") TO FINANCE THE COST OF THE PUBLIC INFRASTRUCTURE OF THE COMMUNITY WHICH MAY INCLUDE, WITHOUT LIMITATION, THE CONSTRUCTION AND MAINTENANCE OF THE ROADS AND THE SURFACE AND STORM WATER SYSTEM WITHIN THE COMMUNITY ("**PUBLIC INFRASTRUCTURE**"). THE BONDS WILL BE REPAYABLE FROM NON-AD VALOREM SPECIAL ASSESSMENTS (THE "**DISTRICT DEBT SERVICE ASSESSMENTS**") IMPOSED BY THE DISTRICT ON PROPERTY WITHIN THE COMMUNITY, WHICH PROPERTY HAS BEEN FOUND TO BE SPECIALLY BENEFITED BY THE PUBLIC INFRASTRUCTURE. EACH HOMESITE IS SUBJECT TO A DISTRICT DEBT SERVICE ASSESSMENT TO PAY THE PRINCIPAL AND INTEREST ON THE BONDS AS THEY BECOME DUE AND PAYABLE

50.2 AMOUNT. THE DISTRICT DEBT SERVICE ASSESSMENT FOR A HOMESITE FOR THE DISTRICT'S CURRENT FISCAL YEAR, **2024 - 2025**, AS APPROVED BY THE DISTRICT'S BOARD OF SUPERVISORS, IS **$.00 PER 22' TOWNHOME UNIT, $.00 PER 25' TOWNHOME**

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UNIT, $833.85 PER 32' SINGLE FAMILY UNIT, $.00 PER 40' SINGLE FAMILY UNIT, $.00 PER 50' SINGLE FAMILY UNIT, AND $.00 PER 60' SINGLE FAMILY UNIT (SUBJECT TO FEES AND COSTS ASSOCIATED WITH THE UNIFORM METHOD OF COLLECTION). THE DISTRICT DEBT SERVICE ASSESSMENTS FOR A HOMESITE WITHIN THE DISTRICT IS BASED UPON ITS DETERMINED ALLOCATION OR SHARE OF THE SPECIAL BENEFIT RECEIVED FROM THE PUBLIC INFRASTRUCTURE AND IS PAYABLE OVER THE LIFE OF THE BONDS (GENERALLY A PERIOD OF 30 YEARS). THE DISTRICT DEBT SERVICE ASSESSMENTS MAY VARY FROM YEAR TO YEAR DUE TO THE FOLLOWING WHICH MAY INCLUDE, WITHOUT LIMITATION: COUNTY TAX COLLECTOR AND PROPERTY APPRAISER COLLECTION FEES, EARLY PAYMENT DISCOUNTS ASSOCIATED WITH THE UNIFORM METHOD OF COLLECTION, AND THE ISSUANCE BY THE DISTRICT OF ANY ADDITIONAL BONDS.

50.3 PREPAY OPTION. EACH OWNER HAS THE OPTION OF PREPAYING IN FULL THE DISTRICT DEBT SERVICE ASSESSMENT IMPOSED AGAINST ITS HOMESITE. THE PREPAYMENT AMOUNT WILL DECLINE EACH YEAR AS A PORTION OF DISTRICT DEBT SERVICE ASSESSMENTS IS USED TO REDUCE THE PRINCIPAL ON THE DISTRICT'S OUTSTANDING BONDS.

50.4 DISTRICT MAINTENANCE SPECIAL ASSESSMENTS. IN ADDITION TO THE DISTRICT DEBT SERVICE ASSESSMENTS, THE DISTRICT IMPOSES AN ANNUAL NON-AD VALOREM ASSESSMENT TO FUND THE OPERATIONS OF THE DISTRICT AND THE MAINTENANCE OF ITS PUBLIC INFRASTRUCTURE AND SERVICES ("**DISTRICT MAINTENANCE SPECIAL ASSESSMENTS**"). EACH HOMESITE IS SUBJECT TO DISTRICT MAINTENANCE SPECIAL ASSESSMENTS. BUYER ACKNOWLEDGES RECEIPT OF THE DISTRICT'S INFORMATIONAL BROCHURE AND THE DISTRICT'S BUDGET PRIOR TO SIGNING THE AGREEMENT. THE BUDGET FOR DISTRICT MAINTENANCE SPECIAL ASSESSMENTS IS SUBJECT TO CHANGE. IT IS ANTICIPATED THAT THE ANNUAL DISTRICT MAINTENANCE SPECIAL ASSESSMENT FOR THE DISTRICT'S CURRENT FISCAL YEAR WILL BE APPROXIMATELY **$737.35** PER HOMESITE. THE AMOUNT OF THE ANNUAL DISTRICT MAINTENANCE SPECIAL ASSESSMENT WILL VARY FROM YEAR TO YEAR BASED UPON THE DISTRICT'S GENERAL FUND BUDGET ADOPTED BY THE DISTRICT'S BOARD OF SUPERVISORS EACH YEAR AND MAY ALSO VARY DUE TO COUNTY TAX COLLECTOR AND PROPERTY APPRAISER COLLECTION FEES AND EARLY PAYMENT DISCOUNTS ASSOCIATED WITH THE UNIFORM METHOD OF COLLECTION.

50.5 DISTRICT ASSESSMENTS. DISTRICT MAINTENANCE SPECIAL ASSESSMENTS TOGETHER WITH THE DISTRICT DEBT SERVICE ASSESSMENTS SHALL COMPRISE THE "**DISTRICT ASSESSMENTS**." WHILE THE DISTRICT ASSESSMENTS ARE NOT TAXES, UNDER FLORIDA LAW, THE DISTRICT ASSESSMENTS WILL CONSTITUTE A LIEN CO-EQUAL WITH THE LIEN OF STATE, COUNTY, MUNICIPAL AND SCHOOL BOARD TAXES AND MAY BE COLLECTED BY THE DISTRICT THROUGH THE USE OF THE COUNTY'S AD VALOREM TAX BILL SENT EACH YEAR BY THE TAX COLLECTOR OF THE COUNTY. THE HOMESTEAD EXEMPTION IS NOT APPLICABLE TO THE DISTRICT ASSESSMENTS. BECAUSE A TAX BILL CANNOT BE PAID IN PART, FAILURE TO PAY THE DISTRICT ASSESSMENTS OR ANY OTHER PORTION OF THE TAX BILL WILL RESULT IN THE SALE OF TAX CERTIFICATES AND COULD ULTIMATELY RESULT IN THE LOSS OF TITLE TO THE PROPERTY OF THE DELINQUENT TAXPAYER THROUGH THE ISSUANCE OF A TAX DEED.

50.6 THE DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW. FOR MORE INFORMATION, BUYER SHOULD CONTACT GOVERNMENTAL MANAGEMENT SERVICES - CENTRAL FLORIDA, LLC, THE DISTRICT MANAGER, AT (407) 841-5524.

51. **Annual Boundary School Assignments**. Buyer acknowledges and agrees that school age children may not be assigned to the public school closest to their residences. The County School Board ("**School Board**") has full decision making powers to modify or change public school boundaries at any time and public school assignments are currently re-examined by the School Board on an annual basis. School Board policies regarding school overcrowding or other boundary policy decisions affect school boundaries and the public school to which a child is assigned. Buyer acknowledges and agrees that Buyer has not relied on any verbal or other representations from Seller or its representatives with respect to public school assignments. Buyer is responsible for its own investigation of public school assignments and other matters controlled by the School Board. Buyer should contact the School Board directly for the most current public school assignments.

52. **Counterparts**. This Addendum shall be validly executed when signed in counterpart; a complete set of which shall form a single document. Signatures may be given via electronic transmission and shall be deemed original and given as of the date and time of the transmission of this Addendum electronically to the other party.

53. **Conflicts**. In the event of any conflict between this Addendum and the Agreement, this Addendum shall control. In all other respects, the Agreement shall remain in full force and effect.

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54. **Entire Agreement**. The Agreement, together with this Addendum and any other addenda or riders to the Agreement, contains the entire agreement between Buyer and Seller concerning the matters set forth herein. No addition or modification of this Addendum or the Agreement shall be effective unless set forth in writing and signed by Buyer and an authorized representative of Seller.

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Buyer - Yglesio Luciano Moyses Silva De Souza
Date 7/25/2025

Buyer -
Date

Buyer -
Date

Buyer -
Date

SELLER:
LENNAR HOMES, LLC
a Authorized Agent

Signed by:
Vitor Viveiros
4CE511971E0F4E4...

By
Title: Authorized Representative
Vitor Viveiros
Date Signed by Seller: 7/25/2025

Docusign Envelope ID: 1BEF9AF1-15E8-49D3-9655-13EBBE573CF4

Affiliated Business Arrangement Disclosure Statement

BUYER: Yglesio Luciano Moyses Silva De Souza

REFERRING PARTY/SELLER: LENNAR HOMES, LLC

PROPERTY: 5677 LIVELINESS ALLEY Clermont FL 34714

DATE: 7/25/2025

This is to give notice that Referring Party/Seller (Seller) has business relationships with the companies listed in the boxes below. Specifically, Seller is, directly or indirectly, wholly owned by Lennar Corporation. Lennar Corporation (i) owns, directly or indirectly, 100% of Lennar Mortgage, LLC and Lennar Title, Inc.; (ii) indirectly has a 20% ownership interest in Doma Title Insurance, Inc.; (iii) indirectly has at least an 80% ownership interest in Lennar Insurance Agency, LLC; and (iv) indirectly has a minority ownership interest of less than 5% in Opendoor Labs, Inc. In addition, if you choose to use Lennar Insurance Agency, LLC for insurance services for your new home, Lennar Insurance Agency, LLC may outsource certain services to be performed by Blend Insurance Agency, Inc. Lennar Corporation indirectly has a minority ownership interest of less than 1% in Blend Insurance Agency, Inc. Because of these relationships, this referral of services may provide Seller a financial or other benefit.

Set forth below are the types of settlement services offered by these affiliated companies and the estimated charge or range of charges generally required by these companies for such settlement services. You are NOT required to use any of the companies listed above as a condition to the purchase of the property.

THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE YOU ARE RECEIVING THE BEST SERVICES AND RATE FOR SUCH SERVICES.

Provider and Settlement Services/Estimated Range of Charges

MORTGAGE

Lennar Mortgage, LLC arranges and makes mortgage loans and the following are estimated mortgage loan related charges or range of charges **(not all of the charges may apply)**:

Description of Settlement Service	Range of Charges
Origination Charges	
% of Loan Amount (Points)	0% - 6% (of the loan amount)
Loan Origination Fee	0% - 1.5% (of the loan amount)
Document Preparation Fee	$0 - $380
Processing Fee	$0 - $995
Underwriting Fee	$0 - $995
Shipping Funding Fee	$0 - $500
Appraisal Fee Paid to Appraiser	$0 - $1,000
Appraisal Schedule Fee Paid to Appraiser	$0 - $2,000
Final Inspection Fee Paid to Appraiser	$0 - $500
Flood Certification Fee Paid to Outside Company	$0 - $8
Survey Fee Paid to Outside Agency	$0 - $942

NOTE: The actual fees charged may vary based on the size of your loan, loan program and interest rate you choose. There also will be other third-party charges. You will receive a Loan Estimate when you apply for your mortgage loan that will give you an estimate of all anticipated charges.

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Affiliated Business Arrangement Disclosure Statement

INSURANCE

Lennar Insurance Agency, LLC (Lennar Insurance Agency) is an insurance agent that provides, among other products, homeowner's/hazard and flood insurance. Lennar Insurance Agency has a contractual arrangement with **Blend Insurance Agency, Inc.**, a sub-producer, to provide certain services in connection with providing such insurance products. Set forth below are the estimated range of charges by Lennar Insurance Agency for the settlement services listed.

Description of Settlement Service	Range of Charges - Annual Premium
Homeowner's/Hazard Insurance	0.2% - 2.5% of purchase price amount
Flood Insurance	0.1% - 0.5% of purchase price amount

NOTE: The above premium ranges for homeowner's/hazard and flood insurance are from Lennar Insurance Agency. If enhancements to the standard policy such as increased limits, scheduled articles, and/or earthquake coverage are required, the premium may increase. Actual quote and acceptance by Lennar Insurance Agency is subject to Lennar Insurance Agency's or application of their underwriting guidelines, including but not limited to verification of your credit score and previous loss history. Of course, the cost of your insurance may vary due to many factors including, without limitation, the size, location and cost of your home.

TITLE

Lennar Title, Inc. provides closing services and title insurance through numerous underwriters, one of which is **Doma Title Insurance, Inc.** The following are estimated charges or range of charges for the settlement services listed:

Description of Settlement Service	Range of Charges
Owner's policy:	$5.75 per $1,000 of sales price up to $100,000 + $5/each additional $1,000, up to $1,000,000 [1]
Simultaneous loan policy:	$200 - $475
Title Search/Recertification:	$150 - $500 [2]
Closing Services:	$350 - $1,000 [3]
Endorsements:	$75 - 10% of total premium [4]
Document Delivery Fee:	$34 - $200 [5]
Third Party Lender Fee:	$325 [6]
Property Information Report :	$150 - $300
Notary Fee:	$100 - $350
E-Recording Fee:	$3.00 - $7.00 per document
Recording Fee:	Actual charge

1. For coverage amounts exceeding the above published rates, please contact Lennar Title, Inc., for a quote.

2. Charge for title search depends on the property being purchased and the county in which the property is located.

3. Charge for closing services depends on the nature of the closing services provided, the amount of closing services needed and the county in which the property is located.

4. Charge depends on endorsement type and coverage required.

5. Charge per document delivery related to delivering documents to (a) lenders financing the subject transaction; and/or (b) current lender's or other creditor's payoff or payment; and/or (c) buyer or buyer's representative, as the case may be, for closing by mail.

6. Charge only applies to second mortgages.

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Affiliated Business Arrangement Disclosure Statement

SALE OF EXISTING HOME

Opendoor Labs, Inc. d/b/a Opendoor offers programs to buy existing homes from homeowners.

Description of Settlement Service	Range of Charges*
Opendoor Service Charge (real estate transaction cost associated with purchase of home)	6% - 16% of home sales price

* The amount of the Opendoor Service Charge varies based on the individual property and current market conditions and does not include any upfront repair costs that may be required. There will also be other closing costs imposed by third parties related to the settlement of the sale. Contact Opendoor to obtain an offer that includes an estimate of all anticipated charges.

Acknowledgment

I/we have read this notice and understand that Seller is referring me/us to purchase the above-described settlement services and may receive a financial or other benefit as a result of this referral.

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Buyer - Yglesio Luciano Moyses Silva De Souza
Date 7/25/2025

Buyer -
Date

Buyer -
Date

Buyer -
Date

SELLER: LENNAR HOMES, LLC

Signed by:
Vitor Viveiros
1CE5119715F0F4F4...

By:
Authorized Representative of Seller - Vitor Viveiros
Date 7/25/2025

Docusign Envelope ID: 1BEF9AF1-15E8-49D3-9655-13EBBE573CF4

INSULATION ADDENDUM

THIS INSULATION ADDENDUM (this "**Addendum**") is, by this reference, made part of the Purchase and Sale Agreement (the "**Agreement**") dated as of the Twenty-Fifth day of July, 2025, between Yglesio Luciano Moyses Silva De Souza (collectively, "**Buyer**") and Seller, as defined in the Agreement, respecting Lot 0701 of Block _____ of Wellness Ridge Subdivision/Plat in the community known as Wellness Way 32s (the "**Community**").

1. **Defined Terms**. All initially capitalized terms not defined herein shall have the meanings set forth in the Agreement, and all references in this Addendum to the Agreement shall be deemed to include references to this Addendum and to any other addenda and riders attached to the Agreement, which are hereby incorporated by this reference.

2. **Insulation**. Pursuant to Title 16, Chapter I, Section 460.16 of the Code of Federal Regulations, the insulation that is or will be installed where conditioned space meets unconditioned space is as follows and will, according to the manufacturer, yield the R-values stated:

Location	Type	Thickness	R-Value
Ext. Masonry Walls	Insulative Foil	N/A	4.1
Ext. Frame Walls	Fiberglass Batts	3.5 Inches	11
Masonry Party Walls (if applicable)	Insulative Foil	N/A	4.1
Ceilings	Fiberglass Blown	8.25 Inches	30
Floors Over Ext/Unconditioned Space	Fiberglass Batts	3.5 Inches	11

If so indicated above, fiberglass (also known as glass wool) is/will be used for insulation. The U.S. Department of Health and Human Services ("**HHS**") has listed fiberglass as a substance "which may reasonably be anticipated to be a carcinogen." This listing identifies substances selected for further study because of their potential carcinogenic risk but is not an assessment by HHS that there is a causal connection between fiberglass and human cancer. The listing does not establish that fiberglass presents a risk to persons in their daily lives.

3. **Counterparts**. This Addendum shall be validly executed when signed in counterpart; a complete set of which shall form a single document. Signatures may be given via electronic transmission and shall be deemed original and given as of the date and time of the transmission of this Addendum electronically to the other party.

4. **Conflicts**. In the event of any conflict between this Addendum and the Agreement, this Addendum shall control. In all other respects, the Agreement shall remain in full force and effect.

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5. **Entire Agreement**. The Agreement, together with this Addendum and any other addenda and riders to the Agreement, contains the entire agreement between Buyer and Seller concerning the matters set forth herein. No addition or modification of this Addendum or the Agreement shall be effective unless set forth in writing and signed by Buyer and an authorized representative of Seller.

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Buyer - Yglesio Luciano Moyses Silva De Souza
Date 7/25/2025

Buyer -
Date

Buyer -
Date

Buyer -
Date

SELLER:
LENNAR HOMES, LLC
Authorized Agent

Signed by:
Vitor Viveiros
1CE511971E0F4F4...

By
Title: Authorized Representative
Vitor Viveiros
Date Signed by Seller: 7/25/2025

Docusign Envelope ID: 1BEF9AF1-15E8-49D3-9655-13EBBE573CF4

SUPPLY CHAIN ADDENDUM

THIS SUPPLY CHAIN ADDENDUM (this "**Addendum**") is made and entered into as of July 25, 2025 and incorporated into the Purchase and Sale Agreement (the "**Agreement**") dated as of the date hereof, between Yglesio Luciano Moyses Silva De Souza (collectively, "**Buyer**") and Seller, as defined in the Agreement, respecting Lot 0701 of Block _____ of Subdivision/Plat Wellness Ridge, in the community known as Wellness Way 32s (the "**Community**").

1. **Defined Terms**. All initially capitalized terms not defined herein shall have the meanings set forth in the Agreement, and all references in this Addendum to the Agreement shall be deemed to include references to this Addendum and to any other addenda and riders attached to the Agreement, which are hereby incorporated by this reference.

2. **Supply Chain Disruption & Construction Delays**. Buyer acknowledges that there are acute and growing supply chain disruptions that have resulted in price increases in raw materials and construction delays. While Seller is committed to honoring the Purchase Price and exempting Buyer from having to share in the resulting cost increases, the supply chain disruptions and delays create numerous obstacles to Seller in its business of building and selling homes.

3. **Installation of Minor Items Not Required for the Issuance of a Certificate of Occupancy**. Buyer acknowledges that due to supply chain disruptions, some items to be installed in the Home, such as cabinet drawers and doors, shower enclosures, appliances and/or other minor finishing items (collectively, "**Minor Items**"), may not be installed or completed by the time a certificate of occupancy ("**CO**") is issued for the Property. Buyer hereby agrees that Seller's inability to install or complete the Minor Items shall not delay Closing and Buyer shall proceed to Closing as scheduled by Seller provided that a CO has been issued for the Property. Buyer shall have no right to require any escrows or holdbacks at Closing relating to the Minor Items. Any escrow or holdback requirements of Buyer's lender shall be the responsibility of Buyer and paid in addition to all other proceeds due at Closing. Seller agrees to use commercially reasonable efforts to cause the installation or completion of the Minor Items to occur promptly after Closing once the appliance(s) or other required material or labor become available.

4. **Counterparts/Signatures**. This Addendum may be executed in any number of counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument. Signatures may be given via electronic transmission and shall be deemed original and given as of the date and time of the transmission of this Addendum electronically to the other party.

5. **Survival**. The terms of this Addendum shall specifically survive Closing.

6. **Conflicts**. In the event of any conflict between the terms and conditions of this Addendum and the Agreement, the terms and conditions of this Addendum shall govern the parties.

7. **Entire Agreement**. The Agreement, together with this Addendum and any other addenda and riders to the Agreement, contains the entire agreement between Buyer and Seller concerning the matters set forth herein. No addition or modification of this Addendum or the Agreement shall be effective unless set forth in writing and signed by Buyer and an authorized representative of Seller.

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IN WITNESS WHEREOF, Seller and Buyer do hereby execute this Addendum as of the date of this Addendum.

BUYER:

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Buyer - Yglesio Luciano Moyses Silva De Souza
Date 7/25/2025

Buyer -
Date

Buyer -
Date

Buyer -
Date

SELLER:
LENNAR HOMES, LLC
a Authorized Agent

Signed by:
Vitor Viveiros
1G5511971E0F4E4...

By
Title: Authorized Representative
Vitor Viveiros
Date Signed by Seller: 7/25/2025

Docusign Envelope ID: 1BEF9AF1-15E8-49D3-9655-13EBBE573CF4

ADDENDUM FOR NATURAL AND MANMADE PRODUCTS

THIS ADDENDUM FOR NATURAL AND MANMADE PRODUCTS (this "**Addendum**") is executed in conjunction with and, by this reference, incorporated into the Purchase and Sale Agreement (the "**Agreement**") dated as of the twenty-fifth day of July, 2025, between Yglesio Luciano Moyses Silva De Souza(collectively, "**Buyer**") and Seller, as defined in the Agreement, respecting Lot 0701 of Block _____ of Wellness Ridge Subdivision/Plat in the community known as Wellness Way 32s (the "**Community**").

1. **Defined Terms**. All initially capitalized terms not defined herein shall have the meanings set forth in the Agreement, and all references in this Addendum to the Agreement shall be deemed to include references to this Addendum and to any other addenda and riders attached to the Agreement, which are hereby incorporated by this reference.

2. **Natural Stone Flooring and Countertops**. Natural stones with varying colors and mineral compositions ("**Stone**") are found in quarries throughout the world. Stones including, without limitation, marble and granite, are therefore products of nature and vary in color, markings, shade, and texture. Buyer acknowledges that Stone is not uniform and that Seller can make no guarantees regarding the color, markings, shade, and texture of the Stone to be used in the Home. Buyer further acknowledges and Seller makes the following disclosures regarding the Stone to be used/installed in the Home:

2.1 Cleaning. Care should be exercised when cleaning Stone. No chemicals should be used to clean Stone other than those cleaners specifically designed to clean Stone.

2.2 Natural Inconsistencies. Stone contains natural inconsistencies which will be present in Stone flooring and/or countertops in the Home; such natural inconsistencies are normal and are not defects.

2.3 Edges and Corners. There may be changes in the patterning of Stone from one edge or corner of the flooring or countertop to another edge or corner; such changes in patterning is normal and is not a defect.

2.4 Fissures and Pits. Stone may contain fissures and pits that occur naturally and may appear as a small hole or recess; such fissures and pits are not cracks or defects.

2.5 Spots, Freckles, and Rust. Spots, freckles, and/or rust may appear in Stone from time to time, and may appear as a concentration and/or random aberration of color in a particular area of the surface of Stone; such spots, freckles, and rust are not defects.

2.6 Seams. Stone is almost never seamless due to the techniques employed to cut the slab of Stone in a way that preserves the maximum beauty of such Stone. Pieces of Stone must therefore be fitted together and the Stone used in the Home will not be seamless and may have visible seams, which are not defects.

2.7 Wallboard and Plaster. Stone is cut by machine to be straight. Irregularities occurring in the Home may mean that the installer has to force pieces of Stone into the wallboard or plaster during installation to compensate for the irregularities. Shims, caulking and putty may be used to fill imperfections in walls and floors in order to install Stone flooring and countertops. There may be such shims, caulking and/or putty in the Stone used in the Home, which shims, caulking and/or putty are used to enhance the installation and are not defects.

2.8 Staining. Stone may stain and such staining is not a defect. As a preventative measure, but not as absolute protection from staining, Stone should be sealed with the appropriate sealant, using the appropriate technique, after every six (6) months of normal use.

2.9 Sink Cabinet. The cabinet under the sink will extend beyond the edge of the sink. This cannot be avoided as a larger sink or smaller cabinet extension would preclude natural adjustment of seams and edges of Stone countertop and may result in a deterioration of the Stone countertop.

3. **Wood Cabinets**. Buyer acknowledges that a variety of cabinet door selections may be offered in the Home. Wood doors will contain natural inconsistencies that promote the beauty of the wood door. As a tree is exposed to a variety of weather conditions during their natural development, random patterns in the tree's grain, color and species markings are created. These natural characteristics will be present in Buyer's wood cabinets and are considered normal. Additionally, these natural characteristics also vary between different types of wood and include the following potential variances: in the grain texture and amount of grain, blemishes in the individual pieces, unfinished edges (depending on the type of finish, such as white wash), and knot holes and other dark features. Wood cabinets are also affected by environmental factors such as natural light, so color is expected to gradually change and mellow over time. Due to environmental factors and the aging process, replacement parts may not match exactly.

4. **Manmade Products**. The Home may include one or more of the following manmade products: carpet, tile and wood flooring; wall and pool wet area tiles; wood cabinets; cultured marble tubs, sinks and countertops; roof tiles; stamped concrete and paver driveways. Buyer acknowledges and agrees that shade variations are inherent in manmade products. Colors of actual manmade products may vary from samples or catalogues and slight color variations may exist from different product runs. Buyer acknowledges that Seller makes no representations or guarantees regarding the color, markings, shade, and texture of the manmade products, or to the suitability or maintenance of any manmade products in the Home. Buyer acknowledges and Seller makes the following disclosures regarding the manmade products to be used/installed in the Home.

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4.1 Bathroom Fixtures. There may be a variation in shading between bathroom fixtures within the same room, including commodes, sinks, countertops, tubs, and towel bars.

4.2 Exterior Finish. Seller may provide an exterior decorative finish with a painted surface. The exterior decorative coating is not a waterproofing material. The proper application of paint and caulking of joints over cement based material and decorative wood components provide for the moisture resistant qualities of the exterior surface of the Home. Buyer acknowledges that repainting of the Home will likely be required at least every five years.

4.3 Ceramic Tile. Normal slab settlement may crack ceramic tile and the physical characteristics are conducive to chipping after installation by a number of different causes; subsequent chipping and cracking is unavoidable and not a warrantable item. Buyer will have the opportunity to inspect the Home prior to Closing and Seller requests that Buyer examine any tile floor closely at this time.

4.4 Wooden Laminate Cabinets. Wooden laminate cabinets are a popular selection of cabinetry in the home building industry. As the technological and manufacturing processes continue to emerge, what may appear to be a particular species of wood, (i.e., birch, oak, walnut, etc.) may in fact be a veneer over a composition product; stained and finished to resemble a specific species of wood. Buyer acknowledges that wooden laminate cabinets may be manufactured with various manmade products and/or product names used in the manufacturing process. As with other natural materials, wooden laminate cabinets will be affected by environmental factors such as natural and artificial lighting, so Buyer may see the color of such cabinets gradually change and mellow over time. Seams will be visible in the framework of all face frame cabinets, if applicable.

5. **Paver Driveway and Walk**. Pavers are an interlocking system supported by the existing earth. White mason sand is used to space the pavers and is meant to wash out in a short time. Pavers are not meant to have grout or mortar joints. Variations in the plane or levelness are expected and normal. The vast majority of elevation variances occur during the first year following installation. Buyer acknowledges that the pavers used to construct the Home's driveway and walk may be rustic, and no two paving stones are identical in color, texture or finish. Due to normal manufacturing, shipping, handling and installation, pavers may have abrasions, marks and minor staining. Normal weathering can also change the color and texture of the pavers. The most popular finish to be applied to paving stones is a clear sealer. Sealing also helps reduce effervescence, weathering, the penetration of permanent stains and normal wear and tear. The sealing of pavers is a normal maintenance function. Buyer should have a professional install any sealer. Seller recommends that Buyer not install any sealer until Buyer has occupied the Home for thirty (30) days to allow pavers to properly cure. Buyer further acknowledges that the paving stones at the models have not been sealed and have been left in their original condition.

6. **Counterparts**. This Addendum may be executed in counterparts, a complete set of which shall form a single Addendum. Signatures may be given via electronic transmission and shall be deemed given as of the date and time of the transmission of this Addendum to the other party.

7. **Conflicts**. In the event of any conflict between this Addendum and the Agreement, this Addendum shall control. In all other respects, the Agreement shall remain in full force and effect.

8. **Entire Agreement**. The Agreement, together with this Addendum and any other addenda and riders to the Agreement, contains the entire agreement between Buyer and Seller concerning the matters set forth herein. No addition or modification of this Addendum or the Agreement shall be effective unless set forth in writing and signed by Buyer and an authorized representative of Seller.

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ENERGY ADDENDUM

THIS ENERGY ADDENDUM (this "**Addendum**") is, by this reference, made part of the Purchase and Sale Agreement (the "**Agreement**") dated as of the Twenty-Fifth day of July, 2025, between Yglesio Luciano Moyses Silva De Souza (collectively, "**Buyer**") and Seller, as defined in the Agreement, respecting Lot 0701 of Block _____ of Wellness Ridge Subdivision/Plat in the community known as Wellness Way 32s (the "**Community**").

1. **Defined Terms**. All initially capitalized terms not defined herein shall have the meanings set forth in the Agreement, and all references in this Addendum to the Agreement shall be deemed to include references to this Addendum and to any other addenda and riders attached to the Agreement, which are hereby incorporated by this reference.

2. **Energy Claims**. In the marketing of the Home/Unit, certain verbal or written statements may have been made, including but not limited to statements contained in advertising and marketing material, relating to the energy efficiency, energy consumption, energy savings or energy costs of the Home/Unit. Buyer acknowledges that any such statements were estimates only and were developed by third parties based upon the design of the Home/Unit and/or various indices. Actual Home/Unit energy savings will vary due to, among numerous other factors, construction variances, floor plan, occupancy, appliance usage, thermostat settings, weather conditions, maintenance and orientation of the Home/Unit. Seller provides no guarantee of savings that will be achieved by each homeowner.

3. **HERS Index**. Based on an analysis of the home's plans, a third party Home Energy Rater uses an energy efficiency software package to perform an energy analysis of the home's design. This analysis yields a projected, pre-construction HERS ("**Home Energy Rating System**") Index. The HERS Index is a scoring system established by the Residential Energy Services Network ("**RESNET**") in which a home built to the specifications of the HERS Reference Home (based on the 2006 International Energy Conservation Code) scores a HERS Index of 100, while a net zero energy home scores a HERS Index of 0. The lower a home's HERS Index, the more energy efficient it is in comparison to the HERS Reference Home. Each 1-point decrease in the HERS Index corresponds to an estimated 1% increase in energy efficiency compared to the HERS Reference Home. For any home with a HERS Index rating, the Buyer understands and agrees that the rating is not to be construed as a guarantee of energy savings or consumption levels. Seller makes no representations or warranties regarding the accuracy of the HERS Index.

4. **Certification Program**. In connection with the sale of the Home/Unit, Seller may have used a third party to certify that the Home/Unit was designed to certain guidelines ("**Certification Program**"). Seller makes no representations or warranties regarding any aspect of the Certification Program. Buyer acknowledges that the third party estimate is based upon analytical methods and not necessarily testing of the Home/Unit.

5. **Counterparts**. This Addendum shall be validly executed when signed in counterpart; a complete set of which shall form a single document. Signatures may be given via electronic transmission and shall be deemed original and given as of the date and time of the transmission of this Addendum electronically to the other party.

6. **Conflicts**. In the event of any conflict between this Addendum and the Agreement, this Addendum shall control. In all other respects, the Agreement shall remain in full force and effect.

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INDOOR ENVIRONMENTAL QUALITY DISCLOSURE

THIS INDOOR ENVIRONMENTAL QUALITY DISCLOSURE (this "**Disclosure**") is, by this reference, made part of the Purchase and Sale Agreement (the "**Agreement**") dated as of the Twenty-Fifth day of July, 2025, between Yglesio Luciano Moyses Silva De Souza (collectively, "**Buyer**") and Seller, as defined in the Agreement, respecting Lot 0701 of Block _____ of Wellness Ridge Subdivision/Plat in the community known as Wellness Way 32s (the "**Community**").

1. **Defined Terms**. All initially capitalized terms not defined herein shall have the meanings set forth in the Agreement, and all references in this Disclosure to the Agreement shall be deemed to include references to this Disclosure and to any other disclosure and/or addenda and riders attached to the Agreement, which are hereby incorporated by this reference.

2. **Indoor Environmental Contaminates**. There are many different types of indoor environmental contaminants, including, but not limited to, pet dander, dust mites and mold. Molds and other potential contaminants have been a part of our environment for millions of years. Contaminants are everywhere, indoors and outdoors. Therefore, everyone is exposed to some contaminants on a daily basis without evident harm. Due to a number of factors, including the fact that sensitivities to various types of molds and other potential contaminants vary from person to person, there are no state or federal standards concerning acceptable levels of exposure to mold. According to the Consumer Product Safety Commission and the American Lung Association, some diseases or illness have been linked with biological pollutants in the indoor environment, including some forms of mold. However, many of these conditions also have causes unrelated to the indoor environment. Therefore, it is unknown how many potential health problems relate exclusively to poor indoor air. Buyer should determine for himself/herself whether Buyer, Buyer's family members or any other individuals who will occupy or use the Home/Unit have special needs or increased risk to these conditions. Buyer should carefully monitor the conditions in the Home/Unit for mold growth and other contaminants.

When excessive moisture or water accumulates indoors, mold growth can and will occur, particularly if the moisture problem remains unaddressed. There is no practical way to eliminate all molds or mold spores in an indoor environment. The key to controlling indoor mold growth is to control moisture.

There are many ways to help control moisture in and beneath the Home/Unit. The U.S. Environmental Protection Agency, the Consumer Product Safety Commission, the American Lung Association and others recommend taking measures such as those listed below to help control moisture in and beneath the Home/Unit. The following list is not meant to be all-inclusive.

o Fix leaking plumbing and any other source of unwanted water immediately.

o Maintain proper indoor humidity. Equipment that conditions the air, such as air conditioners, humidifiers and ventilation systems must be operated year round.

o Raise the temperature in areas where moisture condenses on surfaces and open doors between rooms to increase air circulation in the Home/Unit, including doors to closets.

o Have major appliances, such as furnaces, heat pumps, central air conditioners, window air conditioning units, ventilation systems and furnace attached humidifiers inspected, cleaned and serviced regularly by a qualified professional.

o Clean and dry refrigerator, air conditioner and dehumidifier drip pans and filters regularly and make sure that refrigerator and freezer doors seal properly.

o Keep water away from the foundation of the Home/Unit by maintaining required slopes, drainage and keeping plantings and sprinklers the proper distance from the Home/Unit.

o If there is a sump pump in the Home/Unit, inspect it regularly to ensure that it is properly operating.

o If there is a crawl space or structural sub-floor, inspect the ground beneath the floor on a regular basis to make sure there is no standing or excessive water. If there is standing or excessive water, seek professional assistance to remove the water. If Buyer is interested in finishing the basement, only do so after consulting an expert to determine the suitability of the basement for a finished area.

The following are suggestions that may assist Buyer in preventing and addressing mold growth in the Home/Unit.

o It is important that Buyer responds promptly when Buyer sees signs of moisture or mold.

o Do not allow moisture to stand or make contact with carpet, furniture and cellulose-based materials, such as wood, drywall or other non-tile, non-plastic or non-metal materials.

o Dry all water damaged areas and items immediately to prevent mold growth.

o If mold develops, clean up the mold by washing off hard surfaces with detergent and water and completely dry the surface.

o Depending upon the nature and extent of the mold infestation, trained professionals may be needed to assist in the remediation effort.

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o Mold that is not properly and adequately removed may reappear.

Proper maintenance and cleaning of the Home/Unit is the responsibility of each homeowner and will lessen the potential for water intrusion and help to control indoor environmental contaminants. Further, it is the responsibility of each homeowner to monitor their Home/Unit on a continual basis for excessive moisture, water and mold accumulation. If Buyer discovers accumulation of water or moisture in, around or under the Home/Unit, Buyer should immediately seek to control the source of the water or moisture. Failing to control the source could result in additional damage and the growth of mold. Plumbing leaks and water penetrations that are covered by the Limited Warranty, if any, during the term of the Limited Warranty must be reported to Seller immediately. If the Limited Warranty has expired or does not cover the specific problem, Buyer should not delay in having professionals address the problem. Seller will not be responsible for, and Buyer agrees to indemnify and hold harmless Indemnified Parties from and against all Claims in connection with, water-related damages, including personal injuries or property damage caused by mold, but only to extent that the damages are caused by (A) Buyer's negligence, (B) Buyer's failure to promptly take appropriate corrective measures and minimize any damages caused by the water or moisture, or (C) Buyer's failure to promptly provide Seller with notice of the water or moisture and give Seller an opportunity to dry the water or moisture and remediate, if necessary, any moisture conditions in the Home/Unit caused by improper construction. Buyer also agrees to waive all rights of subrogation for damages resulting from water-related damages, mold growth, any personal injuries, or any remediation resulting from (A) Buyer's negligence, (B) Buyer's failure to promptly take appropriate corrective measures and minimize any damages caused by the water or moisture, or (C) Buyer's failure to promptly provide Seller with notice of the water or moisture and give Seller an opportunity to dry the water or moisture and remediate, if necessary, any moisture conditions in the Home/Unit caused by improper construction.

3. **Counterparts**. This Disclosure shall be validly executed when signed in counterpart; a complete set of which shall form a single document. Signatures may be given via electronic transmission and shall be deemed original and given as of the date and time of the transmission of this Disclosure electronically to the other party.

4. **Conflicts**. In the event of any conflict between this Disclosure and the Agreement or any other addenda and/or riders, this Disclosure shall control. In all other respects, the Agreement shall remain in full force and effect.

5. **Entire Agreement**. The Agreement, together with this Disclosure and any other addenda and riders to the Agreement, contains the entire agreement between Buyer and Seller concerning the matters set forth herein. No addition or modification of this Disclosure or the Agreement shall be effective unless set forth in writing and signed by Buyer and an authorized representative of Seller.

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PRIVATE THIRD PARTY HOME INSPECTOR ADDENDUM

THIS PRIVATE THIRD PARTY HOME INSPECTOR ADDENDUM (this "**Addendum**") is executed in conjunction with and, by this reference, incorporated into the Purchase and Sale Agreement (the "**Agreement**") dated as of the twenty-fifth day of July, 2025, between Yglesio Luciano Moyses Silva De Souza (collectively, "**Buyer**") and Seller, as defined in the Agreement, respecting Lot 0701 of Block _____ of Wellness Ridge Subdivision/Plat in the community known as Wellness Way 32s.

1. **Defined Terms**. All initially capitalized terms not defined herein shall have the meanings set forth in the Agreement, and all references in this Addendum to the Agreement shall be deemed to include references to this Addendum and to any other addenda and riders attached to the Agreement, which are hereby incorporated by this reference.

2. **Agreements Regarding Private Home Inspection**. Seller welcomes the opportunity to further validate the level of quality in our homes by the use of a privately employed "Home Inspector." In the event Buyer chooses to utilize a Home Inspector, Buyer shall contact Buyer's New Home Sales Consultant to schedule an appointment and provide the following required documentation for review and approval by Seller:

A. This Private Third Party Home Inspector Policy, executed and dated by Buyer;
B. The Access Agreement for Home Inspection, executed and dated by Home Inspector ("**Access Agreement**"); and
C. Home Inspector's Certificate of Insurance (supplied by Home Inspector - See Attachments 1 & 2 of the Access Agreement, providing samples of the required insurance certificate and endorsement forms)
D. All required documentation must be submitted to Seller a minimum of 30 days prior to the estimated deliverable date of the home.

After approval of the required documentation by Seller, the Home Inspector must make an appointment for the inspection with the New Homes Sales Consultant. **Seller will determine in its sole discretion when the Home may be inspected.** The inspection needs to be completed **a minimum of five (5) days prior** to the homeowner inspection and orientation described in the Agreement. Any list created by your Home Inspector shall be given to your New Homes Sales Consultant. No destructive testing (e.g., cutting drywall, removing roofing material) will be permitted, and any damage caused by the Home Inspector will be at the cost of the Homebuyer, as more fully provided in the Access Agreement. Please note that the Home Inspector will not be allowed to attend the homeowner inspection and orientation provided for in the Agreement. This policy enables Seller to conduct your homeowner inspection and orientation in an orderly fashion without interruption. This is to your benefit because it allows you to receive all the important information and all your questions can be addressed and answered.

Seller will determine in its sole discretion whether changes or repairs recommended by the Home Inspector are necessary. Please see your warranty manual for a detailed description of the construction standards for the Home.

Buyer shall indemnify, defend and hold harmless Seller, its officers, directors, shareholders, employees and agents from and against any claims asserted by the Home Inspector for damages, expenses or costs, including without limitation attorneys' fees, in connection with the Home inspection

3. **Counterparts**. This Addendum may be executed in counterparts, a complete set of which shall form a single Addendum. Signatures may be given via electronic transmission and shall be deemed given as of the date and time of the transmission of this Addendum to the other party.

4. **Conflicts**. In the event of any conflict between this Addendum and the Agreement, this Addendum shall control. In all other respects, the Agreement shall remain in full force and effect.

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DECORATIVE STUCCO/CEMENTITIOUS FINISH TO EXTERIOR WALLS DISCLOSURE

THIS DECORATIVE STUCCO/CEMENTITIOUS FINISH TO EXTERIOR WALLS DISCLOSURE (this "**Disclosure**") is delivered in conjunction with and, by this reference, incorporated into the Purchase and Sale Agreement (the "**Agreement**") dated as of the Twenty-Fifth day of July, 2025 between Yglesio Luciano Moyses Silva De Souza (collectively, "**Buyer**") and Seller, as defined in the Agreement, respecting Lot 0701 of Block _____ of Wellness Ridge Subdivision/Plat in the community known as Wellness Way 32s (the "**Community**").

1. **Defined Terms**. All initially capitalized terms not defined herein shall have the meanings set forth in the Agreement, and all references in this Disclosure to the Agreement shall be deemed to include references to this Disclosure and to any other disclosure and/or addenda and riders attached to the Agreement, which are hereby incorporated by this reference.

2. **Decorative Stucco/Cementitious Finish to Exterior Walls**. Upon conveyance and recording of the Deed to the Property, the Buyer will be solely responsible for the proper maintenance and cleaning of the exterior walls of his or her Home. Exterior walls are improved with a decorative finish material composed of stucco or cementitious coating (collectively, "**decorative stucco/cementitious finish**"). While decorative stucco/cementitious finish is high in compressive or impact strength, it is for decorative purposes only and is not of sufficient tensile strength to resist building movement. It is the nature of decorative stucco/cementitious finish to exhibit some cracking and it will expand and contract in response to temperature, sometimes creating minor hairline cracks in the outer layer of the decorative stucco/cementitious finish. This is normal behavior and considered a routine maintenance item for the Buyer.

The Florida Lath & Plaster Bureau, a consortium of stucco industry professionals, has issued a Technical Bulletin TB-ST-04-12, entitled Stucco & Building Exterior Maintenance that provides recommendations for cleaning and maintenance of the decorative stucco/cementitious finish to the exterior walls of your Home. A copy of this bulletin can be obtained at www.flapb.com/docs/TB-ST-04-12.pdf?. Buyer can also obtain information on efflorescence by reviewing the National Concrete Masonry Association's "Control And Removal of Efflorescence", NCMA Tek 8-3-A available through the NCMA at www.ncma.org and on repairing cracks by reviewing the Portland Cement Association's technical note "IS526 Repair of Portland Cement Plaster" which is available for download at www.cement.org, and the American Concrete Institute's "ACI 524R-04 Guide to Portland Cement?Based Plaster" which is available for download at www.concrete.org.

It is the responsibility of the Buyer to monitor the exterior portions of his or her Home on a regular (no less often than once per year) basis for excessive cracks, stains, mildew or efflorescence. Notwithstanding the foregoing, small cracks in the decorative stucco/cementitious finish are normal and do not require any maintenance or repair. If a crack exceeds 1/8 of an inch in width, then the crack should be repaired. At least once per year, the Buyer must inspect the decorative stucco/cementitious finish to the exterior walls for cracking and if cracking is detected, engage a qualified professional to seal those cracks and repair the affected area. In addition, each year the Buyer must inspect the exterior paint and caulk material in the exterior wall system openings (i.e. windows, doors, hose bibs, etc.) for peeling, cracking or separation. If the inspection reveals any such items, the Buyer must engage a qualified professional to clean, repair, re-caulk and repaint those areas. It is the Buyer's responsibility for all maintenance and repairs described in this paragraph, and they should be completed in a timely fashion to prevent any damage to the Home.

The following conditions are covered by the Seller's Limited Warranty during the term of the Limited Warranty, and must be promptly reported to Seller for review and proper resolution: (i) cracks in or missing decorative stucco/cementitious finish wider than 1/8 of an inch; spalling of the decorative stucco/cementitious finish and (ii) separation between a decorative stucco/cementitious surface and adjacent material that equals or exceeds 1/4-inch in width that is not caulked. If the Limited Warranty has expired or does not cover the specific decorative stucco/cementitious finish issue set forth above or in the Limited Warranty, Buyer should not delay in having a qualified professional repair the problem. Seller will not be responsible for, and Buyer agrees to indemnify and hold harmless, the Indemnified Parties from and against all Claims in connection with the decorative stucco/cementitious finish due to Buyer's actions, such fastening or attaching devices (*e.g.*, patio covers, plant holders, awnings, TV dishes, and hose racks, etc.), or inactions, such as Buyer's failure to inspect and/or maintain and promptly repair the decorative stucco/cementitious finish or failure to promptly provide Seller with notice of any decorative stucco/cementitious finish cracks covered by the Limited Warranty.

3. **Counterparts**. This Disclosure may be executed in counterparts, a complete set of which shall form a single Disclosure. Signatures may be given via electronic transmission and shall be deemed original and given as of the date and time of the electronic transmission of this Addendum to the other party.

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Title: Authorized Representative
Vitor Viveiros
Date Signed by Seller: 7/25/2025

Docusign Envelope ID: 1BEF9AF1-15E8-49D3-9655-13EBBE573CF4

CHANGE ORDER ADDENDUM/AMENDMENT
- SUMMARY -

As of Change Order #1

THIS CHANGE ORDER ADDENDUM/AMENDMENT (this "**Addendum/Amendment**") is executed in conjunction with and, by this reference, incorporated into the Purchase and Sale Agreement (the "**Agreement**") dated as of the Twenty-Fifth day of July, 2025, between Yglesio Luciano Moyses Silva De Souza(collectively, "**Buyer**") and Seller, as defined in the Agreement, respecting Lot 0701 of Block _____ of Wellness Ridge Subdivision/Plat in the community known as Wellness Way 32s (the "**Community**").

1. **Defined Terms**. All initially capitalized terms not defined herein shall have the meanings set forth in the Agreement, and all references in this Addendum/Amendment to the Agreement shall be deemed to include references to this Addendum/Amendment and to any other addenda and riders attached to the Agreement, which are hereby incorporated by this reference.

2. **Requested Changes**. The Agreement describes the initial Options selected by Buyer with respect to the Home. Buyer is hereby requesting that certain changes, additions and/or modifications be made to the Home. Seller reserves the right to deny one or more of such requests in the event the construction schedule for the Home does not allow for such changes, additions and/or modifications as determined by Seller in its sole and absolute discretion. Should Seller elect not to install and/or make any of such requested changes, additions and/or modifications desired by Buyer for whatever reason, Buyer's exclusive remedy shall be to recover a refund or credit of the amount actually paid by Buyer for such item.

Action	Date Selected / Deselected	CO No.	Option Code	Qty	Unit Price	Extended Price
NF - EI Included Feature						
Add	16-APR-25	1	**AAWELL07.1113872.1782**	1	.00	.00

Description: EXT COLORS - Scheme 7 Wellness Way
Extended Description: **INFORMATION ONLY**
Exterior colors to be per the AAWELL-07 Exterior Color Scheme selected below.

(B=Body / T=Trim / 2B=2nd Body, if applicable per plan / A=Front Door, Shutters & Accent / R=Roof / S=Stone i applicable per plan)
**********(Rev 02/2021)**********

AAWELL-07 (B:SW6001 Grayish T:SW7001 Marshmallow SB:SW7018 Dovetail A:SW2811 Rockwood Blue Green R:Weathered Wood S:Cobble Flatwood)

Notes:

Selected/Deleted by: Elizabeth Hill

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Add	16-APR-25	1	**CXSEL-25.1113872.1782**	1		.00	.00

Description: EI SELECT-WHITE 25.2X - White/ Ext Flr
Extended Description: ****2025.2X... EI Select Color Specs****

####Kitchen####
****Appliances****
----Refrigerator: None----
----Microwave: Over-the-Range Microwave Oven (Stainless Steel)----
----Range/Stove: 30inch Free-Standing Electric (Stainless Steel)----
----Dishwasher: Dishwasher with Front Controls (Stainless Steel)----
----Washer: None----
----Dryer: None----

****Cabinets****
----Style & Color: Shaker Std Overlay (White)----
----Uppers: 42inch No Crown (No Stagger or refrigerator surround)----
----Hardware: Small Bar (Chrome)----
****Countertops****
----Product & Color: Quartz Silestone 1.6cm (Miami Vena)
----Backsplash: 4inch minimum Silestone 1.6cm (Miami Vena)
----Sink: Stainless Under-mount (Single Bowl)----
****Plumbing****
----Kitchen Faucet: Moen Method (Chrome)----
****Flooring****
----Floor Tile: Shaw Emergence 17x17 (Gulf)----
----Grout----Mapei or Equal Sanded Grout (#77 Frost)----
----Floor Tile Pattern: Straight-Lay (Square Pattern)----

####Master Bath####
****Cabinets****
----Style & Color: Shaker Std Overlay (White)
----Base: 34inch high----
----Hardware: Small Bar (Chrome)----
****Countertops****
----Product & Color: Quartz Silestone 1.6cm (Miami Vena)----
----Backsplash: 4inch minimum Silestone 1.6cm (Miami Vena)----
----Sink: Porcelain Square Under-mount (White)----
****Plumbing****
----Faucet: Moen Eva 2-Handle (Chrome)----
----Toilet: ProFlo Elongated (White)----
----Tub & Shower Fixtures: Acrylic (White)
****Flooring****
----Floor Tile: Shaw Emergence 17x17 (Gulf)----
----Grout: Mapei or Equal Sanded Grout (#77 Frost)----
----Floor Tile Pattern: Straight-Lay (Square Pattern)----
----Tub Surround: Shaw Emergence 17x17 (Gulf) Grout: Sanded (#77 Frost)----
----Tub Surround Tile Pattern: Straight-Lay (Square Pattern)----
----Tub Surround End Condition: Matching Bullnose (Gulf)----
----Shower Surround: Shaw Emergence 17x17 (Gulf) Grout: Sanded (#77 Frost)----
----Shower Surround Tile Pattern: Straight-Lay (Square Pattern)----
----Shower Surround End Condition: Tile----

####Secondary Baths####
****Cabinets****
----Style & Color: Shaker Std Overlay (White)
----Base: 34inch high----
----Hardware: Small Bar (Chrome)----
****Countertops****
----Product & Color: Quartz Silestone 1.6cm (Miami Vena)----
----Backsplash: 4inch minimum Silestone 1.6cm (Miami Vena)----
----Sink: Porcelain Square Under-mount (White)----
****Plumbing****
----Faucet: Moen Eva 2-Handle (Chrome)----
----Toilet: ProFlo Elongated (White)----
----Tub & Shower Fixtures: Acrylic (White)
****Flooring****
----Floor Tile: Shaw Emergence 17x17 (Gulf)----
----Grout: Mapei or Equal Sanded Grout (#77 Frost)----
----Floor Tile Pattern: Straight-Lay (Square Pattern)----
----Tub & Shower Walls: Shaw Emergence 17x17 (Gulf) Grout: Sanded (#77 Frost)----
----Tub & Shower Walls: Straight-Lay (Square Pattern)----

####2024 Ei Select Interior####

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----Interior Paint: Sherwin Williams (Extra White SW 7006)----
----Bath Mirrors: 36inch High / No Medicine Cabinets----
----Carpet: Shaw - Highflyer L001R (#540 Silver Mist)----
----EXTENDED STRAIGHT LAY TILE STANDARD in home (first floor only) Hallways, living room, dining room, den/study/flex and family room (per plan)----

**********(Updated 02.25.25, CXSEL-25 SELECT, ver2025.2X ...)**********

Notes:

Selected/Deleted by: Elizabeth Hill

Change Order Total $ .00
New Total Purchase Price $ 410,340.00

3. **Counterparts**. This Addendum/Amendment may be executed in counterparts, a complete set of which shall form a single Addendum/Amendment. Signatures may be given via electronic transmission and shall be deemed original and given as of the date and time of the electronic transmission of this Addendum/Amendment to the other party.

4. **Conflicts**. In the event of any conflict between this Addendum/Amendment and the Agreement, this Addendum/Amendment shall control. In all other respects, the Agreement shall remain in full force and effect.

5. **Entire Agreement**. The Agreement, together with this Addendum/Amendment and any other addenda and riders to the Agreement, contains the entire agreement between Buyer and Seller concerning the matters set forth herein. No addition or modification of this Addendum/Amendment or the Agreement shall be effective unless set forth in writing and signed by Buyer and an authorized representative of Seller.

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Buyer - Yglesio Luciano Moyses Silva De Souza
Date 7/25/2025

Buyer -
Date

Buyer -
Date

Buyer -
Date

SELLER:
LENNAR HOMES, LLC

Signed by:
Vitor Viveiros
1GE511971E0F4E4...

By
Title: Authorized Representative
Vitor Viveiros
Date Signed by Seller: 7/25/2025

Certificado de Conclusão

Identificação de envelope: 1BEF9AF1-15E8-49D3-9655-13EBBE573CF4
Status: Concluído
Assunto: Contract Documents for Yglesio Luciano Moyses Silva De Souza - OLH - 11138720701 - Wellness Way 32s
Envelope fonte:
Documentar páginas: 65
Assinaturas: 35
Certificar páginas: 6
Rubrica: 9
Assinatura guiada: Ativado
Selo com EnvelopeId (ID do envelope): Ativado
Fuso horário: (UTC-08:00) Hora do Pacífico (EUA e Canadá)

Remetente do envelope:
Lennar Corporation
5505 Blue Lagoon Drive, Suite 502
Miami, 33126
docusign@lennar.com
Endereço IP: 158.101.19.24

Rastreamento de registros

Status: Original
25/07/2025 09:25:09
Portador: Lennar Corporation
docusign@lennar.com
Local: DocuSign

Eventos do signatário	Assinatura	Registro de hora e data
Yglesio Luciano Moyses Silva De Souza yglesio@yahoo.com Nível de segurança: E-mail, Autenticação da conta (Opcional), Código de acesso	Assinado por: Yglesio Luciano Moyses Silva De Souza 31AD751684404C3... Adoção de assinatura: Estilo pré-selecionado Usando endereço IP: 72.189.163.188	Enviado: 25/07/2025 09:25:11 Visualizado: 25/07/2025 11:08:48 Assinado: 25/07/2025 11:09:44
Termos de Assinatura e Registro Eletrônico: Aceito: 25/07/2025 11:08:48 ID: 4023e52d-b4b0-4f96-ab35-8614b2571585		
Vitor Viveiros vitor.viveiros@lennar.com New Home Consultant Lennar Nível de segurança: E-mail, Autenticação da conta (Opcional)	Signed by: Vitor Viveiros 1CE511971E0F4F4... Adoção de assinatura: Estilo pré-selecionado Usando endereço IP: 216.97.213.152	Enviado: 25/07/2025 11:09:46 Visualizado: 25/07/2025 13:16:40 Assinado: 25/07/2025 13:17:02
Termos de Assinatura e Registro Eletrônico: Aceito: 22/05/2024 10:28:27 ID: f808525a-7e89-4b5d-965f-54af28dee06f		

Eventos do signatário presencial	Assinatura	Registro de hora e data

Eventos de entrega do editor	Status	Registro de hora e data

Evento de entrega do agente	Status	Registro de hora e data

Eventos de entrega intermediários	Status	Registro de hora e data

Eventos de entrega certificados	Status	Registro de hora e data

Eventos de cópia	Status	Registro de hora e data

Eventos com testemunhas	Assinatura	Registro de hora e data

Eventos do tabelião	Assinatura	Registro de hora e data

Eventos de resumo do envelope	Status	Carimbo de data/hora
Envelope enviado	Com hash/criptografado	25/07/2025 09:25:11
Entrega certificada	Segurança verificada	25/07/2025 13:16:40

Eventos de resumo do envelope	Status	Carimbo de data/hora
Assinatura concluída	Segurança verificada	25/07/2025 13:17:02
Concluído	Segurança verificada	25/07/2025 13:17:02

Eventos de pagamento	Status	Carimbo de data/hora

Termos de Assinatura e Registro Eletrônico

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, Lennar Corporation, and all applicable affiliated and subsidiary companies, including but not limited to: CalAtlantic Group, LLC, Lennar Commercial Services, Inc., Lennar Commercial Services, LLC, Lennar Homes, LLC, the Lennar Family of Builders, Lennar Homes of California, LLC, Lennar Homes USA, Lennar Sales Corp., Quarterra Living, Inc., Quarterra Living, LLC, Quarterra Multifamily Communities, LLC, Rialto Capital Management , and WCI Communities, LLC, hereinafter individually and/or collectively referred to as "we", "us" or the "Company") may provide to you certain written documents, notices or disclosures authorizations, acknowledgements, and other documents that are necessary or required to be provided during the course of our relationship with you ("Documents"). Described below are the terms and conditions for providing to you the Documents through the DocuSign, Inc. ("DocuSign") electronic signing system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to these terms and conditions, please confirm your agreement by clicking the "I agree" button at the bottom of this document.

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We do not need any other information from you to withdraw consent. The consequences of your withdrawing consent for online Documents will be that transactions may take a longer time to process.

Consequences of changing your mind: If you elect to receive required Documents only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need to first send to you the required Documents in paper format, and then wait until we receive back from you, as the case may be, (i) your executed Documents or (ii) your acknowledgment of your receipt of such paper Documents.

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In consenting to receiving delivery of Documents via DocuSign, you agree that your consent to your electronic signature and electronic delivery is being provided in accordance with applicable state and federal law, including without limitation the federal Electronic Signatures in Global and National Commerce Act; you agree that you will not forward the Documents to another party for signature nor allow any other party to sign the Documents sent via DocuSign on your behalf unless that party is properly named as a delegated signer in accordance with DocuSign policy.

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To advise Lennar of your new e-mail address: To let us know of a change in your e-mail address for the purposes of us electronically sending to you Documents you must send an email message to us at docusign@lennar.com and in the body of such request you must state: your previous e-mail address, your new e-mail address.

We do not require any other information from you to change your email address.

In addition, you must notify DocuSign, Inc to arrange for your new email address to be reflected in your DocuSign account by following the process for changing e-mail addresses in the DocuSign system.

Required hardware and software for access and retention**

Browsers:	The latest stable release of Windows Edge; Mozilla® Firefox (Windows or Mac); Safari (Mac only); or Google Chrome®.
Mobile Signing:	The latest version of Apple iOS version or Android version.
PDF Reader:	Acrobat® Reader or similar software may be required to view and print Portable Document Format ("PDF") files. The minimum required PDF version that your PDF reader must be able to open is PDF 15.
Screen Resolution:	1024 x 768 recommended
Enabled Security Settings:	A user must allow per session cookies. A user accessing the Internet behind a proxy server must enable HTTP 1.1 settings through a proxy connection. Firewall settings must allow access to the appropriate DocuSign server, including without limitation https: / /docucdn_a.akamaihd.net.

Assistive technology is available through DocuSign, including screen readers, keyboard-only use, and enabling high-contrast mode.

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**These minimum requirements are subject to change, from time to time. If these requirements change, we will provide you with an email message advising of such changes, at the email address we have on file for you at that time. Upon your receipt of such notice you will have the right to withdraw your consent, in accordance with the procedures set forth herein. Pre-release (e.g., beta) versions of operating systems and browsers are not supported.

Termination/Changes: We reserve the right, in our sole discretion, to discontinue the provision of our electronic delivery, or to terminate or change the terms and conditions under which we will provide electronic delivery. We will provide you with notice of any such termination or change as required by applicable law.

Acknowledging your access and consent to receive materials electronically: To confirm to us that you can access this information electronically, which will be similar to other electronic Documents that we will provide to you, please verify that you were able to (i) read this electronic disclosure, (ii) print on paper or electronically save this page for your future reference, and (iii) access or e-mail this disclosure and consent to an address where you will be able to print on paper or save it for your future reference. Further, if you consent to receiving Documents exclusively in electronic format on the terms and conditions described above, please let us know by checking the "I agree to use electronic records and signatures." box.

By checking the "I agree to use electronic records and signatures." box, I confirm that:

- I can access and read this Electronic CONSENT TO ELECTRONIC RECEIPT OF ELECTRONIC RECORD AND SIGNATURE DISCLOSURE document; and

- I can print on paper the disclosure or save or send the disclosure to a place where I can print it, for future reference and access; and

- Until or unless I notify the Company as described above, I consent to receive from exclusively through electronic means all Documents that are required to be provided or made available to me by the Company during the course of my relationship with you.

- I agree that I will not forward Documents sent via DocuSign to another party for signature, nor will I allow another party to sign the Documents sent via DocuSign on my behalf unless that party is named as a delegated signer in accordance with DocuSign policy.

- I understand how to cancel the disclosure and consent, should I ever want to do so.

Docusign Envelope ID: 2B9EEF52-331E-40E0-B8E8-2111BAC53833

DISCLOSURE SUMMARY

1. AS A BUYER (PURCHASER) OF PROPERTY IN THIS COMMUNITY, UPON CONVEYANCE AND RECORDING OF THE DEED TO THE PROPERTY YOU WILL BE OBLIGATED TO BE A MEMBER OF THE FOLLOWING HOMEOWNERS' ASSOCIATION(S) AND/OR CLUB [IF NOT APPLICABLE, MARK N/A]: (i) N/A ("**ASSOCIATION**") (ii) BRENTWOOD HOA ("**NEIGHBORHOOD ASSOCIATION**"), (iii) N/A ("**OTHER ASSOCIATION**"), AND N/A ("**CLUB**").

2. THERE HAVE BEEN OR WILL BE RECORDED RESTRICTIVE COVENANTS GOVERNING THE USE AND OCCUPANCY OF PROPERTIES IN THE BRENTWOOD TH COMMUNITY ("**COMMUNITY**"), BRENTWOOD TOWNHOME NEIGHBORHOOD ("**NEIGHBORHOOD**") AND N/A OTHER PROPERTY ("**OTHER PROPERTY**") [IF NOT APPLICABLE, MARK N/A]. IN ADDITION, THERE HAVE BEEN OR WILL BE RECORDED RESTRICTIVE CLUB COVENANTS ("**CLUB PLAN**") REQUIRING MEMBERSHIP IN THE N/A CLUB [IF NOT APPLICABLE, MARK N/A].

3. YOU WILL BE OBLIGATED TO PAY ASSESSMENTS TO THE ASSOCIATION: ASSOCIATION ASSESSMENTS MAY BE SUBJECT TO PERIODIC CHANGE. IF APPLICABLE, THE CURRENT AMOUNT OF ASSOCIATION ASSESSMENTS IS _____ PER N/A [IF NOT APPLICABLE, MARK N/A]. YOU WILL ALSO BE OBLIGATED TO PAY ANY SPECIAL ASSESSMENTS IMPOSED BY THE ASSOCIATION. SUCH SPECIAL ASSESSMENTS MAY BE SUBJECT TO CHANGE. IF APPLICABLE, THE CURRENT AMOUNT IS $.00 PER N/A [IF NOT APPLICABLE, MARK N/A].

4. YOU WILL BE OBLIGATED TO PAY ASSESSMENTS TO THE NEIGHBORHOOD ASSOCIATION: NEIGHBORHOOD ASSOCIATION ASSESSMENTS MAY BE SUBJECT TO PERIODIC CHANGE. IF APPLICABLE, THE CURRENT AMOUNT OF NEIGHBORHOOD ASSOCIATION ASSESSMENTS IS $206.01 PER QUARTERLY [IF NOT APPLICABLE, MARK N/A]. YOU WILL ALSO BE OBLIGATED TO PAY ANY SPECIAL ASSESSMENTS IMPOSED BY THE NEIGHBORHOOD ASSOCIATION. SUCH SPECIAL ASSESSMENTS MAY BE SUBJECT TO CHANGE. IF APPLICABLE, THE CURRENT AMOUNT IS $.00 PER N/A [IF NOT APPLICABLE, MARK N/A].

5. YOU WILL BE OBLIGATED TO PAY ASSESSMENTS TO THE OTHER ASSOCIATION: OTHER ASSOCIATION ASSESSMENTS MAY BE SUBJECT TO PERIODIC CHANGE. IF APPLICABLE, THE CURRENT AMOUNT OF OTHER ASSOCIATION ASSESSMENTS IS $.00 PER N/A [IF NOT APPLICABLE, MARK N/A]. YOU WILL ALSO BE OBLIGATED TO PAY ANY SPECIAL ASSESSMENTS IMPOSED BY THE OTHER ASSOCIATION. SUCH SPECIAL ASSESSMENTS MAY BE SUBJECT TO CHANGE. IF APPLICABLE, THE CURRENT AMOUNT IS $.00 PER N/A [IF NOT APPLICABLE, MARK N/A].

6. YOU WILL BE OBLIGATED TO PAY CLUB DUES TO THE CLUB OWNER IN CONNECTION WITH A MANDATORY CLUB MEMBERSHIP IN THE CLUB. IF APPLICABLE, THE CURRENT AMOUNT IS $.00 PER N/A [IF NOT APPLICABLE, MARK N/A]. CLUB DUES MAY BE SUBJECT TO PERIODIC CHANGE. YOU MAY ALSO BE OBLIGATED TO PAY ANY SPECIAL ASSESSMENTS IMPOSED BY THE CLUB OWNER. SUCH SPECIAL ASSESSMENTS MAY BE SUBJECT TO PERIODIC CHANGE.

7. YOU MAY BE OBLIGATED TO PAY SPECIAL ASSESSMENTS TO THE RESPECTIVE MUNICIPALITY, COUNTY, SPECIAL DISTRICT, OR COMMUNITY DEVELOPMENT DISTRICT. ALL ASSESSMENTS ARE SUBJECT TO PERIODIC CHANGE.

8. YOUR FAILURE TO PAY SPECIAL ASSESSMENTS OR ASSESSMENTS LEVIED BY THE ASSOCIATION, NEIGHBORHOOD ASSOCIATION, OTHER ASSOCIATION AND/OR CLUB COULD RESULT IN A LIEN ON YOUR PROPERTY.

9. THERE MAY BE AN OBLIGATION TO PAY RENT OR LAND USE FEES FOR RECREATIONAL OR OTHER COMMONLY USED FACILITIES AS AN OBLIGATION OF MEMBERSHIP IN THE ASSOCIATION. IF APPLICABLE, THE CURRENT AMOUNT IS $.00 PER N/A [IF NOT APPLICABLE, MARK N/A]. THERE MAY BE AN OBLIGATION TO PAY RENT OR LAND USE FEES FOR RECREATIONAL OR OTHER COMMONLY USED FACILITIES AS AN OBLIGATION OF MEMBERSHIP IN THE NEIGHBORHOOD ASSOCIATION. IF APPLICABLE, THE CURRENT AMOUNT IS $.00 PER N/A [IF NOT APPLICABLE, MARK N/A]. THERE MAY BE AN OBLIGATION TO PAY RENT OR LAND USE FEES FOR RECREATIONAL OR OTHER COMMONLY USED FACILITIES AS AN OBLIGATION OF MEMBERSHIP IN THE OTHER ASSOCIATION. IF APPLICABLE, THE CURRENT AMOUNT IS $.00 PER N/A [IF NOT APPLICABLE, MARK N/A]. YOU MAY BE OBLIGATED TO PAY CLUB DUES IN CONNECTION WITH A MANDATORY CLUB MEMBERSHIP IN THE CLUB. IF APPLICABLE, THE CURRENT AMOUNT OF CLUB DUES IS $.00 PER N/A [IF NOT APPLICABLE, MARK N/A].

10. THE DEVELOPER [SELLER] MAY HAVE THE RIGHT TO AMEND THE RESTRICTIVE COVENANTS OF THE MASTER ASSOCIATION, NEIGHBORHOOD ASSOCIATION, OR OTHER ASSOCIATION, AS APPLICABLE, WITHOUT THE APPROVAL OF THE MASTER ASSOCIATION, NEIGHBORHOOD ASSOCIATION, OTHER ASSOCIATION OR THE PROPERTY OWNERS. IN ADDITION, IF THE CLUB IS STILL UNDER THE CONTROL OF THE DEVELOPER [SELLER], THE DEVELOPER [SELLER] MAY HAVE THE RIGHT TO AMEND THE CLUB PLAN WITHOUT THE APPROVAL OF THE CLUB MEMBERS.

11. THE STATEMENTS CONTAINED IN THIS DISCLOSURE FORM ARE ONLY SUMMARY IN NATURE, AND AS A PROSPECTIVE PURCHASER, YOU SHOULD REFER TO THE ASSOCIATION GOVERNING DOCUMENTS, THE NEIGHBORHOOD ASSOCIATION GOVERNING DOCUMENTS, THE OTHER ASSOCIATION GOVERNING DOCUMENTS AND THE CLUB PLAN, AS APPLICABLE, BEFORE PURCHASING THE PROPERTY.

12. THESE DOCUMENTS ARE EITHER MATTERS OF PUBLIC RECORD AND CAN BE OBTAINED FROM THE RECORD OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED, OR ARE NOT RECORDED AND CAN BE OBTAINED FROM THE DEVELOPER.

13. THIS DISCLOSURE SUMMARY MAY BE EXECUTED IN COUNTERPARTS, A COMPLETE SET OF WHICH SHALL FORM A SINGLE DISCLOSURE SUMMARY.

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Buyer - Yglesio Luciano Moyses Silva De Souza
Date 11/20/2025

Buyer -
Date

Buyer -
Date

Buyer -
Date

SELLER:
LENNAR HOMES, LLC
a Authorized Agent

Signed by:
Vitor Viveiros
1CE511971E0F4F4...

By
Title: Authorized Representative
Vitor Viveiros
Date Signed by Seller: 11/21/2025

Docusign Envelope ID: 2B9EEF52-331E-40E0-B8E8-2111BAC53833

LENNAR HOMES, LLC
6675 Westwood Blvd. 5th Floor
Orlando, FL 32821
407-586-4000

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT (together with the Riders and Addenda attached hereto and incorporated by reference herein, this "**Agreement**") is made and entered into as of the twentieth day of NOVEMBER, 2025 by and between LENNAR HOMES, LLC ("**Seller**"), and Buyer(s) named below ("**Buyer**"):

BUYER(S):	Check Applicable:
1. Yglesio Luciano Moyses Silva De Souza 2. 3. 4. No Buyer Name Changes Will Be Permitted Unless Seller and Buyer Validly Execute an Amendment to Change Party.	Married ☒ Single ☐ Married ☐ Single ☐ Married ☐ Single ☐ Married ☐ Single ☐

Buyer Address: 5677 LIVELINESS ALLEY		
City: Clermont	State / Country: FL / US	Zip: 34714

By providing your telephone numbers and your email address, you hereby consent to receiving telephonic and email communications, including advertisements, made or sent by or on behalf of Seller and/or its affiliates.

Home Telephone: _____

Business Telephone: _____

Cellular Telephone: 5598991101412

E-mail Address: yglesio@yahoo.com
Please note that a valid email address is required to access the Lennar Account Application (as defined in Rider B) to review Purchase and Sale Agreement documents and to submit warranty claims after Closing.

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YLMSDS (INITIAL) _____ (INITIAL)

1. **Purchase and Sale**. Buyer agrees to buy and Seller agrees to sell to Buyer (on the terms and conditions set forth below) Model Bright constructed or to be constructed on the following described property:

Lot 2311 of Block _____ of BRENTWOOD TOWNHOME Subdivision/Plat, in POLK County (the "**County**"), Florida.

The residence and improvements (the "**Home**") constructed or to be constructed on the above described property (the "**Homesite**"), and all appurtenances thereto are collectively referred to in this Agreement as the "**Property.**" The Property is located within the community known as Brentwood TH (the "**Community**").

2. **Purchase Price and Payments**. The total purchase price ("**Total Purchase Price**") for the Home, exclusive of any Closing Costs as described in Rider B and the Purchase Price and Payment Addendum, is **$284,990.00**. Buyer (and not a third party) has made an earnest money deposit upon the signing of this Agreement (the "**Initial Deposit**") of **$3,000.00** to Seller. Buyer shall make further payments to Seller, including but not limited to any "**Additional Deposit**" or "**Advanced Payment**" (consisting of non-refundable deposit(s) for options, extras, and upgrades) as set forth in the Purchase Price and Payment Addendum attached hereto and made a part hereof. The term "**Deposit**" shall include the Initial Deposit, Additional Deposit and Advanced Payment. If Buyer has not already paid the Initial Deposit at the time Seller signs this Agreement, Buyer will make the Initial Deposit within twenty-four (24) hours of the Effective Date.

3. **Builder's Fee**. Buyer acknowledges and agrees that in connection with the purchase of the Property, Buyer shall pay to Seller a builder's fee, equal to **.25%** of the Total Purchase Price (the "**Builder's Fee**"). The Builder's Fee is imposed in connection with all home sales in the Community, regardless of whether Buyer finances the purchase of the Property. Notwithstanding the foregoing, Buyer acknowledges that the Builder's Fee may not be imposed on all home sales in the Community, and Seller reserves the right to change or withdraw the Builder's Fee on subsequent home sales in the Community at any time prior to Seller's completion of construction of all homes in the Community. The Builder's Fee represents additional revenue and is intended to compensate Seller for various internal costs and expenses associated with the sales, promotion and/or development of the Community. This fee is due at Closing. The Builder's Fee is separate from any and all Closing Costs (defined herein below). While the Builder's Fee is payable, along with various other fees, costs and amounts at Closing, the Builder's Fee is not a settlement fee associated with any loan that you may obtain to finance the purchase of the Property.

4. **Legally Binding Agreement**. THIS AGREEMENT IS A LEGALLY BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, PLEASE SEEK COMPETENT LEGAL ADVICE. NO WARRANTIES OR REPRESENTATIONS, OTHER THAN THOSE SPECIFIED IN THIS AGREEMENT, ARE EXPRESSED OR IMPLIED. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF SELLER. FOR CORRECT WARRANTIES AND REPRESENTATIONS, REFERENCE SHOULD BE MADE TO THIS AGREEMENT, INCLUDING THE RIDERS AND ADDENDA ATTACHED HERETO, AND THE "DOCUMENTS" (AS SUCH TERM IS DEFINED IN RIDER B) PROVIDED TO BUYER, IF ANY.

5. **Financing**.

☒ **CASH TRANSACTION**. If this box is checked, this is a cash transaction and not contingent on financing. Buyer agrees to provide within five (5) calendar days from the Buyer's execution of this Agreement financial statements or other written verification of Buyer's ability to purchase the Property with cash and thereafter, Buyer agrees to provide updated financial statements or written verification of Buyer's ability to purchase the Property in cash within five (5) calendar days of written request by Seller. If Buyer does not (in Seller's sole judgment, based on the documentation provided by Buyer to Seller) have the financial ability to purchase the Property with cash, then Seller may terminate this Agreement by refunding to Buyer any paid Deposit.

☐ **MORTGAGE TRANSACTION**. If this box is checked, Buyer desires to obtain a loan commitment (the "**Commitment**") within the Mortgage Period (as such term is defined in Rider B attached hereto) for a first mortgage loan from Lennar Mortgage, LLC (an affiliate of Seller), or another qualified institutional mortgage lender of Buyer's choice ("**Lender**"), with interest and service charges at current market rates at time of Closing (as defined below) for a borrower of Buyer's credit qualifications and with a loan term of at least thirty (30) years. Buyer agrees to apply within five (5) calendar days from the execution of this Agreement for a loan at the then prevailing interest rate. In the event Buyer chooses to obtain financing through a Lender other than Lennar Mortgage, LLC, Buyer agrees to provide Seller within five (5) calendar days with the name, address and phone number of such Lender, the loan officer and the loan processor. Buyer shall furnish promptly and accurately to Lender all information and documents requested by Lender in connection with such application. If Buyer provides Lender's written disapproval of loan within the Mortgage Period (and Buyer has not cancelled or withdrawn his/her loan application), Seller shall refund the Deposit to Buyer. If Buyer fails to provide Seller within the Mortgage Period with (i) a copy of the written Commitment reasonably satisfactory to Seller, or (ii) Lender's written disapproval of Buyer for such loan, Buyer shall be in default and Seller shall be entitled to retain the Deposit as liquidated damages for taking the Property off of the market and that the amount of liquidated damages is fixed and agreed to by the parties as a reasonable estimate of the damages that Seller shall suffer and is not in the nature of a penalty. If this Agreement provides for a VA guaranteed or FHA insured loan, Buyer's obligation to complete the purchase contemplated under this Agreement is subject to the VA/FHA Addendum attached hereto and incorporated herein.

The following shall apply only if Buyer desires to apply for a loan, as indicated above:

5.1 Prequalification. Buyer may have obtained a "prequalification" from Lennar Mortgage, LLC for the purpose of determining Buyer's ability to purchase the Property. BUYER UNDERSTANDS AND ACKNOWLEDGES THAT BUYER IS NOT OBLIGATED TO USE LENNAR MORTGAGE, LLC TO OBTAIN FINANCING TO PURCHASE THE PROPERTY.

5.2 Application. Buyer understands that any loan application required under this Agreement must be fully completed in order to obtain the mortgage loan, and Buyer will make a good faith attempt to qualify for the mortgage loan. If Buyer has a spouse who does not constitute a Buyer under this Agreement, Buyer agrees to have his/her spouse sign the mortgage documents as required by Lender. BUYER AGREES TO INCUR NO DEBT SUBSEQUENT TO THE EFFECTIVE DATE WHICH MIGHT JEOPARDIZE APPROVAL OF BUYER'S MORTGAGE LOAN. IF THE PROPERTY IS BEING PURCHASED BY A CORPORATION, PARTNERSHIP, OR OTHER ENTITY, BUYER AGREES TO (1) OBTAIN ANY PERSONAL ENDORSEMENTS OR GUARANTEES REQUIRED BY LENDER AND (2) PROVIDE TO LENDER AND/OR THE TITLE INSURER PROMPTLY UPON REQUEST SUCH CERTIFICATES, RESOLUTIONS OR OTHER CORPORATE, PARTNERSHIP OR OTHER ORGANIZATIONAL DOCUMENTS AS MAY BE REQUIRED. Except as provided in this Agreement, Buyer agrees to pay all loan fees and closing costs charged by Lender in connection with the mortgage loan. Buyer will pay any prepaid interest due on the mortgage loan at the time of Closing and any amount Lender may require to be put into escrow toward the payment of property taxes and insurance on the Property. Buyer will also pay any mortgage insurance premiums (prepaid or otherwise), if required by Lender.

5.3 Commitment. Any lender selected by Buyer shall not require the issuance of a certificate of occupancy and the appraiser's final inspection prior to the release of loan documents for Closing. Buyer understands that the rate of interest on the mortgage is established by Lender and not by Seller and that any predictions or representations of present or future interest rate that may have been contained in any advertising or promotion by Seller are not binding. If Buyer obtains a written mortgage loan Commitment and the mortgage loan Commitment is subsequently withdrawn through no fault of Seller including, but not limited to, any condition to such loan Commitment not being satisfied for any reason, this Agreement shall remain in full force and effect and Buyer shall be conclusively presumed to have agreed to purchase the Property as a cash transaction. If the mortgage loan Commitment is withdrawn following the expiration of the Mortgage Period, Buyer shall notify Seller, in writing, of such fact within five (5) calendar days. Buyer shall also provide financial statements or other written verification of Buyer's ability to purchase the Property with cash within five (5) calendar days of withdrawal of the Commitment. If Buyer does not (in Seller's sole judgment, based on the documentation provided by Buyer to Seller) have the financial ability to purchase the Property with cash, then Seller may terminate this Agreement by written notice and refunding to Buyer any paid Deposit. Once Buyer selects a Lender and obtains a Commitment acceptable to Seller, Buyer may change to another Lender at Buyer's discretion up to thirty (30) days prior to estimated completion date ("**Estimated Completion Date**") provided Buyer notifies Seller in writing of such change and provides another Commitment (if there is a change in Lender) to Seller not later than thirty (30) days before the Estimated Completion Date. Buyer agrees that it will make no changes to its mortgage financing arrangement, including change of Lender, within the last thirty (30) days before Estimated Completion Date.

5.4 Appraisal. If the Lender's appraiser appraises the value of the Property for less than the Total Purchase Price, Buyer shall notify Seller, in writing, of such fact within three (3) calendar days from the receipt of the written appraisal. Seller shall then have the option, but not the obligation, in Seller's sole and absolute discretion, to: (i) lower the Total Purchase Price to the appraised value and Buyer shall proceed to Closing; or (ii) allow Buyer to pay the difference between the mortgage loan proceeds and the amounts required to close the transaction contemplated by this Agreement and proceed to Closing (the "**Additional Cash to Close Funds**"). Under no circumstances shall Buyer be excused from performance under this Agreement as a result of Lender's appraisal. Notwithstanding the foregoing, if this Agreement provides for a VA guaranteed or FHA insured loan, the applicable appraisal requirements are set forth in the FHA/VA Addendum attached hereto and incorporated herein.

5.5 Sale of Other Residence. Notwithstanding any condition in the loan Commitment to the contrary, and unless Seller agrees otherwise in writing, Buyer represents and warrants that this Agreement is not and will not be subject to or contingent upon Buyer's selling and/or closing on the sale of Buyer's present residence or other property. Failure to close on the

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purchase of the Property will constitute a default by Buyer and the remedies available to Seller for Buyer's default under this Agreement shall apply.

6. **Funds**. Buyer shall remit to Seller the Initial Deposit, Additional Deposit or Advance Payments by check, cashier's check or wire transfer. Buyer acknowledges that Seller shall have the right to deposit such check for the Initial Deposit without such action being deemed acceptance of this Agreement. If any such check is not paid by the bank after acceptance of this Agreement, Seller shall have the option to cancel this Agreement and declare Buyer in default. If Buyer provides any check for a Deposit in the form of Canadian currency (a "**C$ check**"), Seller's depository bank will convert such C$ check into a U.S. dollar amount using its currency procedures and exchange rate then in effect two (2) business days following the date of processing (the "**Conversion Date**") and the amount of the Deposit to be applied toward the Total Purchase Price shall be equal to the amount received by Seller from the depository bank on the Conversion Date. Seller reserves the right to charge or pass through any currency conversion-related fees or costs to the Buyer at Closing (as hereafter defined). Notwithstanding the foregoing or anything contained in this Agreement to the contrary, the balance of the Total Purchase Price plus all applicable Closing Costs (the "**Closing Proceeds**") shall be paid to Seller at Closing. Any funds paid by Buyer under the terms of this Agreement to Seller, including funds paid through a check or cashier's check are accepted by Seller subject to collection.

UNLESS A WRITTEN REQUEST FOR PAYMENT BY CASHIER'S CHECK IS RECEIVED AND APPROVED BY SELLER NOT LESS THAN FIVE (5) BUSINESS DAYS PRIOR TO CLOSING, BUYER ACKNOWLEDGES AND AGREES THAT CLOSING PROCEEDS MUST BE BY FEDERAL WIRE TRANSFER IN IMMEDIATELY AVAILABLE FUNDS. BUYER IS RESPONSIBLE FOR ALL BANK OR WIRE TRANSFER CHARGES AND CURRENCY EXCHANGE FEES. WITHOUT LIMITING ANY OTHER PROVISIONS HEREIN, IF ANY DEPOSIT AND/OR CLOSING PROCEEDS ARE NOT TIMELY PAID, BUYER SHALL BE IN DEFAULT. Notwithstanding the foregoing, if Seller approves Buyer's written request to deliver a cashier's check and thereafter Buyer delivers all or any portion of the Closing Proceeds in the form of a cashier's check exceeding $25,000.00, then Buyer will not be entitled to possession of the Home until the cashier's check has cleared.

7. **Credit Information Authorization**. Buyer authorizes Lender to whom Buyer has applied or is in the process of applying for a mortgage loan in connection with this transaction to disclose to Seller the information contained in any loan application, verification of Deposit, income and employment, and credit reports or credit related documentation on Buyer. Buyer authorizes Lender, and any credit bureau or other person or entity utilized or engaged by Lender, to obtain one or more consumer reports regarding Buyer and to investigate any information, reference, statement, or data, provided to Lender by Buyer or by any other person or entity, pertaining to Buyer's credit and financial status. Buyer shall indemnify, defend and hold harmless Seller, its officers, directors, shareholders, employees, agents, contractors, subcontractors and suppliers ("**Indemnified Parties**"), Lender, and any credit bureau or other person or entity utilized or engaged by Lender or Seller, from and against any deficiencies, losses, liabilities, claims, damages, expenses, obligations, penalties, actions, judgments, awards, suits, costs or disbursements of any kind or nature whatsoever, including attorneys' fees and expenses ("**Claims**") arising from an investigation of Buyer's credit and financial status.

8. **Closing**. Without limiting the terms of Section 9, Buyer acknowledges and agrees that Seller has the right in its sole discretion to schedule the date and place for the closing of the transaction contemplated by this Agreement ("**Closing**") and Buyer shall close on such Closing Date (the "**Closing Date**"). Upon Closing all contracted services to be performed under this Agreement by Seller (the "**Contracted Services**") shall be deemed completed and fully performed, and this Agreement shall be deemed completed, within the meaning of Florida Statutes § 95.11(3)(c). Contracted Services shall not include any corrections of defects or deficiencies in the Home, punch list work, or warranty work. Buyer will be given notice of the Closing Date by the "Closing Date Notice Period" (as such term is defined in Rider B attached hereto). Seller is authorized to postpone or advance the date of Closing at its discretion. Seller must, however, give Buyer reasonable notice of the new Closing Date. Any notice of Closing may be given verbally, by telephone, telegraph, telex, facsimile, mail, e-mail, or other means of communication at Seller's option. All notices of Closing will be given to Buyer at the address or by use of the telephone number(s) or e-mail address(es) specified in this Agreement unless Seller has received written notice from Buyer of any change therein prior to the date notice of Closing is given. Buyer's failure to receive the notice of Closing because Buyer has failed to advise Seller of any changes of address or phone number, or because Buyer has failed to pick up a letter when Buyer has been advised of an attempted delivery or for any other reason, shall not relieve Buyer of Buyer's obligation to close on the scheduled Closing Date, unless Seller otherwise agrees in writing to postpone the Closing Date. If Buyer fails, for any reason, to close on the date specified by Seller, Seller shall have the option to declare Buyer in default and seek the remedies stated in Section 15 below, or to charge Buyer Three Hundred Dollars ($300.00) per day for each day after the date of Closing specified by Seller until, and including, the actual Closing Date, and Seller may require that prorations be made as of the original Closing Date. This sum shall be due and payable in full at the time the extension is accepted by Seller. In addition, if Seller agrees to an extension of the date of Closing beyond the last day of the month for which Closing is originally set, an amount equal to One Percent (1%) of the Total Purchase Price shall also be payable to Seller. The sum for extending the date of Closing beyond the last day of the month shall be due and payable in full at the time the extension is accepted by Seller. Buyer agrees that the late charges are appropriate in order to cover Seller's administrative and other expenses resulting from a delay in Closing and that the amount of liquidated damages is fixed and agreed to by the parties as a reasonable estimate of the damages that Seller shall suffer and is not in the nature of a penalty. Seller is not required to agree to reschedule Closing, but Seller may reschedule Closing in Seller's sole discretion. It is a requirement that Buyer's Lender meet the Closing date and a delay by the Lender shall not be an excuse for Buyer's timely performance. The Closing date must be met even though the certificate of occupancy and final appraiser's inspection may not be received until after the day of Closing. The Lender may make the receipt of said items a "funding condition" prior to final disbursement but the receipt of these items shall not be a condition preventing the preparation and release of loan and closing documents for Closing. Notwithstanding the foregoing and subject to the provisions of Section 5.2 above, if the Mortgage Transaction box is checked above, Seller will agree to postpone Closing and not impose late charges to the extent such postponement is required in order for Buyer's Lender to meet any pre-closing waiting period required as the result of Buyer's Lender's issuance of revised closing disclosures under 12 C.F.R. § 1026.19(f)(2)(ii) of the Consumer Financial Protection Bureau's TILA-RESPA Integrated Disclosure Rule when such revisions directly result from a Seller action taken within six (6) calendar days of the Closing Date. However, in such event, Seller shall have no liability to the Buyer for failure to deliver the Property on the originally scheduled Closing Date.

9. **Completion Date**. It is expressly agreed by Buyer that notwithstanding anything to the contrary specified herein or verbally represented (including but not limited to Seller's sales representative), any scheduled completion date is a good faith estimate, and Seller makes no promises or representations concerning the date of completion. Buyer agrees that Buyer has not relied, and will not rely upon, any estimated completion date for any purpose whatsoever, including, without limitation, relocation of residence, storage of personal property, or lock-in financing, and Buyer agrees that Seller shall not be liable for any additional costs, expenses or damages whatsoever should the Home not be completed by an estimated completion date. Notwithstanding the foregoing, upon Closing all

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Contracted Services to be performed under this Agreement by Seller shall be deemed completed and fully performed, and this Agreement shall be deemed completed, within the meaning of Florida Statutes § 95.11(3)(c). Contracted Services shall not include any corrections of defects or deficiencies in the Home, punch list work, or warranty work. Notwithstanding the foregoing, Seller is required to complete and does agree that the construction of the Home shall be completed not later than two (2) years from the date of Buyer's execution of this Agreement. If construction is delayed by any event recognized by the law of the state in which the Home is located as a defense to a contract action for non-performance or a delay in performance, then the date of completion shall be extended by the delay period. It is the express intent of the parties that the parties' rights and obligations under this Agreement be construed in the manner necessary to exempt this Agreement and the sale of the Property from registration under the Interstate Land Sales Full Disclosure Act, and both Buyer and Seller hereby expressly waive any right or provision of this Agreement that would otherwise preclude such exemption.

10. **Casualty Before Closing**. If the Property is damaged by fire, vandalism, act of terrorism or other casualty before Closing and the cost of restoration does not exceed three percent (3%) of the Total Purchase Price and repairs will not substantially delay Closing, Seller shall repair the damage and Closing shall proceed pursuant to the terms of this Agreement. If the cost of restoration exceeds three percent (3%) of the Total Purchase Price or the repairs would substantially delay Closing, Buyer shall have the option to: (1) terminate this Agreement and receive a refund of the Deposit made by Buyer to Seller, in which event both parties shall be released from all obligations under this Agreement, or (2) have Seller repair the damage as soon as reasonably possible, and Closing shall be extended until such repair or rebuilding is complete.

Notwithstanding the foregoing, if all or a portion of the Property is damaged by fire, vandalism, act of terrorism or other casualty or condition and the repair or reconstruction of the Property substantially in accordance with the plans and specifications is rendered impossible by any cause recognized by the law of the state in which the Property is located as a defense to a contract action for non-performance, then Seller shall have the right to terminate this Agreement and Buyer shall receive a refund of the Deposit made by Buyer to Seller in which event both parties shall be released from all obligations under this Agreement.

11. **Deed**. Seller shall convey title to Buyer at Closing by delivery to Buyer of a Special Warranty Deed (the "**Deed**") describing the Property, which Deed shall convey title to Buyer subject to all matters described in Sections 12.1, 17 and 18 of this Agreement. Any such matters omitted from the Deed shall nevertheless be deemed to be included in the Deed. Upon Closing, within the meaning of Florida Statutes § 95.11(3)(c): (1) Buyer shall have actual possession of the Property, (2) all Contracted Services to be performed under this Agreement by Seller shall be deemed completed and fully performed, and (3) this Agreement shall be deemed completed. Contracted Services shall not include any corrections of defects or deficiencies in the Home, punch list work, or warranty work.

12. **Closing and Title Matters**. Title to the Property to be delivered to Buyer at Closing will be marketable and insurable, subject only to the following matters:

12.1 Title to the Property shall be subject to the following: (1) zoning, building codes, bulkhead laws, ordinances, regulations, rights or interests vested in the United States of America or the state in which the Community is located; (2) real estate taxes and other taxes for the year of conveyance and subsequent years including taxes or assessments of any special taxing or community development district (including assessments relating to capital improvements and bonds); (3) the general printed exceptions contained in an owner's title insurance policy; (4) utility easements, sewer agreements, telephone agreements, cable agreements, telecommunications agreements, monitoring agreements, restrictions and reservations common to any plat affecting title to the Property; (5) matters that would be disclosed by an accurate survey or inspection of the Property; (6) the Documents; (7) any laws and restrictions, covenants, conditions, limitations, reservations, agreements or easements recorded in the public records for the County (for example, use limitations and obligations, easements (right-of-way) and agreements relating to telephone, gas or electric lines, water and sewer lines and drainage, provided they do not prevent use of the Property for single family residential purposes); (8) minor encroachments on easements that do not substantially interfere with an easement holder's interest in the Property; (9) acts done or suffered by Buyer and any mortgage or deed of trust obtained by Buyer for the purchase of the Property; and (10) any deed restrictions reflected in the Deed which specifically incorporate Chapter 558 of the Florida Statutes and the mediation, arbitration and litigation provisions set forth in this Agreement. It is Buyer's responsibility to review and become familiar with each of the foregoing title matters, some of which are covenants running with the land. If any title defects are discovered by Buyer after Closing, Buyer's sole remedy shall be to make a claim to Buyer's title insurer.

12.2 Seller shall provide an affidavit complying with the Foreign Investment in Real Property Tax Act of 1980, as amended, upon written request of Buyer.

12.3 Seller may not own title to the Property as of the date of this Agreement or at Closing. However, Seller shall obtain title to the Property on or before the Closing Date or effect the necessary transfer of title on or before the date when Seller causes title to be transferred to Buyer.

12.4 If Seller cannot provide marketable and insurable title as described above, such failure shall not be an event of default and Seller will have a reasonable period of time (at least one hundred twenty (120) days from the date of the scheduled Closing Date) to attempt to correct any defects in title; provided, however, Seller shall not be obligated to incur any expense, nor institute any litigation, to clear title to the Property. If Seller cannot or elects not to correct the title defects, Seller shall so notify Buyer within such period, and Buyer may thereafter elect (by written notice from Buyer to Seller) one of the following two (2) options: (1) to accept title in the condition offered (with defects) and pay the balance of the Total Purchase Price for the Property (without set off or deduction therefor), thereby waiving any claim with respect to such title defects and Buyer will not make any claims against Seller because of the title defects; or (2) to terminate this Agreement and receive a full refund of the Deposit deposited hereunder. If all such amounts are refunded, Buyer agrees to accept it as full payment of Seller's liability hereunder, whereupon this Agreement shall be terminated and Seller shall thereafter be relieved and released of all further liability hereunder. Buyer shall not thereafter have any rights to make any additional claims against Seller. In the event Buyer does not notify Seller in writing within five (5) calendar days from the receipt of Seller's notice (time being strictly of the essence) as to which option Buyer elects, Buyer shall be conclusively presumed to have elected option (1) set forth above in this subsection.

12.5 Title to the Property will be deemed marketable if an owner's policy is issued with standard exceptions.

12.6 The acceptance of the Deed by Buyer shall be deemed to be full performance and discharge of every agreement and

obligation on the part of Seller to be performed pursuant to this Agreement. UPON SELLER'S DELIVERY, AND BUYER'S ACCEPTANCE, OF THE DEED ON THE CLOSING DATE, ALL CONTRACTED SERVICES TO BE PERFORMED UNDER THIS AGREEMENT BY SELLER SHALL BE DEEMED COMPLETED AND FULLY PERFORMED, AND THIS AGREEMENT SHALL BE DEEMED COMPLETED, WITHIN THE MEANING OF FLORIDA STATUTES § 95.11(3)(c). CONTRACTED SERVICES SHALL NOT INCLUDE ANY CORRECTIONS OF DEFECTS OR DEFICIENCIES IN THE HOME, PUNCH LIST WORK, OR WARRANTY WORK.

13. **Closing Costs**. The respective responsibilities of Buyer and Seller for all costs, prorations and fees payable at Closing (the "**Closing Costs**") are shown in Rider B attached hereto.

14. **Site and Substitutions**. The materials, equipment and fixtures included in and to be used in constructing the Home will be substantially the same as or similar in quality to those described in the applicable plans and specifications (except as to extras, options and/or upgrades).

14.1 Changes to Plans and Specifications.

14.1.1 Industry Practice. It is widely observed construction industry practice for pre-construction plans and specifications for any home or building to be changed and adjusted from time to time in order to accommodate on-going site conditions and in the field construction factors. These changes and adjustments are essential in order to permit all components of the Home to be integrated into a well-functioning and aesthetically pleasing product in an expeditious manner. Based on the foregoing, Buyer acknowledges that such changes and adjustments may occur and agrees that it is reasonable and to Buyer's benefit to allow Seller the flexibility to make such changes and adjustments to the Home.

14.1.2 Seller's Absolute Right to Make Modifications to Plans and Specifications. Seller has the absolute right to make modifications to the plans and specifications for the Home. Without limiting the generality of the foregoing, Buyer specifically agrees that changes in the dimensions of rooms and patios, entrances and terraces, if applicable, and changes in room size, in the locations of windows, doors, walls, partitions, utility lead-ins and outlets (including, but not limited to, electrical, cable television, and telephone), air-conditioning components, lighting fixtures and electrical panel boxes may be made by Seller in its sole discretion, provided however that changes in the layout and dimensions of the Home shall not substantially affect the value of the Home. Such changes may also include, but are not limited to, changes in the building location, setbacks and facing, the building's external configuration, its structural components, its finishes and the landscaping associated therewith.

14.1.3 Buyer's Acceptance of Actual Floor Plan. Buyer further understands and acknowledges that many of the Homes to be constructed within the Community require floor plans which are opposite (i.e. flipped) mirror images of the model floor plan and Buyer fully understands and accepts the floor plan configuration for the Home and improvements to be constructed within the Home.

14.1.4 No Warranty for Plans and Specifications on File. Buyer further acknowledges and agrees that (1) the plans and specifications of the Home and the Community on file with the applicable governmental authorities may not be identical in detail to Seller's plans and specifications, and (2) because of the day-to-day nature of the changes described in this Section 14, the plans and specifications on file with the applicable governmental authorities may not include some or any of these changes (there being no legal requirement to file all changes with such authorities). As a result of the foregoing, Buyer and Seller both acknowledge and agree that the Home and the Community may not be constructed in accordance with the plans and specifications on file with the applicable governmental authorities. Without limiting the generality of the provisions of Rider B attached hereto, Seller disclaims and Buyer waives any and all express or implied warranties that construction will be accomplished in compliance with such plans and specifications. Seller has not given and Buyer has not relied on or bargained for any such warranties. In furtherance of the foregoing, in the event of any conflict between the actual construction of the Home and/or the Community, and that which is set forth on the plans and specifications, Buyer agrees that the actual construction shall prevail and to accept the Home and Community as actually constructed (in lieu of what is set forth on the plans and specifications).

14.2 Lot Change. In the event that Seller, in its sole discretion, determines that the Model of the Home selected under this Agreement cannot reasonably be built on the Homesite, then Buyer and Seller hereby agree that they will negotiate in good faith to relocate the Home to another lot in the Community, provided however that there are lots available for sale. If no replacement lot is available, then Buyer may terminate this Agreement and will be entitled to a refund of any paid Deposit.

14.3 Materials, Appliances, Decorative and Landscaping Items.

14.3.1 Buyer understands and agrees that certain of the finishing items, such as tile, marble, carpet, cabinets, stone, brickwork, wood, paint, stain and mica are subject to size and color variations, grain and quality variations, and may vary in accordance with price, availability and changes by manufacturers from those shown in the model, if any, or in illustrations or brochures or those included in the specifications. Furthermore, if circumstances arise that, in Seller's opinion, warrant changes of subcontractors, suppliers, manufacturers, brand names or items, Seller reserves the right to substitute equipment, materials, appliances, etc., which in Seller's opinion are considered to be of quality substantially similar or equal, or of better quality, subject to their availability. Buyer also understands that Seller has the right to substitute or change materials and/or stain colors utilized in wood decor, if any.

14.3.2 Lot grades, lot area, options, facades, shrubs, trees, trim, built-ins, wall treatments, window treatments, furniture, furnishings, fences, decks, locations of walks, driveways and other items in or about a model home area in the subdivision are for display purposes only and are not included in the Total Purchase Price unless otherwise expressly provided herein. Seller has the right to remove any existing trees on the Property or on the surrounding area for any reason. Buyer further understands and agrees that the following items (which may be seen in models or

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shown in illustrations) will also not be included with the sale of the Home: wall coverings, paint colors, accent light fixtures, wall ornaments, drapes, blinds, bedspreads, furniture, furnishings, wet bars, monitoring systems, certain built-in fixtures, special floor coverings, wood trim, upgraded items and/or any other items of this nature which may be added or deleted from time to time. This list of items (which is not all-inclusive) is provided as an illustration of the type of items built-in or placed upon models or shown in illustrations strictly for purposes of decoration and example only.

14.4 Deed. By acceptance of the Deed, Buyer accepts all variations of the Home.

15. **Buyer's Default**. In the event of Buyer's default and to the extent allowed by law, Seller shall be entitled to terminate the Agreement and keep, as liquidated damages and not as a penalty, Buyer's Deposit not to exceed twenty percent (20%) of the Total Purchase Price, except that Seller may, in addition, keep, as liquidated damages and not as a penalty, any and all Advanced Payments made by Buyer to Seller for options, extras or upgrades for which Seller has made contractual commitments or incurred liability by placing orders or otherwise. Buyer agrees that actual damages in the event of breach by Buyer would be costly and difficult to calculate, and that such liquidated damages are a fair and reasonable remedy and shall not be considered a penalty.

16. **Seller's Default**. In the event of Seller's default and to the extent allowed by law, Buyer may recover actual damages but shall not be entitled to special, consequential or punitive damages. Notwithstanding the foregoing, Buyer retains all remedies at law and in equity with respect to Seller's obligation to complete the Home within two (2) years pursuant to Section 9 above.

17. **Mediation / Arbitration of Disputes**.

17.1 The parties to this Agreement specifically agree that this transaction involves interstate commerce and that any Dispute (as hereinafter defined) shall first be submitted to mediation and, if not settled during mediation, shall thereafter be submitted to binding arbitration as provided by the Federal Arbitration Act (9 U.S.C. §§1 et seq.) and not by or in a court of law or equity. "**Disputes**" (whether contract, warranty, tort, statutory or otherwise), shall include, but are not limited to, any and all controversies, disputes or claims (1) arising under, or related to, this Agreement, the Property, the Community or any dealings between Buyer and Seller; (2) arising by virtue of any representations, promises or warranties alleged to have been made by Seller or Seller's representative; (3) relating to personal injury or property damage alleged to have been sustained by Buyer, Buyer's children or other occupants of the Property, or in the Community; or (4) issues of formation, validity or enforceability of this Section. Buyer has executed this Agreement on behalf of his or her children and other occupants of the Property with the intent that all such parties be bound hereby. Any Dispute shall be submitted for binding arbitration within a reasonable time after such Dispute has arisen. Nothing herein shall extend the time period by which a claim or cause of action may be asserted under the applicable statute of limitations or statute of repose, and in no event shall the Dispute be submitted for arbitration after the date when institution of a legal or equitable proceeding based on the underlying claims in such Dispute would be barred by the applicable statute of limitations or statute of repose.

17.2 Any and all mediations commenced by any of the parties to this Agreement shall be filed with and administered by the American Arbitration Association or any successor thereto ("**AAA**") in accordance with the AAA's Home Construction Mediation Procedures in effect on the date of the request. If there are no Home Construction Mediation Procedures currently in effect, then the AAA's Construction Industry Mediation Rules in effect on the date of such request shall be utilized. Any party who will be relying upon an expert report or repair estimate at the mediation shall provide the mediator and the other parties with a copy of the reports. If one or more issues directly or indirectly relate to alleged deficiencies in design, materials or construction, all parties and their experts shall be allowed to inspect, document (by photograph, videotape or otherwise) and test the alleged deficiencies prior to mediation. Unless mutually waived in writing by the parties, submission to mediation is a condition precedent to either party taking further action with regard to any matter covered hereunder.

17.3 If the Dispute is not fully resolved by mediation, the Dispute shall be submitted to binding arbitration and administered by the AAA in accordance with the AAA's Home Construction Arbitration Rules in effect on the date of the request. If there are no Home Construction Arbitration Rules currently in effect, then the AAA's Construction Industry Arbitration Rules in effect on the date of such request shall be utilized. Any judgment upon the award rendered by the arbitrator may be entered in and enforced by any court having jurisdiction over such Dispute. If the claimed amount exceeds $250,000.00 or includes a demand for punitive damages, the Dispute shall be heard and determined by three arbitrators; however, if mutually agreed to by the parties, then the Dispute shall be heard and determined by one arbitrator. Arbitrators shall have expertise in the area(s) of Dispute, which may include legal expertise if legal issues are involved. All decisions respecting the arbitrability of any Dispute shall be decided by the arbitrator(s). At the request of any party, the award of the arbitrator(s) shall be accompanied by detailed written findings of fact and conclusions of law. Except as may be required by law or for confirmation of an award, neither a party nor an arbitrator may disclose the existence, content, or results of any arbitration hereunder without the prior written consent of both parties.

17.4 The waiver or invalidity of any portion of this Section shall not affect the validity or enforceability of the remaining portions of this Section. Buyer and Seller further agree (1) that any Dispute involving Seller's affiliates, directors, officers, employees and agents shall also be subject to mediation and arbitration as set forth herein, and shall not be pursued in a court of law or equity; (2) that Seller may, at its sole election, include Seller's contractors, subcontractors and suppliers, as well as any warranty company and insurer as parties in the mediation and arbitration; and (3) that the mediation and arbitration will be limited to the parties specified herein.

17.5 To the fullest extent permitted by applicable law, Buyer and Seller agree that no finding or stipulation of fact, no conclusion of law, and no arbitration award in any other arbitration, judicial, or similar proceeding shall be given preclusive or collateral estoppel effect in any arbitration hereunder unless there is mutuality of parties. In addition, Buyer and Seller further agree that no finding or stipulation of fact, no conclusion of law, and no arbitration award in any arbitration hereunder shall be given preclusive or collateral estoppel effect in any other arbitration, judicial, or similar proceeding unless there is mutuality of parties.

17.6 Unless otherwise recoverable by law or statute, each party shall bear its own costs and expenses, including attorneys' fees and paraprofessional fees, for any mediation and arbitration. Notwithstanding the foregoing, if a party unsuccessfully contests the validity or scope of arbitration in a court of law or equity, the noncontesting party shall be awarded reasonable

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attorneys' fees, paraprofessional fees and expenses incurred in defending such contest, including such fees and costs associated with any appellate proceedings. In addition, if a party fails to abide by the terms of a mediation settlement or arbitration award, the other party shall be awarded reasonable attorneys' fees, paraprofessional fees and expenses incurred in enforcing such settlement or award.

17.7 Buyer may obtain additional information concerning the rules of the AAA by visiting its website at www.adr.org or by writing the AAA at 335 Madison Avenue, New York, New York 10017.

17.8 Seller supports the principles set forth in the Consumer Due Process Protocol developed by the National Consumer Dispute Advisory Committee and agrees to the following:

17.8.1 Notwithstanding the requirements of arbitration stated in Section 17.3 of this Agreement, Buyer shall have the option, after pursuing mediation as provided herein, to seek relief in a small claims court for disputes or claims within the scope of the court's jurisdiction in lieu of proceeding to arbitration. This option does not apply to any appeal from a decision by a small claims court.

17.8.2 Any mediator and associated administrative fees incurred shall be shared equally by Seller and Buyer; however, Seller and Buyer each agree to pay for their own attorneys' fees and costs.

17.8.3 The fees for any claim pursued via arbitration shall be apportioned as provided in the Home Construction Arbitration Rules of the AAA or other applicable rules.

17.9 Notwithstanding the foregoing, if either Seller or Buyer seeks injunctive relief, and not monetary damages, from a court because irreparable damage or harm would otherwise be suffered by either party before mediation or arbitration could be conducted, such actions shall not be interpreted to indicate that either party has waived the right to mediate or arbitrate. The right to mediate and arbitrate should also not be considered waived by the filing of a counterclaim by either party once a claim for injunctive relief had been filed with a court.

17.10 BUYER AND SELLER AGREE THAT THE PARTIES MAY BRING CLAIMS AGAINST THE OTHER ONLY ON AN INDIVIDUAL BASIS AND NOT AS A MEMBER IN ANY PURPORTED CLASS OR REPRESENTATIVE ACTION OR COLLECTIVE PROCEEDING. THE ARBITRATOR(S) MAY NOT CONSOLIDATE OR JOIN CLAIMS REGARDING MORE THAN ONE PROPERTY AND MAY NOT OTHERWISE PRESIDE OVER ANY FORM OF A CONSOLIDATED, REPRESENTATIVE, OR CLASS PROCEEDING. ALSO, THE ARBITRATOR(S) MAY AWARD RELIEF (INCLUDING MONETARY, INJUNCTIVE, AND DECLARATORY RELIEF) ONLY IN FAVOR OF THE INDIVIDUAL PARTY SEEKING RELIEF AND ONLY TO THE EXTENT NECESSARY TO PROVIDE RELIEF NECESSITATED BY THAT PARTY'S INDIVIDUAL CLAIM(S). ANY RELIEF AWARDED CANNOT BE AWARDED ON CLASS-WIDE OR MASS-PARTY BASIS OR OTHERWISE AFFECT PARTIES WHO ARE NOT A PARTY TO THE ARBITRATION. NOTHING IN THE FOREGOING PREVENTS SELLER FROM EXERCISING ITS RIGHT TO INCLUDE IN THE MEDIATION AND ARBITRATION THOSE PERSONS OR ENTITIES REFERRED TO IN SECTION 17.4 ABOVE.

18. **Other Dispute Resolutions**. Notwithstanding the parties' obligation to submit any Dispute to mediation and arbitration, in the event that a particular dispute is not subject to the mediation or the arbitration provisions of Section 17, then the parties agree to the following provisions: **BUYER ACKNOWLEDGES THAT JUSTICE WILL BEST BE SERVED IF ISSUES REGARDING THIS AGREEMENT ARE HEARD BY A JUDGE IN A COURT PROCEEDING, AND NOT A JURY. BUYER AND SELLER AGREE THAT ANY DISPUTE, CLAIM, DEMAND, ACTION, OR CAUSE OF ACTION SHALL BE HEARD BY A JUDGE IN A COURT PROCEEDING AND NOT A JURY. BUYER AND SELLER HEREBY WAIVE THEIR RESPECTIVE RIGHT TO A JURY TRIAL. SELLER HEREBY SUGGESTS THAT BUYER CONTACT AN ATTORNEY OF BUYER'S CHOICE IF BUYER DOES NOT UNDERSTAND THE LEGAL CONSEQUENCES OF EXECUTING THIS AGREEMENT.**

19. **Deed Restriction**. The provisions of Sections 17 and 18 shall be: (i) subject to the survival provisions of Section 31, (ii) covenants running with the land comprising the Property, (iii) set forth as exceptions in the Deed, and (iv) binding upon Buyer and its successors and assigns in title upon Seller's conveyance of the Property to Buyer and recording of the Deed.

20. **Cooperating Broker and Seller's New Home Consultant**. Unless a Cooperating Broker Agreement indicating otherwise is attached hereto, Buyer represents to Seller that Buyer has not consulted, dealt or negotiated with a real estate broker, salesperson or agent other than Seller's sales personnel located at Seller's sales office. Buyer agrees that Seller is not responsible for the payment of a commission to a real estate broker, salesperson or agent ("Buyer Broker") other than Seller's sales personnel. Buyer will be in default if Buyer fails to close because Buyer is obligated to pay a Buyer Broker and does not have sufficient funds to do so. Buyer shall indemnify, defend and hold harmless Indemnified Parties from and against any and all Claims resulting from or arising out of any representation or breach of a representation or warranty set forth in this Section. In addition, Buyer acknowledges and understands that Seller's New Home Consultant ("NHC") and Internet New Home Consultant ("INHC") are agents of Seller, are acting solely for the Seller's interests, and are not acting in any representative capacity for Buyer. Buyer should not disclose any information to Seller's NHC and/or INHC that Buyer considers to be confidential or otherwise does not want disclosed to Seller.

21. **Construction Activities**. ALL OWNERS, OCCUPANTS AND USERS OF THE COMMUNITY ARE HEREBY PLACED ON NOTICE THAT (1) SELLER AND/OR ITS AGENTS, CONTRACTORS, SUBCONTRACTORS, LICENSEES AND OTHER DESIGNEES, AND/OR (2) ANY OTHER PARTIES, WILL BE, FROM TIME TO TIME, CONDUCTING BLASTING, EXCAVATION, CONSTRUCTION AND OTHER ACTIVITIES WITHIN OR IN PROXIMITY TO THE COMMUNITY. BY THE ACCEPTANCE OF THEIR DEED OR OTHER CONVEYANCE OR MORTGAGE, LEASEHOLD, LICENSE OR OTHER INTEREST, AND BY USING ANY PORTION OF THE COMMUNITY, EACH SUCH OWNER, OCCUPANT AND USER AUTOMATICALLY ACKNOWLEDGES, STIPULATES AND AGREES (1) THAT NONE OF THE AFORESAID ACTIVITIES SHALL BE DEEMED NUISANCES OR NOXIOUS OR OFFENSIVE ACTIVITIES, HEREUNDER OR AT LAW GENERALLY, (2) NOT TO ENTER UPON, OR ALLOW THEIR CHILDREN OR OTHER PERSONS UNDER THEIR CONTROL OR DIRECTION TO ENTER UPON (REGARDLESS OF WHETHER SUCH ENTRY IS A TRESPASS OR OTHERWISE) ANY

PROPERTY WITHIN OR IN PROXIMITY TO THE AREA OF THE COMMUNITY WHERE SUCH ACTIVITY IS BEING CONDUCTED (EVEN IF NOT BEING ACTIVELY CONDUCTED AT THE TIME OF ENTRY, SUCH AS AT NIGHT OR OTHERWISE DURING NON-WORKING HOURS), (3) TO THE EXTENT PERMITTED OR NOT PROHIBITED UNDER APPLICABLE LAW, SELLER AND THE OTHER AFORESAID RELATED PARTIES SHALL NOT BE LIABLE FOR ANY AND ALL LOSSES, DAMAGES (COMPENSATORY, CONSEQUENTIAL, PUNITIVE OR OTHERWISE), INJURIES OR DEATHS ARISING FROM OR RELATING TO THE AFORESAID ACTIVITIES, EXCEPT RESULTING DIRECTLY FROM SELLER'S GROSS NEGLIGENCE OR WILLFUL MISCONDUCT, (4) ANY PURCHASE OR USE OF ANY PORTION OF THE COMMUNITY HAS BEEN AND WILL BE MADE WITH FULL KNOWLEDGE OF THE FOREGOING AND (5) THIS ACKNOWLEDGMENT AND AGREEMENT IS A MATERIAL INDUCEMENT TO SELL, CONVEY, AND/OR ALLOW THE USE OF THE PROPERTY.

22. **Dangerous Condition; Construction Work**.

22.1 Buyer understands and agrees that the Property is a construction site and that the Property and the improvements, equipment and supplies thereon constitute a danger to those who may enter on the Property. Buyer shall not enter onto the Property prior to Closing unless authorized and accompanied by Seller's representative. Any unauthorized, unaccompanied entry by Buyer shall constitute a breach of this Agreement by Buyer, at Seller's election. Moreover, any entry by Buyer onto the Property prior to Closing shall be done at Buyer's own risk and in compliance with all federal, state and local safety laws and regulations. To the extent permitted or not prohibited by applicable law, Buyer waives, releases and shall indemnify, defend and hold harmless Indemnified Parties from and against any Claims made by Buyer, Buyer's family members or guests, as a direct or indirect result of any such unauthorized, unaccompanied entry onto the Property.

22.2 Buyer agrees that supervision and direction of the working forces, including, without limitation, all contractors and subcontractors, is to be done exclusively by Seller, and Buyer agrees not to issue any instructions to the working forces or otherwise hinder construction or installation of improvements on the Property. Buyer shall not do or have any work done on the Property, nor may Buyer store any possessions thereon, prior to Closing and transfer of title to the Property to Buyer.

22.3 Buyer agrees that any and all controversies, disputes and claims arising under this Section shall be resolved through mediation or binding arbitration in accordance with the terms of this Agreement.

23. **Natural Disasters**. Seller builds homes to the building code in effect at the time the building permit is applied for Buyer's Home. Building code requirements do not guarantee a home can or will withstand the impacts of a natural disaster; including but not limited to earthquake, forest fire, tornado, hurricane, flood, and avalanche. Seller cannot guarantee the home, its structure or features will not be impacted by a natural disaster. Buyer should review their applicable homeowner's and/or flood insurance policy(s) and consult their insurance professional for additional information. Buyer is urged to follow the advice and direction from local emergency management officials regarding a natural disaster.

Buyer understands and agrees to accept the risks and conditions of natural disasters and to assume all liabilities associated with them. By executing and delivering this Agreement and Closing, Buyer shall be deemed to have released Seller and Seller's affiliates, and their respective officers, directors, managers, members, shareholders, employees, and agents, from any and all liability or claims resulting from all matters disclosed or disclaimed in this Paragraph, including, without limitation, any liability for incidental or consequential damages which may result from, without limitation, inconvenience, displacement, property damage, personal injury and/or death to or suffered by Buyer or any of its family members, occupants, guests, tenants, invitees and/or pets and any other person or pet.

24. **Representation of Compliance with OFAC Regulations**. Buyer represents and warrants that Buyer is not barred from doing business with U.S. entities pursuant to the U.S. Department of Treasury's Office of Foreign Asset Control ("**OFAC**"), including OFAC's Specially-Designated-Nationals ("**SDN**") list and lists of known or suspected terrorist organizations. If Seller identifies or is informed that Buyer is a valid match for OFAC's SDN list, then this Agreement is void, and Seller shall cancel and revoke this Agreement immediately. In the event of cancellation or revocation of this Agreement under this provision, Seller shall immediately contact OFAC to report the transaction and to determine whether deposit money provided by Buyer, if any, should be returned or blocked, consistent with OFAC regulations.

25. **Agreement not to be Recorded**. Buyer covenants that Buyer shall not record this Agreement (or any memorandum thereof) in the Public Records of the County. Buyer agrees, if Buyer records this Agreement, to pay all of Seller's attorneys' fees, paraprofessional fees and expenses incurred in removing the cloud in title caused by such recordation. Seller's rights under this Section shall be in addition to Seller's remedies for Buyer's default provided elsewhere in this Agreement.

26. **Transfer, Assignment and Persons Bound**. Buyer agrees that Buyer will not, and does not have the right to, assign, sell or transfer Buyer's interest in this Agreement (whether voluntarily or by operation of law or otherwise) without Seller's prior written consent. If Buyer is a corporation, other business entity, trustee or nominee, a transfer of any material equity or beneficial or principal interest shall constitute an assignment of this Agreement. If Buyer attempts to assign this Agreement in violation of this Section, Seller can declare Buyer in default and Seller shall be entitled to all remedies available under this Agreement. Buyer agrees that Seller may withhold its consent with or without any reason or condition in any manner it chooses (if it gives it at all) and may charge Buyer a reasonable amount to cover administrative costs incurred in considering whether or not to grant consent. If Buyer dies or in any way loses legal control of his/her affairs, this Agreement will bind his/her heirs and legal representatives. If Buyer has received Seller's permission to assign or transfer this Agreement, then Buyer's approved assignees shall be bound by the terms of this Agreement. If more than one person signs this Agreement as Buyer, each such person shall be jointly and severally liable for full performance of all of Buyer's duties and obligations hereunder.

27. **Time of the Essence**. Buyer acknowledges that time is of the essence in connection with the transactions contemplated under this Agreement.

28. **Interpretation and Computation of Time**. The use of the masculine gender in this Agreement shall be deemed to refer to the feminine or neuter gender, and the singular shall include the plural, and vice versa, whenever the context so requires. This Agreement reflects the negotiated agreement of the parties. Each party acknowledges that they have been afforded the opportunity to seek competent legal counsel, and each has made an informed choice as to whether or not to be represented by legal counsel. Accordingly,

this Agreement shall be construed as if both parties jointly prepared it, and no presumption against one party or the other shall govern the interpretation or construction of any of the provisions of this Agreement. Any reference in this Agreement to the time periods of less than five (5) days shall, in the computation thereof, exclude Saturdays, Sundays and legal holidays. Any reference in this Agreement to time periods of five (5) days or more shall, in computation thereof, include Saturdays, Sundays and legal holidays. If the last day of any such period is a Saturday, Sunday or legal holiday, the period shall be extended to 5:00 p.m. on the next full business day. The section headings in this Agreement are for convenience only and shall not affect the meaning, interpretation or scope of the provisions which follow them.

29. **Notice**. Except as provided in the Closing Section of this Agreement with respect to notices of the scheduled Closing Date, any notice required or permitted to be given in connection with this Agreement shall be in writing and sent by United States certified mail with return receipt requested, overnight professional courier or electronic transmission (with confirmation and copy by (1) certified mail, if Buyer's address is within the United States or (2) overnight professional courier, if to a Buyer whose address is outside of the United States) to Buyer or Seller at the addresses on Page 2 of this Agreement (unless Seller has received written notice from Buyer of any change therein prior to the date such notice is given), and additionally to Seller by hand delivery at Seller's sales office. All notices shall only be effective upon receipt or refusal to accept receipt (by failure to accept delivery or otherwise).

30. **Waiver**. Seller's waiver of any of its rights or remedies shall not operate to waive any other of Seller's rights or remedies or to prevent Seller from enforcing the waived right or remedy in another instance.

31. **Survival**. Buyer and Seller specifically agree that notwithstanding anything to the contrary, the rights and obligations as set forth in all provisions and disclaimers in this Agreement shall survive (1) the Closing of the purchase of the Property; (2) the termination of this Agreement by either party; or (3) the default of this Agreement by either party, unless expressly stated otherwise. NOTWITHSTANDING THE FOREGOING, UPON CLOSING ALL CONTRACTED SERVICES TO BE PERFORMED UNDER THIS AGREEMENT BY SELLER SHALL BE DEEMED COMPLETED AND FULLY PERFORMED, AND THIS AGREEMENT SHALL BE DEEMED COMPLETED, WITHIN THE MEANING OF FLORIDA STATUTES § 95.11(3)(C). IN ADDITION, ALL PAYMENTS, INCLUDING, BUT NOT LIMITED TO, BUYER'S FINAL PAYMENT, TO SELLER FOR ALL CONTRACTED SERVICES ARE DUE ON OR BEFORE THE CLOSING DATE, AND CONTRACTED SERVICES SHALL NOT INCLUDE ANY CORRECTIONS OF DEFECTS OR DEFICIENCIES IN THE HOME, PUNCH LIST WORK, OR WARRANTY WORK.

32. **Incorporation and Severability**. The explanations and disclaimers set forth in the Documents are incorporated into this Agreement. In the event that any clause or provision of this Agreement shall be void or unenforceable, such clause or provision shall be deemed deleted so that the balance of this Agreement is enforceable.

33. **Governing Law**. Any disputes that develop under this Agreement or questions regarding the interpretation of this Agreement will be settled according to the law of the state where the Property is located to the extent federal law is not applicable.

34. **Entire Agreement**. BUYER CERTIFIES THAT BUYER HAS READ EVERY PROVISION OF THIS AGREEMENT, WHICH INCLUDES EACH RIDER AND ADDENDUM ATTACHED HERETO AND THAT THIS AGREEMENT, TOGETHER WITH EACH SUCH RIDER AND ADDENDUM, CONSTITUTES THE ENTIRE AGREEMENT BETWEEN BUYER AND SELLER. PRIOR AGREEMENTS, REPRESENTATIONS, UNDERSTANDINGS, AND ORAL STATEMENTS NOT REFLECTED IN THIS AGREEMENT HAVE NO EFFECT AND ARE NOT BINDING ON SELLER. BUYER ACKNOWLEDGES THAT BUYER HAS NOT RELIED ON ANY REPRESENTATIONS, NEWSPAPERS, RADIO OR TELEVISION ADVERTISEMENTS, WARRANTIES, STATEMENTS, OR ESTIMATES OF ANY NATURE WHATSOEVER, WHETHER WRITTEN OR ORAL, MADE BY SELLER, SALES PERSONS, AGENTS, OFFICERS, EMPLOYEES, COOPERATING BROKERS (IF ANY) OR OTHERWISE EXCEPT AS HEREIN SPECIFICALLY REPRESENTED. BUYER HAS BASED HIS/HER/THEIR DECISION TO PURCHASE THE PROPERTY ON PERSONAL INVESTIGATION, OBSERVATION AND THE DOCUMENTS.

35. **Modification**. This Agreement is the entire agreement for the sale and purchase of the Property and once it is signed by both Buyer and an authorized representative of Seller, it can only be amended by a written agreement signed by both Buyer and Seller.

36. **Additional Changes**. Notwithstanding Section 35 of this Agreement, Buyer agrees that it may be necessary (at any time and from time to time) after Buyer executes this Agreement for Seller, and/or the developer or declarant under the Documents, to change the terms and provisions of this Agreement and/or the Documents to comply with and conform to the rules and regulations (as same may exist and as same may be promulgated from time to time) of any governmental agency, subdivision or authority or court of competent jurisdiction and Buyer consents to all such changes. Notwithstanding Section 35 of this Agreement, Seller, and/or the developer or declarant under the Documents, shall have the right to amend all Documents for development or other purposes, and Buyer consents to all such amendments.

37. **Inducement**. Buyer acknowledges that the sole inducement to close on the purchase of the Property is the Property itself and not (1) the common facilities comprising part of the Community, if any, or (2) any expectation that the Property will increase in value.

38. **Reservation of Easement**. For the purpose of completing the construction and servicing of the Property and Community, Seller hereby reserves an easement of ingress and egress for itself and its successors and assigns, and each of their respective agents, employees, materialmen and subcontractors, over, under and upon the Property for a period of one (1) year after Closing. Seller shall provide reasonable notice to Buyer before exercising easement rights granted herein.

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39. **Riders and Addenda**. This Agreement consists of 12 pages and the following Riders and Addenda, which are attached hereto and by this reference made a part of this Agreement.

Check ([X]) all that apply:

[X] Rider A (Florida)	[X] Disclosure Summary
[X] Rider B (Central Florida Division)	[ ] Community Development District Brochure
[X] Purchase Price and Payment Addendum	[X] Cooperating Broker Agreement
[X] Master Disclosure and Information Addendum	[ ] FHA/VA Addendum
[X] Affiliated Business Arrangement Disclosure Statement*	[ ] Out of State Non-Solicitation Addendum (Multi-State)
[X] Election Form Addendum	[ ] Out of State Non-Solicitation Addendum (New York)
[X] Insulation Addendum	[ ] Out of State Non-Solicitation Addendum (New Jersey)
[X] Indoor Environmental Quality Disclosure	[ ] Out of State Non-Solicitation Addendum (Puerto Rico)
[X] Addendum for Natural and Manmade Products	[ ] Approved Lender Addendum [OPTIONAL]
[ ] Sales Incentive Addendum	[X] Privacy Policy Notice Addendum
[ ] HUD Receipt for Property Report [OPTIONAL]	[X] Stucco/Cementitious Finish to Exterior Walls Disclosure
[X] Change Order Addendum/Amendment or Option Summary	[ ] N/A

*On 07/24/2025 Seller provided to Buyer an Affiliated Business Arrangement Disclosure Statement ("**ABAD**") that sets forth Seller's business relationships with affiliated settlement service providers, including but not limited to, Lennar Mortgage, LLC, Lennar Title Inc. Lennar Insurance Agency, LLC and their respective types of charges and range of charges; Buyer acknowledges and confirms receipt of the previously delivered ABAD on 07/24/2025.

40. **Offer to Purchase/Effective Date**. This Agreement, when executed by Buyer and delivered to Seller, together with the Initial Deposit specified hereunder, shall constitute an offer by Buyer to purchase the Property in accordance with the terms and conditions provided herein, and shall not be binding upon Seller until such time as an authorized representative of Seller has executed this Agreement. The date of such acceptance is the "**Effective Date**" of this Agreement. In the event Buyer's offer is not accepted by Seller, all paid Deposits made by Buyer to Seller to date shall be returned to Buyer, and Buyer's offer shall be deemed withdrawn.

41. **Counterparts and Signatures**. This Agreement may be executed in any number of counterparts, a complete set of which shall be deemed to be an original and a complete set of which shall comprise but a single instrument. Signatures may be given via electronic transmission and shall be deemed given as of the date and time of the transmission of this Agreement to the other party.

42. **DISTRICT**. Pursuant to Section 190.048 of Florida Statutes, Seller provides the following notice. **THE Westside Haines City Community Development District COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN addition TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.**

THE INITIAL DEPOSIT HAS BEEN RECEIVED BY SELLER SUBJECT TO CLEARANCE.

SELLER: LENNAR HOMES, LLC

Signed by: Vitor Viveiros 1CE511971E0F4F4...

New Home Consultant Vitor Viveiros

Date: 11/21/2025

THIS AGREEMENT IS NOT BINDING ON SELLER UNTIL ACCEPTED BELOW BY AN AUTHORIZED REPRESENTATIVE OF SELLER.

SELLER:
LENNAR HOMES, LLC
a Authorized Agent

Signed by: Vitor Viveiros 1CE511971E0F4F4...

By

Title: Authorized Representative Vitor Viveiros

Date Signed by Seller: 11/21/2025

Assinado por: Yglesio Luciano Moyses Silva De Souza 31AD751684404C3...

Buyer - Yglesio Luciano Moyses Silva De Souza

Date 11/20/2025

Buyer -

Date

Buyer -

Date

Buyer -

Date

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PRIVACY POLICY NOTICE AND CONSENT ADDENDUM

THIS PRIVACY POLICY NOTICE AND CONSENT ADDENDUM (this "**Addendum**") is, by this reference, made part of the Purchase and Sale Agreement (the "**Agreement**") dated as of the twentieth day of November, 2025 between Yglesio Luciano Moyses Silva De Souza (collectively, "**Buyer**") and Seller, as defined in the Agreement, respecting Lot 2311 of Block _____ of BRENTWOOD TOWNHOME Subdivision/Plat in the community known as Brentwood TH (the "**Community**").

1. **Defined Terms**. All initially capitalized terms not defined herein shall have the meanings set forth in the Agreement, and all references in this Addendum to the Agreement shall be deemed to include references to this Addendum and to any other addenda and riders attached to the Agreement, which are hereby incorporated by this reference. Notwithstanding the foregoing or anything contained in the Agreement to the contrary, for the exclusive purpose of this Addendum, "**Lennar Affiliate(s)**" shall have the meaning set forth in the Privacy Notice attached hereto as Exhibit "A" ("**Privacy Notice**").

2. **Explanation**. Buyer may need a mortgage, homeowners' insurance, title insurance and/or settlement services in connection with the purchase of the Home. While Buyer is not required to use a Lennar Affiliate to purchase such services, they are available to assist with obtaining these services in connection with the purchase of the Home. This Addendum provides Buyer with the option of electing to receive marketing materials, including price quotes, for services that may be necessary in connection with the purchase of the new Home. It is entirely Buyer's choice whether to receive any such information, and there is no obligation to use any Lennar Affiliate.

3. **Acknowledgement of Privacy Notice and Complete Privacy Policy**. Buyer acknowledges that Buyer has received and reviewed Seller's Privacy Notice attached hereto as Exhibit A. The Privacy Notice summaries the complete privacy policy of Lennar Corporation ("**Privacy Policy**") and Buyer acknowledges that Buyer has been given the opportunity to review Seller's complete Privacy Policy (https://www.lennar.com/privacypolicy). Buyer agrees to the terms of the Privacy Policy and acknowledges that the Privacy Policy is subject to future amendment without further notice.

4. **Consent to Sharing Information with Lennar Affiliates**. Please choose the "Yes" or "No" options below to indicate whether Buyer wishes to share information with Lennar Affiliates (such as those involved in the home purchasing process, e.g., Lennar Mortgage, LLC, Lennar Title, Inc., CalAtlantic Title, LLC and Lennar Insurance Agency, LLC). If there is more than one Buyer, the choices selected will apply to all Buyers who have executed the Addendum.

YES	NO	
X		***Lennar Affiliate Information Sharing***: Agreeing to this option will allow the Lennar Affiliates to provide Buyer with offers and information about products and services that may be necessary in connection with the home-buying process by accessing and using Buyer's Personal Information. These services include providing the Buyer with home financing information and quotes for title insurance, closing services, and homeowner's insurance. Buyer may change the above selections (i.e., opt-out if Buyer has previously selected "YES", or opt-in, if Buyer has previously selected "NO") at any time by visiting our communication Preferences (https://www.lennar.com/contact/communicationpreferences) and making the appropriate selections in the manner prescribed in the form, or as otherwise described in the Privacy Policy.

5. **Counterparts**. This Addendum shall be validly executed when signed in counterparts; a complete set of which shall form a single document. Signatures may be given via electronic transmission and shall be deemed original and given as of the date and time of the transmission of this Addendum electronically to the other party.

6. **Conflicts**. In the event of any conflict between this Addendum and the Agreement, this Addendum shall control. In all other respects, the Agreement shall remain in full force and effect.

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7. **Entire Agreement**. The Agreement, together with this Addendum and any other addenda and riders to the Agreement, contains the entire agreement between Buyer and Seller concerning the matters set forth herein. No addition or modification of this Addendum or the Agreement shall be effective unless set forth in writing and signed by Buyer and an authorized representative of Seller.

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Buyer - Yglesio Luciano Moyses Silva De Souza
Date 11/20/2025

Buyer -
Date

Buyer -
Date

Buyer -
Date

SELLER:
LENNAR HOMES, LLC
a Authorized Agent

Signed by:
Vitor Viveiros
1CE511971E0F4F4...

By:
Title: Authorized Representative
Vitor Viveiros
Date Signed by Seller: 11/21/2025

Docusign Envelope ID: 2B9EEF52-331E-40E0-B8E8-2111BAC53833

ADDENDUM "A"
PRIVACY NOTICE

This Privacy Notice summarizes the complete Privacy Policy of Lennar Corporation (the "**Privacy Policy**") and our affiliated companies, including but are not limited, to Quarterra Multifamily Communities, LLC, Lennar Commercial, CalAtlantic Group, LLC, Lennar Mortgage, LLC, Lennar Sales Corp., Lennar Title, Inc., Lennar Title, LLC, Lennar Title Group, LLC, Lennar Closing Services, CalAtlantic Title, LLC, and Lennar Insurance Agency, LLC ("**Lennar Affiliates**") (collectively, "**Lennar**," "**we**", "**us**", **or** "**our**").

This Privacy Notice outlines only some of the important information in our Privacy Policy, including how we collect, use, and disclose Personal Information we learn about individuals ("**you**" or "**your**") who visit our websites, use our mobile applications, communicate with us in person or by phone, engage with us as customers or prospective customers, and others whose Personal Information we process.

THIS PRIVACY NOTICE DOES NOT REPLACE, SUPPLEMENT, OR MODIFY THE COMPLETE PRIVACY POLICY AVAILABLE AT https://www.lennar.com/privacypolicy. THIS PRIVACY NOTICE IS NOT A SUBSTITUTE FOR THE PRIVACY POLICY. YOU SHOULD CAREFULLY REVIEW THE FULL TEXT OF THE PRIVACY POLICY TO UNDERSTAND OUR PRIVACY PRACTICES.

Your Consent. You consent to the terms of our complete Privacy Policy when you use our services or provide your Personal Information (defined below) to us after receiving this Privacy Notice and opportunity to review our complete Privacy Policy. If you do not agree with our privacy practices, you should not visit our websites, use our services, or otherwise provide us your Personal Information. For more on your consent, see the "Your Consent" section of the Privacy Policy (https://www.lennar.com/privacypolicy#your-consent).

What Is Personal Information? The term "Personal Information" refers to information that identifies, relates to, describes, or could reasonably be associated or linked with you. For more information about the categories and specific types of Personal Information we collect, including what information the Privacy Policy does not cover, see the section of the Privacy Policy titled, "Personal Information We Collect" (https://www.lennar.com/privacypolicy#personal-information-we-collect).

When Do We Collect Personal Information? We collect Personal Information when you do business or otherwise interact with Lennar, when you visit our websites, and when you set up and use a myLennar or Homeowner Portal online account. We also collect Personal Information from, and may share Personal Information with (among others) (2) **Lennar Affiliates**, (2) "**Service Providers**," which process information on our behalf to support our operations, (3) "**Business Partners**" (real estate, home products and services, and other unaffiliated companies we collaborate with), and (4) digital advertising, social media, and analytics platforms that collect data using tracking and storage technologies when you visit our websites.

What Personal Information Do We Collect? For detail about the categories of information we collect, along with the specific types of personal information you may provide and we may collect, see the table below and the section of our complete "Privacy Policy titled Personal Information We Collect".

How Do We Use Personal Information? We may use your Personal Information, for example, to,: START

- Manage our contractual relations, process your transactions, protect our business interests, and enforce our Terms and Conditions (https://www.lennar.com/termsandconditions).
- Manage our websites to maintain functionality, improve service, identify products and services that may be of interest to you, and detect and prevent malicious activity.
- Conduct digital advertising programs and website analytics via third-party advertisers and data tracking services. (You can restrict targeted advertising and other online data tracking on our website.)
- Conduct internal activities such as quality assurance, strategic marketing, and product development.
- Comply with applicable law and legal process.
- Undertake a major business transaction subject to appropriate confidentiality protections.

For more information about how we use your Personal Information, see the section titled "How We Use Personal Information" (https://www.lennar.com/privacypolicy#how-we-use-personal-information)" in our complete Privacy Policy.

- Work with you throughout the design, sales, contracting, financing, construction and completion phases of your project.
- Provide customer service, fulfill requests for information, verify customer information and process payments for transactions (payment information is handled by authorized third-party payment processors.
- Build long-term customer relationships by learning about your experience with us and keeping records of your needs, preferences and interests.
- Connect you with Lennar Affiliates that offer mortgage financing, title insurance or other related services (with your permission).
- Connect you with Business Partners that offer home-based products and services in your area.
- Send and track your responses to marketing messages and show you targeted advertising, subject to your options and preferences.
- Maintain and improve our websites and monitor usage of our websites for market research purposes.
- Personalize the Sites to show you content we think you will be most interested in based on your browsing activity, your account information, and your purchase history.
- Display your photos and comments on our Sites and in marketing materials (with your permission).
- Conduct internal activities we believe are reasonably aligned and compatible with your expectations

about how we will use your personal information based on your relationship with Lennar and the context in which you provided the information (such as quality assurance, strategic marketing and product development).
o Secure our Sites and services, detect and investigate fraud and protect ourselves and others when necessary.
o Manage our contractual relations and protect our business interests.
o Comply with legal process and respond to appropriate governmental requests.
o Use aggregated, pseudonymized or anonymized information (which is no longer reasonably associated with an identifiable natural person) for any lawful purpose.

When Do We Share Your Personal Information? We may share your Personal Information with third parties including our Lennar Affiliates, Service Providers, Advertising Networks, and Business Partners, and digital tracking and data collection services. The table below summarizes the categories of Personal Information Lennar collected during the past 12 months, the categories disclosed to parties for marketing purposes (as opposed to disclosure for business purposes), and whether disclosure to third parties is subject to your Marketing Communications or Cookie Preferences selections. Where information is sold or shared for targeted advertising purposes, it is indicated below.

Categories and examples of Personal Information	**Shared with or disclosed for marketing purposes:**	**Actions you can take to limit or restrict sharing**
Personal Identifiers: name, postal/email address, phone number	o Lennar Affiliates o Business Partners	o Opt-in (Marketing Communications) o Opt-out (Marketing Communications) o Opt-out (for targeted advertising)
Sensitive Information: Social Security Number, citizenship, driver's license	Not shared	Not applicable
Protected demographic Information: age, marital status	Not shared	Not applicable
Consumer Information: signature, credit or debit card, health insurance information	Not shared	Not applicable
Commercial Information: credit/income information, Lennar transaction history	o Lennar Affiliates (for transaction history only)	o Opt-out (Marketing Communications)
Internet Usage Data: browsing history, device information and location data collected using tracking technologies on our websites	o Lennar Affiliates o Business Partners o Digital tracking and analytics services o Advertising networks for targeted advertising o Social Media	o Opt-out (Cookie Preferences)
Customer Profile Information: information from various sources to infer and profile interests and preferences	o Lennar Affiliates o Business Partners o Digital tracking and analytics services o Advertising networks for targeted advertising o Social Media	o Opt-Out (Cookie Preferences)

For more information about when we share your Personal Information and the preference selections you can make, refer to the section of our complete Privacy Policy titled "Information Sharing and Disclosure" (https://www.lennar.com/privacypolicy#information-sharing-and-disclosure). Some information we collect is "sensitive personal information" such as your Social Security Number, citizenship, or driver's license. We will only use and disclose sensitive information for the specific purpose explained to you at the time it is collected.

How Can You Restrict Collection and Use of Personal Information? You may limit the collection, disclosure, or use of certain categories of your Personal Information for marketing purposes or from being sold or shared for targeted advertising or digital tracking by updating your Communication Preferences (https://www.lennar.com/contact/communicationpreferences) or visiting the Cookies Preferences page (https://www.lennar.com/privacypolicy#how-you-can-restrict-cookies-and-targeted-advertising) or by contacting

us as described below. You can also restrict the automated collection and tracking of your online activities and receipt of personalized advertisements by managing the privacy or cookie settings on your browser or device.

Note that you cannot opt-out of disclosures to Service Providers because they perform business services on behalf of Lennar Affiliates and do not use Personal Information for their own commercial purposes. How Business Partners, advertising networks, and digital data services use Personal Information is subject to their own privacy practices and is not governed by the Lennar Privacy Policy. You should review the privacy policies of those third parties to learn about their privacy practices.

How We Use and How You Can Limit Cookies and Targeted Advertising. We use and allow advertising networks and website analytics services (such as Google Analytics) to place cookies and other tracking and data collection technologies on our websites. These technologies collect data about your device and browsing activities over time and across many websites and platforms. The data is used to build a profile of your interests, preferences, and characteristics and to deliver advertisements and marketing campaigns targeted to you. You can restrict some cookies, including targeted advertising cookies, by methods such as selecting certain settings on your browser, configuring your advertisement and privacy settings on your social media platforms, installing Google Analytics opt-out browser, or on our website at our Cookies Preference page. For more information, refer to "How You Can Restrict Cookies and Targeted Advertising" in the full version of the Privacy Policy.

Protection and Retention of Personal Information. Lennar maintains commercially reasonable administrative, technical, and physical safeguards to protect the security, confidentiality, and integrity of your Personal Information appropriate to the nature of the Personal Information we collect. We retain Personal Information for as long as we reasonably require it for legal or business purposes.

Data Privacy Requests and Rights. Lennar will honor the following requests about your Personal Information regardless of where you live:

- To confirm or receive information about the Personal Information Lennar collected, sold, or disclosed about you during the last twelve (12) months;
- To update or correct information that you consider inaccurate;
- To direct Lennar not to sell your Personal Information to others;
- To restrict having your Personal Information collected on our websites for targeted advertising purposes;
- To delete Personal Information that Lennar has collected, subject to a range of exclusions permitted by law;
- To withdraw any previously granted consent to use your Personal Information in a particular way.

We will also honor requests to exercise the data privacy rights granted by the laws of your place of residence that apply to Lennar. We will respond to these requests in the manner and within the timeframes set by such applicable laws. We will not discriminate against you for making a privacy request.

You may submit a request using any of the methods explained in "How to Contact Us" (https://www.lennar.com/privacypolicy#how-to-contact-us) in the Privacy Policy. You can also submit your request (https://lennar-privacy.my.onetrust.com/webform/28241770-ebef-41ce-ad79-79c8275b52ce/4a145a0f-1efc-4ad5-8878-7c3609052d3d). We will generally confirm receipt of your request regarding your personal information within 10 business days and may request additional information necessary to verify you are authorized to make your request. We aim to respond to any verifiable requests within 45 calendar days of receiving it.

Contact Us. To contact us with your questions about our privacy practices or to change opt-in or opt-out preferences:

By email:	privacyinfo@lennar.com
By phone:	1-844-232-0929
Online Preferences webform:	Online Privacy Request (https://lennar-privacy.my.onetrust.com/webform/28241770-ebef-41ce-ad79-79c8275b52ce/4a145a0f-1efc-4ad5-8878-7c3609052d3d)
By postal mail:	5505 Waterford District Drive, Miami, FL 33126 (Attn: Privacy Compliance Dept.)

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PURCHASE PRICE AND PAYMENT ADDENDUM

Buyer(s) Name: Yglesio Luciano Moyses Silva De Souza
Date of Agreement: 11/20/2025
Community: Brentwood TH Lot/Block: 2311 /
Address: 3443 Beam Terrace Davenport FL 33837
Plan/Elevation: Bright / A Garage Orientation Preference: Left ☐ Right ☒
Phase/Section: Job#/Unit Type/Model#: 26314722311
Started (Y/N): Y Stage: 10
Estimated Start Date: 07/28/2025
NHC: Vitor Viveiros ISC:
Agreement Type: ☐ Primary ☐ Secondary ☒ Investment
Select One: ☒ New Agreement ☐ Transfer ☐ Revised Agreement -- Revision #:

BUYER(S) INFORMATION

Buyer #1: Yglesio Luciano Moyses Silva De Souza (check one): Married ☒ Single ☐
Buyer #1 Existing Address: 5677 LIVELINESS ALLEY Clermont FL / US 34714
Home Phone: Office Phone: Cellular Phone: 5598991101412
Email: yglesio@yahoo.com

Buyer #2: (check one): Married ☐ Single ☐
Buyer #2 Existing Address:
Home Phone: Office Phone: Cellular Phone:
Email:

Buyer #3: (check one): Married ☐ Single ☐
Buyer #3 Existing Address:
Home Phone: Office Phone: Cellular Phone:
Email:

Buyer #4: (check one): Married ☐ Single ☐
Buyer #4 Existing Address:
Home Phone: Office Phone: Cellular Phone:
Email:

PURCHASE PRICE AND PAYMENTS

PURCHASE PRICE:

Base Purchase Price:	$	294,990.00
Add: Homesite Premium:	$	4,000.00
Add: Options, Upgrades and Extras per Change Order Summary:	$	.00
Less Incentives and Other Discretionary Reductions	$	14,000.00
Total Purchase Price:	$	284,990.00

PAYMENTS:

Initial Deposit			Check#		$	3,000.00
Additional Deposit						
Due 12/01/2025	Received		Check#	Wire Transfer	$	25,500.00
Due	Received		Check#		$	.00
Due	Received		Check#		$	.00
Due	Received		Check#		$	.00
Advanced Payment for Options, Extras and/or Upgrades						
Due	Received		Check#		$	.00
Due	Received		Check#		$	.00
Total Payments:					$	28,500.00
Amount to be financed or paid by wire transfer of immediately available funds at closing (approximate)					$	256,490.00

(Total Purchase Price less total payments does not include FHA Funding Fee, VA Funding Fee, MIP, PMI, closing costs, pre-paids, homeowner insurance, prorated expenses, Builder's Fee, homeowners association fees and other fees).

CLOSING COSTS, PRE-PAIDS AND OTHER FEES:

Seller Assistance toward Settlement (subject to contribution limits and Lender approval, as applicable): $ 35,000.00

Buyer's closing costs, pre-paids and other fees associated with the purchase of the Home are described in the Rider B. If Buyer obtains financing for the Home, Buyer's closing costs, pre-paids and other fees associated with the financing of the Home are described in the Loan Estimate provided by the Lender.

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WARRANTY INFORMATION

LEN 210 5/2/12
*Or other comparable warranty

FINANCING AND BROKER INFORMATION

Select One: [X] Cash [ ] Conventional [ ] FHA [ ] VA [ ] OTHER:

Lender: Cash Sale - No Lender - NC Phone #:
Address: Cash Fax #:
Agent Name: Cellular #:
Email Address:

Broker Participation? [X] Yes [ ] No
Agent/Company: Cristiano Gomes de Almeida / Authentic Real Estate Team
Street Address: 610 Sycamore St Ste 315
City, State Zip: Kissimmee, FL 34747
Phone #: (407) 900-2026 Email Address: chris@authenticorlando.com
Fax #:
Sales Associate License No.: SL3601646
Broker Tax ID#: Broker Commission: $.00 or 5.00 % of Total Purchase Price less Seller Assistance if any.

Additional Broker Bonus/Incentive: $.00

Defined Terms. All initially capitalized terms not defined herein shall have the meanings set forth in the Purchase and Sale Agreement between Buyer and Seller dated as of the twentieth day of November, 2025 (the "**Agreement**"), and all references in this Addendum to the Agreement shall be deemed to include references to this Addendum and to any other addenda and riders attached to the Agreement, which are hereby incorporated by this reference.

Counterparts. This Addendum shall be validly executed when signed in counterpart; a complete set of which shall form a single document. Signatures may be given via electronic transmission and shall be deemed original and given as of the date and time of the transmission of this Addendum electronically to the other party.

Conflicts. In the event of any conflict between this Addendum and the Agreement, this Addendum shall control. In all other respects, the Agreement shall remain in full force and effect.

Defined Terms. All initially capitalized terms not defined herein shall have the meanings set forth in the Purchase and Sale Agreement between Buyer and Seller dated as of the twentieth day of November, 2025 (the "**Agreement**"), and all references in this Addendum to the Agreement shall be deemed to include references to this Addendum and to any other addenda and riders attached to the Agreement, which are hereby incorporated by this reference.

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Conflicts. In the event of any conflict between this Addendum and the Agreement, this Addendum shall control. In all other respects, the Agreement shall remain in full force and effect.

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Entire Agreement. The Agreement, together with this Addendum and any other addenda and riders to the Agreement, contains the entire agreement between Buyer and Seller concerning the matters set forth herein. No addition or modification of this Addendum or the Agreement shall be effective unless set forth in writing and signed by Buyer and an authorized representative of Seller.

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Buyer - Yglesio Luciano Moyses Silva De Souza
Date 11/20/2025

Buyer -
Date

Buyer -
Date

Buyer -
Date

SELLER:
LENNAR HOMES, LLC
a Authorized Agent

Signed by:
Vitor Viveiros
1CE511971E0F4F4...

By
Title: Authorized Representative
Vitor Viveiros
Date Signed by Seller: 11/21/2025

Docusign Envelope ID: 2B9EEF52-331E-40E0-B8E8-2111BAC53833

ELECTION FORM ADDENDUM

THIS ELECTION FORM ADDENDUM (this "**Addendum**") is executed in conjunction with and, by this reference, incorporated into the Purchase and Sale Agreement (the "**Agreement**") dated as of the twentieth day of November, 2025 between Yglesio Luciano Moyses Silva De Souza (collectively, "**Buyer**") and Seller, as defined in the Agreement, respecting Lot 2311 of Block _____ of BRENTWOOD TOWNHOME Subdivision/Plat in the community known as Brentwood TH (the "**Community**").

1. **Defined Terms**. All initially capitalized terms not defined herein shall have the meanings set forth in the Agreement, and all references in this Addendum to the Agreement shall be deemed to include references to this Addendum and to any other addenda and riders attached to the Agreement, which are hereby incorporated by this reference.

2. **Affiliated Business**. Seller has given Buyer notice in the Affiliated Business Arrangement Disclosure Statement that Seller has business relationships with Lennar Mortgage, LLC ("**Lennar Mortgage**") and Lennar Title, Inc., ("**Lennar Title**") and Title Resources Guaranty Company. Buyer understands and acknowledges that if Buyer elects to use Lennar Title, Lennar Title may issue title insurance through various underwriters including Title Resources Guaranty Company. Buyer is hereby informed that Buyer is not obligated to use an affiliated business of Seller as a condition to the sale of the Home/Unit.

3. **Incentives for Use of Affiliated Business**.

3.1 By checking one of the boxes below and initialing below the selected text, Buyer hereby selects the lender and title company that Buyer will use in connection with the purchase of the Home/Unit.

3.1.1 ☐ Buyer elects to use both Lennar Mortgage (or such other lender named on the Approved Lender Addendum) and Lennar Title.

3.1.2 ☒ Buyer intends to purchase the Home/Unit without financing, but elects to use Lennar Title as its title company.

Buyer's Initials Rubrica LMSDS Buyer's Initials _____

3.1.3 ☐ Buyer elects to use a Lender other than Lennar Mortgage (or such other lender named on the Approved Lender Addendum) as its Lender, but elects to use Lennar Title as its title company.

3.1.4 ☐ Buyer elects to use Lennar Mortgage (or such other lender named on the Approved Lender Addendum) as its Lender, but elects to use a title company other than Lennar Title.

3.1.5 ☐ Buyer elects to use a Lender (as provided under Section 5 of the Agreement) other than Lennar Mortgage (or such other lender named on the Approved Lender Addendum) and a title company other than Lennar Title.

3.2 If Buyer selects option 3.1.1 or 3.1.2 above,

☒ Seller will install the following in the Home/Unit at no additional charge to Buyer:
-Seller to install Refrigerator/ Washer/ Dryer
- Buyer to receive a seller credit of $35,000 at Closing

In the event there is a conflict between this provision and any other provision within the Agreement, the other provision shall prevail.

4. **Deposit and Disbursement of Funds**. Buyer and Seller agree that any funds received in escrow by Lennar Title shall be deposited with other escrow funds in general escrow accounts in a federally insured financial institution ("**depositories**"). As a result of Lennar Title maintaining its general escrow accounts with the depositories, Lennar Title may receive certain financial benefits such as an array of bank services, including interest on deposit balances, accommodations, loans or other business benefits from the depositories ("**collateral benefits**"). All collateral benefits shall accrue to the sole benefit of Lennar Title and Lennar Title shall have no obligation to account to the parties to this escrow for the value of any such collateral benefits. Buyer and Seller hereby consent to the collateral benefits accruing to Lennar Title and confirm that they agree to the transfer of accrued interest (only) from Lennar Title's escrow account to another acceptable account per state law. Any such collateral benefits shall be deemed additional compensation earned by Lennar Title for its services as escrow holder and will not affect any deposit or funds of the Buyer or Seller.

5. **Counterparts**. This Addendum shall be validly executed when signed in counterpart; a complete set of which shall form a single document. Signatures may be given via electronic transmission and shall be deemed original and given as of the date and time of the transmission of this Addendum electronically to the other party.

6. **Conflicts**. In the event of any conflict between this Addendum and the Agreement, this Addendum shall control. In all other respects, the Agreement shall remain in full force and effect.

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7. **Entire Agreement**. The Agreement, together with this Addendum and any other addenda or riders to the Agreement, contains the entire agreement between Buyer and Seller concerning the matters set forth herein. No addition or modification of this Addendum or the Agreement shall be effective unless set forth in writing and signed by Buyer and an authorized representative of Seller.

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Buyer - Yglesio Luciano Moyses Silva De Souza
Date 11/20/2025

Buyer -
Date

Buyer -
Date

Buyer -
Date

SELLER:
LENNAR HOMES, LLC
a Authorized Agent

Signed by:
Vitor Viveiros
1CE511971E0F4F4...

By
Title: Authorized Representative
Vitor Viveiros
Date Signed by Seller: 11/21/2025

Docusign Envelope ID: 2B9EEF52-331E-40E0-B8E8-2111BAC53833

RIDER A
(FLORIDA)

THIS RIDER A (FLORIDA) (this "**Rider A**") is executed in conjunction with and, by this reference, incorporated into the Purchase and Sale Agreement (the "**Agreement**") entered into as of the twentieth day of November, 2025, between Yglesio Luciano Moyses Silva De Souza ("**Buyer**") and Seller, as defined in the Agreement, respecting Lot 2311 of Block _____ of BRENTWOOD TOWNHOME Subdivision/Plat in the community known as Brentwood TH (the "**Community**").

1. **Defined Terms**. All initially capitalized terms not defined herein shall have the meanings set forth in the Agreement, and all references in this Rider A to the Agreement shall be deemed to include references to this Rider A and to any other addenda and riders attached to the Agreement, which are hereby incorporated by this reference.

2. **Disclosure Summary**. Prior to execution of the Agreement, Seller provided a Disclosure Summary to Buyer. Such Disclosure Summary is incorporated herein by reference. BUYER SHOULD NOT EXECUTE THE AGREEMENT UNTIL BUYER HAS RECEIVED AND READ THE DISCLOSURE SUMMARY REQUIRED BY SECTION 720.401, FLORIDA STATUTES. IF THE DISCLOSURE SUMMARY REQUIRED BY SECTION 720.401, FLORIDA STATUTES, HAS NOT BEEN PROVIDED TO THE PROSPECTIVE BUYER (BUYER) BEFORE EXECUTING THE AGREEMENT (CONTRACT FOR SALE), THE AGREEMENT (CONTRACT) IS VOIDABLE BY BUYER BY DELIVERING TO SELLER OR SELLER'S AGENT OR REPRESENTATIVE WRITTEN NOTICE OF THE BUYER'S INTENTION TO CANCEL WITHIN THREE (3) DAYS AFTER RECEIPT OF THE DISCLOSURE SUMMARY OR PRIOR TO CLOSING, WHICHEVER OCCURS FIRST. ANY PURPORTED WAIVER OF THIS VOIDABILITY RIGHT HAS NO EFFECT. BUYER'S RIGHT TO VOID THE AGREEMENT (CONTRACT) SHALL TERMINATE AT CLOSING.

3. **Deposit**.

3.1 Section 501.1375 of the Florida Statutes requires that the following statement be disclosed to buyers of residential homes:

THE BUYER OF A ONE-FAMILY OR TWO-FAMILY RESIDENTIAL DWELLING UNIT HAS THE RIGHT TO HAVE ALL DEPOSIT FUNDS (UP TO TEN PERCENT (10%) OF THE PURCHASE PRICE) DEPOSITED IN AN ESCROW ACCOUNT. THIS RIGHT MAY BE WAIVED, IN WRITING, BY BUYER.

☒ I/We hereby waive my/our rights under Section 501.1375 of the Florida Statutes to have all deposit funds, up to ten percent (10%) of the Total Purchase Price, deposited in an escrow account.

WAIVER: Buyer's Initials Rubrica YLMSDS _____

☐ Buyer is electing to have all deposit funds, up to ten percent (10%) of the Total Purchase Price, deposited in an escrow account. Seller intends to use the Deposit funds for construction purposes and has acquired a master surety bond permitting Seller to obtain the immediate release of such deposit funds from the escrow account as provided in Section 501.1375(5) of the Florida Statutes. If Buyer does not waive the right to have the Deposit funds placed in an escrow account, Buyer may be debited at Closing an amount equal to the premium for the applicable portion of the master surety bond securing such Deposit funds.

NON-WAIVER Buyer's Initials _____ _____

3.2 In the event Buyer's Deposit exceeds ten percent (10%) of the Total Purchase Price, the following provision shall be applicable:

Buyer acknowledges, understands, and agrees that (i) Seller may not apply for or obtain all permits necessary to construct the Home within thirty (30) days from the execution of the Agreement and (ii) Seller may not commence work on the Home within ninety (90) days of the issuance of such permits, provided however, Seller shall apply for or obtain such permits within one (1) year after the date of the Agreement (the "**Permit Issuance Date**") and Seller shall commence work no later than one (1) year from the Permit Issuance Date. Buyer acknowledges and agrees that the foregoing shall constitute an extension of the time limitations set forth in Section 489.126, Florida Statutes. Provided, however that the foregoing provisions in this Section 3.2 shall not operate to extend or qualify Seller's obligation to complete the Home as provided in Section 8 of the Agreement.

Buyer's Initials Rubrica YLMSDS _____

4. **Return of Deposit**. In the event the Agreement is cancelled for any reason other than Seller's default, the Buyer shall be required to execute and return a release form provided by the Seller prior to return of the deposit.

5. **Property Tax Disclosure**. Pursuant to Section 689.261 of the Florida Statutes, Seller provides the following notice: BUYER SHOULD NOT RELY ON THE SELLER'S CURRENT PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT THE BUYER MAY BE OBLIGATED TO PAY IN THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE COUNTY PROPERTY APPRAISER'S OFFICE FOR INFORMATION.

6. **Florida Homeowners' Construction Recovery Fund**. Pursuant to Section 489.1425 of the Florida Statutes, Seller provides the following notice. PAYMENT MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: (850) 921-6593, 2601 BLAIR STONE ROAD TALLAHASSEE, FL 32399-1039.

7. **Flood Disclosure Regarding Flood Insurance**. Homeowners' insurance policies do not include coverage for damage resulting from floods. Buyer is encouraged to discuss the need to purchase separate flood insurance coverage with Buyer's insurance agent.

7.1 Seller ☐ is ☒ is not aware of damage to the property caused by flooding during the Seller's ownership of the property.

7.2 Seller ☐ has ☒ has not filed a claim with an insurance provider relating to flood damage on the property, including, but not limited to, a claim with the National Flood Insurance Program.

7.3 Seller ☐ has ☒ has not received assistance for flood damage to the property, including, but not limited to, assistance from the Federal Emergency Management Agency.

7.4 For the purposes of this disclosure, the term "flooding" means a general or temporary condition of partial or complete inundation of the property caused by any of the following:

7.4.1 The overflow of inland or tidal waters.

7.4.2 The unusual and rapid accumulation of runoff or surface waters from any established water source, such as a river, stream, or drainage ditch.

7.4.3 Sustained periods of standing water resulting from rainfall.

8. **Energy Rating**. Pursuant to Section 553.996 of the Florida Statutes, Buyer may request that Seller cause a State Certified Energy Rater to perform an energy efficiency rating on the Home being purchased. Buyer hereby releases Seller from any responsibility or liability for the accuracy or level of the rating and Buyer understands and agrees that the Agreement is not contingent upon Buyer approving the rating, that the rating is solely for Buyer's own information and that Buyer will pay the total cost of the rating.

9. **Energy Performance Level Display Card**. At the written request of Buyer, Seller shall provide Buyer with an Energy Performance Level ("**EPL**") Display Card by way of Addendum to the Agreement pursuant to Section 553.9085 of the Florida Statutes.

10. **Radon Gas Notice and Disclaimer**. This disclosure is required by Section 404.056 of the Florida Statutes. Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county health department.

11. **Sinkhole and Subsurface Notice and Disclaimer**. Sinkholes, karsts, subsidence, cavities, and other subsurface anomalies are part of Florida's natural environment. Buyer represents to Seller that Buyer has made all independent investigations into sinkholes (including, but not limited to, the availability or cost for sinkhole insurance coverage) which Buyer deems appropriate prior to entering into the Agreement. All risks associated with all natural occurrences shall be borne by Buyer from and after Closing.

12. **Megan's Law Disclosure/Database Regarding Registered Sex Offenders**. Pursuant to Section 943.0435, Florida Statutes, sexual offenders must complete a registration form at their county sheriff's office. Information about specified registered sex offenders is made available to the public via an Internet Web site maintained by the Florida Department of Law Enforcement ("**FDLE**") at www.fdle.state.fl.us. This information will include, if available, the offender's name, the address at which the offender resides, offender's status, and address source information.

Prior to the purchase of a Home in the Community, Buyer may research the database to determine whether there are sex offenders in the area. Seller makes no representations, warranties, or guarantees regarding the presence or absence of registered sex offenders within the Community or in the surrounding area. Seller has no obligation or duty to investigate existing residents or buyers to determine whether they are sex offenders. Buyer is solely responsible for making his or her own investigation. For further information, please contact FDLE.

13. **Chapter 558 Notice of Claim**. In accordance with Florida law, Seller provides Buyer with the following notice: ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.

If Buyer rejects any settlement offer made pursuant to such Florida law by Seller or other contractors, subcontractors, suppliers or design professionals hired by, through or under Seller or its affiliates (collectively, "**Protected Parties**"), and Buyer elects to proceed with an action against one or more Protected Parties, Buyer acknowledges that the dispute must be resolved by mediation or, if not resolved by mediation, by binding arbitration as provided in the Agreement. Further, all other provisions of the Agreement respecting disputes remain in full force and effect.

14. **Cooperation with Closing Agent**. Buyer agrees to promptly provide Closing agent all information and documentation that either Closing agent or the title insurance company is required to obtain by law, including any requirements of the U.S. Department of the Treasury. Buyer's failure to cooperate with or provide information to the Closing agent or otherwise comply with U.S. Department of the Treasury requirements shall be a default.

15. **Debit/Credit Card Deposit**. If Buyer makes the Initial Deposit using a credit or debit card ("**Card Deposit**"), Buyer will, upon Seller's request, provide the last 4-digits of the card to Seller and the title company conducting the Closing. At least one person that is a Buyer must be the cardholder. If the card deposit is a credit card deposit, it is subject to Seller's acceptance. Buyer must provide evidence to Buyer's lender no later than (10) business days prior to Closing that the credit card deposit has been paid off out of Buyer's own funds. Such evidence shall include, but is not limited to, credit card and bank statements.

16. **Further Actions**. Buyer and Seller will execute all instructions and documents required to correct any clerical errors or to effectuate the purchase and sale contemplated by this Agreement.

17. **Buyer Releases Seller from Damages Caused by Buyer Improvements and Alterations**. Before Buyer installs any post-closing improvements to or on the Homesite including, but not limited to, pools, spas, planters, sidewalks, decks, patios, patio covers, room additions, sprinklers, landscaping, and other alterations (collectively "**Buyer Improvements**"), Buyer agrees to retain all appropriate professional consultants including a licensed architect and a civil, soil or structural engineer ("**Buyer Improvement Experts**") and to design and construct the Buyer Improvements in accordance with such experts' advice and specifications as well as all local building codes and processes. The Homesite was designed and constructed to support the residence and any Homesite improvements delivered with the residence (collectively, "**Seller Delivered Improvements**"), with the expectation that Buyer will consult such Buyer Improvement Experts before designing or constructing any Buyer Improvements. Even if Buyer takes such steps, Buyer should expect that Buyer Improvements may be damaged or cause damages to the Homesite and Seller Delivered Improvements, and may cause issues such as subsidence, earth movement, foundation cracks and failure, slab/foundation tilt, deflection, erosion, improper drainage, lateral fill extension, slope creep, corrosion, spalling, efflorescence, and water intrusion which can cause major damages to the Buyer Improvements, Seller Delivered Improvements, and Homesite.

Buyer assumes all risks relating to Buyer Improvements and releases and waives all deficiencies, losses, liabilities, claims, damages, expenses, obligations, penalties, actions, judgments, awards, suits, costs or disbursements of any kind or nature whatsoever, including attorneys' fees and expenses ("**Claims**") against Seller and its affiliates, and the officers, directors, employees, contractors, consultants and agents of each of them ("**Released Parties**") arising from or in any way related to Buyer Improvements, including Claims for bodily injury, death, property damage, economic loss, and diminution in value including Claims that may not be anticipated at this time. To the extent such damages to the Seller Delivered Improvements or Homesite arise out of or relate to Buyer Improvements, any express warranties provided by Seller on the damaged components are void and released by Buyer unless such warranties are required by law and are not permitted to be modified or released.

18. **Conveyances to Foreign Entities Act, Sections 692.201-205, Florida Statutes ("Foreign Entities Act").**

18.1 Florida law restricts certain Purchases of Real Property by Foreign Principals domiciled in foreign countries of concern. A "**foreign country of concern**", as defined in the Foreign Entities Act, includes China, Russia, Iran, North Korea, Cuba, Venezuela, and Syria. Buyer represents and warrants to Seller that Buyer has reviewed and is familiar with the Foreign Entities Act, and that Buyer's purchase of the Real Property will be permitted by and in compliance with the Foreign Entities Act.

18.2 Buyer agrees to sign and return an affidavit (the "**Affidavit**") as required by the Foreign Entities Act at Closing, or before Closing within three (3) calendar days from Seller's written request to Buyer, attesting that Buyer is (1) not a foreign principal; and (2) in compliance with the corresponding requirements of the Foreign Entities Act.

18.3 Failure to execute and return the Affidavit at Closing, or prior to Closing within three (3) days of Seller's written request, will constitute a default by Buyer and the remedies available to Seller for Buyer's default under the Agreement shall apply. Buyer acknowledges that Seller has no obligation or duty to investigate any existing or prospective buyers to determine whether they are foreign principals.

19. **Counterparts**. This Rider A shall be validly executed when signed in counterpart; a complete set of which shall form a single document. Signatures may be given via electronic transmission and shall be deemed original and given as of the date and time of the transmission of this Rider A electronically to the other party.

20. **Conflicts**. In the event of any conflict between this Rider A and the Agreement, this Rider A shall control. In

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all other respects, the Agreement shall remain in full force and effect.

21. **Entire Agreement**. The Agreement, together with this Rider A and any other addenda and riders to the Agreement, contains the entire agreement between Buyer and Seller concerning the matters set forth herein. No addition or modification of this Rider A or the Agreement shall be effective unless set forth in writing and signed by Buyer and an authorized representative of Seller.

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Buyer - Yglesio Luciano Moyses Silva De Souza
Date 11/20/2025

Buyer -
Date _____

Buyer -
Date _____

Buyer -
Date _____

SELLER:
LENNAR HOMES, LLC
Authorized Agent

Signed by:
Vitor Viveiros
1CE541971E0F4F4...

By _____
Title: Authorized Representative
Vitor Viveiros
Date Signed by Seller: 11/21/2025

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RIDER B
(ORLANDO DIVISION)

THIS RIDER B (this "**Rider B**") is executed in conjunction with and, by this reference, incorporated into the Purchase and Sale Agreement (the "**Agreement**") entered into as of the twentieth day of November, 2025, between Yglesio Luciano Moyses Silva De Souza("**Buyer**") and Seller, as defined in the Agreement, respecting Lot 2311 of Block _____ of BRENTWOOD TOWNHOME Subdivision/Plat in the community known as Brentwood TH (the "**Community**").

1. **Defined Terms**. All initially capitalized terms not defined herein shall have the meanings set forth in the Agreement, and all references in this Rider B to the Agreement shall be deemed to include references to this Rider B and to any other rider and addenda attached to the Agreement, which are hereby incorporated by this reference. In addition to those terms, the following terms shall have the meanings set forth below:

"**Closing Date Notice Period**" shall mean at least ten (10) days prior to the Closing Date.

"**Mortgage Period**" shall mean thirty (30) days from the Effective Date of the Agreement.

2. **Application for Loan.**

2.1 Notwithstanding any provision in the Agreement to the contrary, if Buyer is applying for a loan in excess of eighty percent (80%) of the Total Purchase Price, and the Property is not being acquired as a primary residence, Buyer agrees to accept a loan equal to eighty percent (80%) of the Total Purchase Price if the institutional lender considering Buyer's loan application will not approve a loan in excess of eighty percent (80%) of the Total Purchase Price.

2.2 If Buyer provides a written disapproval of loan from Lender within the Mortgage Period, Seller shall refund the Deposit to Buyer, less the sum of Two Hundred Fifty Dollars ($250.00) to cover Seller's expenses related to denial of Buyer by a Lender within the Mortgage Period unless Buyer applied for a VA guaranteed loan. The parties shall be released from all liability under the Agreement upon the execution of a Cancellation and Release Agreement without any further acts by either party.

3. **Closing Costs**. BUYER UNDERSTANDS AND AGREES THAT IN ADDITION TO THE TOTAL CASH TO CLOSE (WHICH AMOUNT IS SPECIFIED IN SECTION 2 OF THE AGREEMENT AND THE PURCHASE PRICE AND PAYMENT ADDENDUM) BUYER SHALL PAY CERTAIN OTHER FEES, THE BUILDER'S FEE, AND CLOSING COSTS, IF ANY, AT CLOSING (LISTED BELOW). IN CONNECTION THEREWITH, WITHOUT LIMITATION, THE ITEMS LISTED BELOW WILL COLLECTIVELY BE REFERRED TO AS "**CLOSING COSTS**." NOTWITHSTANDING ANYTHING IN THE AGREEMENT TO THE CONTRARY, IN THE CASE OF AN FHA/VA OR FANNIE MAE LOAN, BUYER SHALL NOT PAY FOR ANY COSTS PROHIBITED BY HUD (FHA), VA OR FANNIE MAE REGULATIONS. ALL REFERENCES TO "**PRO RATA SHARES**" WILL BE DEEMED A TIME PRORATION, BASED ON THE DATE OF CLOSING, WITH BUYER PAYING AMOUNTS ACCRUED ON AND AFTER THE DATE OF CLOSING. The Closing Costs include, without limitation:

3.1 The premium for a policy of owner's title insurance, any real property transfer taxes in connection with the transfer of the Property, the cost of the documentary stamp taxes or other taxes on the Deed, and the cost to record the Deed. Should the settlement charges that VA does not allow Buyer to pay exceed the amount, if any, to be paid by Seller, Seller at its sole discretion may terminate the Agreement and refund Buyer's earnest money. Should the settlement charges that FHA does not allow Buyer to pay exceed the amount, if any, to be paid by Seller, Buyer may either pay the additional settlement charges or the interest rate on the loan will increase to an interest rate attainable with the settlement charges to be paid by Seller. In the event that Buyer decides to lock in the interest rate and points prior to closing, Buyer agrees to pay the difference between the market rate and the lock-in rate as of the date that the loan rate is locked.

3.2 Customary closing costs of a Buyer of a single family residence, including but not limited to items such as loan fees, loan closing costs and all other related sums, attorneys' fees, escrows for taxes and insurance, recording fees, documentary stamp taxes on the note, intangible taxes, credit reports and PMI insurance, if applicable, charged by the Lender or otherwise customary for a Buyer at Closing.

3.3 Title search updates, title examination fees and any other Closing expenses of Buyer.

3.4 All additional costs respecting the Property imposed by any governmental authority.

3.5 The cost of any obligations Buyer incurs not provided for in the Agreement.

3.6 The cost of a survey of the Property.

3.7 Certified governmental liens (liens which can be paid pursuant to written notice), if any, shall be assumed and paid by Seller, pending governmental improvement liens shall be paid and assumed by Buyer.

3.8 A pro rata share of County interim service fees, if any.

3.9 A pro rata share of waste fees.

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3.10 A pro rata share of utility deposits and capacity fees (water and/or sewer) for the Property prepaid by Seller.

3.11 Any other expenses of an owner of the Property provided for or referenced in the Documents.

3.12 Amounts reflected in the Master Disclosure and Information Addendum to the Purchase and Sale Agreement, if any, attached hereto and incorporated herein.

3.13 Current expenses of the Property (for example: taxes, special assessments and current monthly assessments to one or more homeowner's associations) will be adjusted between Seller and Buyer as of the Closing date. Buyer shall reimburse Seller for any prepaid expenses of the Property such as utility deposits, insurance premiums, local interim service fees, cable fees, assessments and capital contributions made to one or more homeowners' associations, paid by Seller in advance and/or for the month in which the Closing date occurs.

3.14 If real estate taxes for the year in which the Closing date occurs are assessed in the aggregate on the real estate comprising the portion of the Community (including the Property) rather than on a homesite-by-homesite basis, Seller will pay such taxes in full when due, but Buyer will reimburse Seller at the Closing for Buyer's pro rata share of such taxes from the Closing date (if such taxes are then known) or the Property's allocable share (so prorated) of Seller's estimate of those taxes (if such taxes are not then known), subject to readjustment at either the request of Seller or Buyer within six (6) months from when the actual tax bill is known. If taxes for the year in which the Closing date occurs are assessed on a homesite-by-homesite basis but such taxes are not due on the Closing date, Buyer will be responsible for paying such tax bill in full when due but Seller will reimburse Buyer at the Closing for Seller's pro rata share of such taxes (if the taxes are then known) or Seller's estimate of those taxes (if such taxes are not then known) through the Closing Date, subject to readjustment at either the request of Seller or Buyer within six (6) months from when the actual bill is known. If the Closing takes place after Seller has paid the taxes for the year in which the Closing date occurs, Buyer will reimburse Seller at the Closing for Buyer's pro rata share of those taxes from and after the Closing Date. The parties agree to bring to resolution any and all claims regarding proration within six (6) months of the tax bill becoming known. Demands made after six (6) months will not be honored by either party.

3.15 The cost of any modifications or changes which are incurred by Seller as a result of changes in building codes, governmental rules, regulations or requirements, or the enforcement of any of the same, after the Effective Date of the Agreement, shall be paid by Buyer at the time of Closing.

3.16 The cost of the Limited Warranty as set forth in Section 7 herein.

4. **Additional Financing and Closing Costs Disclosures**.

4.1 Financing. Buyer and Seller agree this Purchase ___ is _X_ is not contingent upon Buyer obtaining a Loan Commitment for financing secured by the Property. As used herein the term "**Loan Commitment**" shall mean the written approval by a loan underwriter (not a loan broker) agreeing to provide funds necessary for Closing. Should this purchase be contingent upon such financing, Buyer will immediately, but not later than five (5) days after Seller's acceptance, make full and complete application to obtain financing. Buyer may use any lender of Buyer's choice. If the purchase is contingent on financing, Seller requires, for its own purposes, a preliminary assessment of Buyer's ability to qualify for a mortgage loan to purchase the Property. Buyer understands that before Seller signs this Agreement, Buyer must obtain and provide to Seller a preliminary assessment qualification from Lennar Mortgage (an affiliate of Seller) or another qualified institutional mortgage lender.

Buyer's Initials Rubrica YMSDS _____

4.2 The Closing agent designated by Seller shall close this transaction and any related mortgage loans, if any. If Buyer desires to employ an attorney to represent Buyer, then Buyer may do so at Buyer's expense.

4.3 Although Seller may make available to Buyer the name of one or more lenders or information about one or more available financing alternatives, Buyer agrees that the choice of a lender and loan is Buyer's sole decision, and Seller has not made any promises or representations concerning the likelihood of Buyer obtaining the loan, the terms and conditions of such loan or the interest rate or fees associated with such loan.

4.4 BUYER IS HEREBY ADVISED BY SELLER THAT INTEREST RATES, LOAN FEES, AND OTHER LOAN CONDITIONS ARE NOT GUARANTEED, FIXED OR ESTABLISHED (AND SELLER MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO SUCH ITEMS) AND ARE SUBJECT TO CHANGE BY ANY LENDER. SELLER DOES NOT WARRANT OR GUARANTEE THAT COMPLETION OF THE IMPROVEMENTS OR LOAN FUNDING CAN BE ACHIEVED WITHIN LOAN LOCK PERIODS, IF ANY, REGARDLESS OF WHETHER SUCH LOCKS ARE PAID FOR BY SELLER OR BUYER.

4.5 Responsibility for obtaining the loan and for satisfying all conditions made by the Lender with regard to the loan shall rest solely with the Buyer.

5. **Name Change or Change in Party**. As set forth in the Agreement, Buyer is not permitted to assign the Agreement without Seller's written consent. If Buyer desires to take title to the Property in a name other than

Buyer's name, Buyer must notify Seller in writing within thirty (30) days from the Effective Date of the Agreement. Upon receipt of Buyer's request, Seller shall notify Buyer whether the name change or change in party is approved by Seller, whereupon Seller and Buyer shall execute an Amendment to Change Party. If Buyer wishes to change name or change a party to this Agreement after thirty (30) days from the Effective Date, then Buyer must pay Seller Five Hundred Dollars ($500.00) to cover Seller's administrative expenses together with any such request. The payment of the $500.00 administrative expenses is not a guarantee that Seller will approve any name change or change in party. Notwithstanding, Buyer may not change their name or change a party to this Agreement in the period that is thirty (30) days prior to the Estimated Closing Date.

6. **Site and Substitutions**. If Buyer purchases any upgrades or options that include specific manufacturers, Seller will provide Buyer with notice of any change in manufacturer and allow Buyer the option to choose from available manufacturers. Seller may substitute special order items relating to building materials, appliances, fixtures, windows or other elements specifically ordered by Buyer in writing upon consent of Buyer, which consent shall not be unreasonably withheld.

7. **Warranties**.

7.1 Buyer acknowledges that at the time of execution of the Agreement, Seller has no reason to know of any particular purpose Buyer has in purchasing the Home and items of personal property located therein other than normal residential use. Buyer understands and agrees that Seller is making only those express limited warranties set forth in the homeowner's warranty (the "**Limited Warranty**"). The Limited Warranty, incorporated herein, shall be delivered to Buyer at Closing and is available for examination at Seller's office and will, at Buyer's request, be attached as an exhibit to the Agreement. By initialing below, Buyer acknowledges that Buyer has had the opportunity to receive and review the Limited Warranty prior to the execution of the Agreement. TO THE EXTENT OF ANY CONFLICT BETWEEN ANY PROVISION OF THE AGREEMENT RELATED TO WARRANTIES AND THE LIMITED WARRANTY, THE PROVISIONS OF THE LIMITED WARRANTY SHALL CONTROL.

Buyer's Initials Rubrica _____ _____

7.1.1 During the time that the Limited Warranty remains in effect, any implied warranties available to you under federal or state law with respect to the central air conditioning and heating system shall remain available to you. With respect to all other components of your Home, Seller gives the Limited Warranty expressly in lieu of any other warranties, expressed or implied. To the maximum extent lawful, and except for the Limited Warranty, with the exception of any implied warranties available to Buyer as to the central air conditioning and heating system during the time that the Limited Warranty remains in effect, Seller disclaims any and all implied warranties of merchantability and fitness, fitness for a particular purpose, habitability, intended use, workmanship, or construction respecting the Property, common properties of the Community, if any, and all fixtures or items of personal property sold pursuant to the Agreement, or any other real or personal property whatsoever conveyed in connection with the sale of the Property, or located within the Community whether arising from the agreement, usage, trade, imposed by statute, course of dealing, case law or otherwise.

7.1.2 Some states do not allow limitations on how long an implied warranty lasts, so the above limitation may not apply to you. The Limited Warranty is the only express warranty given by Seller. Seller disclaims any liability for incidental or consequential damages. Some states do not allow the exclusion or limitation of incidental or consequential damages, so the above limitation may not apply to you. The Limited Warranty gives you specific legal rights, and you may also have other rights which vary from state to state.

7.2 SELLER MAKES NO REPRESENTATION OR WARRANTY CONCERNING GEOLOGICAL OR ENVIRONMENTAL MATTERS SUCH AS RADON GAS, BURIED DEBRIS (UNLESS SUCH DEBRIS WAS BURIED BY SELLER OR ITS EMPLOYEES, AGENTS OR SUBCONTRACTORS), UNDERGROUND SPRINGS, SINKHOLES, KARSTS, SUBSIDENCE, CAVITIES, MINESHAFTS OR OTHER SUBSURFACE ANOMALIES. SELLER SPECIFICALLY EXCLUDES SUCH GEOLOGICAL AND ENVIRONMENTAL MATTERS FROM ANY WARRANTIES GIVEN UNDER THE AGREEMENT.

7.3 Normal swelling, expansion and contraction of materials and construction, and any cracks appearing as a result thereof or as a result of settlement of, in or on the Home shall not be deemed to be construction defects. Upon Closing, Seller shall deliver to Buyer all manufacturers' warranties, if any, covering the consumer products (if any) to be conveyed to Buyer hereunder, provided, however, SELLER SHALL NOT THEREBY BE DEEMED TO WARRANT ANY SUCH CONSUMER PRODUCT OR TO ADOPT ANY LIABILITY FOR ANY SUCH MANUFACTURERS' WARRANTY THEREOF.

7.4 Buyer acknowledges and understands the following with respect to the Limited Warranty:

7.4.1 The pattern of grading and drainage for the Property is an approved grade and drain pattern. Any change in the grading, drainage or landscaping or vegetation within four (4) feet of exterior walls or foundation could void the warranty. If Buyer changes the grade or drainage established by Seller, or by construction, additions or deletions causes the established grade and/or drainage patterns to be modified, then Seller shall be relieved of any liability for damages, if any, caused by

such changes.

7.4.2 Seller makes no warranty or representation regarding shifting soils, unsettled soils, unusual rocks or subsurface conditions.

7.4.3 Seller's warranty does not include defects caused by normal wear and tear, insubstantial or immaterial variances or defects, the elements, natural disasters or faulty maintenance, operation or abusive use.

7.5 No Warranties for Third Party Construction. Seller does not warrant any of the work performed in the Home or on the Homesite by third party contractors, not hired by Seller, prior to or after the Closing and shall not be liable for any defects in the work performed by third party contractors not hired by Seller, nor for any adverse impact to the Home, Homesite or Community caused thereby.

8. **Lennar Account Application for Pre-Closing Information and Limited Warranty Service Requests**. Warranty information for the Home is available to Buyer through (i) the Lennar Account Application (the "**Lennar App**"), which can be downloaded to a mobile device, such as a smartphone or tablet, from the Apple App Store (https://shorturl.at/9ljrM) or the Google Play Store (https://shorturl.at/Cy0zZ); and/or (ii) a web based version of the Lennar App that is accessible through a standard web browser (together with the Lennar App as the "**Digital Platform**"). Buyer agrees to download the Lennar App to a mobile device at the time of execution of the Agreement. The Lennar App can also be used to (i) track the progress of the construction of the Home; (ii) chat with customer care representatives; (iii) access educational checklists, maintenance tips and warranty guides for the Home; (iv) view homesite specific details such as homeowners' association information, floorplans and applicable utility services; and (v) if Buyer executes the Agreement digitally, access copies of the Purchase and Sale Agreement documents. Buyer agrees to use the Digital Platform to submit all warranty claims and to schedule warranty-related inspection(s) and repairs for the Home. If Buyer is unable to access the Digital Platform, Seller will provide Buyer with an alternate method for submission of warranty claims upon written request. Seller has the right to change the method of submitting and processing warranty requests in the future provided that any new methods will not unreasonably restrict Buyer's ability to submit a warranty claim. The provisions of this Section will survive Closing.

Buyer's Initials Rubrica _____ _____

9. **Documents**. Buyer acknowledges receipt of the Document Book for the Community containing many important documents regarding the Community, including but not limited to some of the documents of record affecting the Property and the Community (collectively, the "**Documents**"). The Document Book is hereby incorporated into the Agreement by this reference. The Document Book may be amended as deemed necessary by Seller in its sole and absolute discretion. Buyer agrees to take title to the Property subject to the Documents, to abide by and be bound by all of the terms and conditions of the Documents, and any amendments thereto. The Master Disclosure and Information Addendum to Purchase and Sale Agreement attached hereto sets forth additional information respecting lien rights and homeowners association's restrictions affecting the Property. In the event that the Agreement is terminated for any reason whatsoever, Buyer shall return the Document Book to Seller in the same condition originally received (ordinary wear and tear excepted). If the Document Book is not returned upon termination of the Agreement, Seller shall be entitled to deduct $100.00 from any portion of the Deposit to be refunded to Buyer as a result of the termination, to defray Seller's costs and expenses resulting from the preparation, printing and delivery of the Document Book. Buyer understands and agrees this Section shall survive the termination of the Agreement.

10. **Selections**. In order to allow sufficient time for Seller's suppliers to order all of the materials to be used in the Home, all selections requiring governmental permits must be finalized no later than thirty (30) days from the Effective Date of the Agreement. All selections requiring governmental permits must be in writing and on the Structural Selections Amendment form provided by Seller. Verbal selections requiring governmental permits will not be accepted by Seller. If Buyer fails to complete and return the permit selections to Seller, Buyer understands that all choices will be made by Seller and Buyer will have no reason to object to those choices. In addition, all color selections and option selections must be finalized no later than thirty (30) days from the Effective Date of the Agreement. All selections must be in writing and on the Color Selection Amendment form provided by Seller. Verbal selections will not be accepted by Seller. If Buyer fails to complete and return the color selections to Seller, Buyer understands that all choices will be made by Seller and Buyer will have no reason to object to those choices. Colors of all items and materials not included in the Color Selection Amendment form will be selected by Seller. Dimensions of your Home may differ from those reflected in brochures, advertisements, artist's renderings and marketing floor plans. Actual dimensions may vary upon completion of the Home.

11. **Garage Location**. Seller reserves the right to orient the garage (left or right side of the Home). This decision is based on engineering, easements and utility considerations, as well as the appearance of the Community streetscape.

12. **Inspection of the Home**. BUYER WILL BE GIVEN A REASONABLE OPPORTUNITY TO INSPECT THE HOME WITH SELLER'S REPRESENTATIVE PRIOR TO CLOSING, AND AT THAT TIME BUYER WILL SIGN A "**NEW HOME ORIENTATION LIST**" STATING ANY DEFECTS IN WORKMANSHIP OR MATERIALS OR INCOMPLETE ITEMS WHICH BUYER DISCOVERS. ANY DEFECTS OR INCOMPLETE ITEMS NOT SO LISTED WHICH ARE APPARENT OR VISIBLE SHALL BE DEEMED ACCEPTED BY BUYER AND ANY CLAIM RELATED THERETO FOREVER WAIVED. IF ANY ITEM LISTED IS ACTUALLY DEFECTIVE IN WORKMANSHIP OR MATERIALS IN SELLER'S OPINION (IN ACCORDANCE WITH CONSTRUCTION STANDARDS PREVALENT FOR A SIMILAR HOME IN THE

COUNTY), SELLER WILL BE OBLIGATED TO CORRECT THOSE DEFECTS AT SELLER'S COST WITHIN A REASONABLE PERIOD OF TIME AFTER CLOSING, PROVIDED HOWEVER THAT SELLER'S OBLIGATION TO CORRECT WILL NOT BE A GROUND FOR DEFERRING THE CLOSING, NOR FOR ANY SETOFF, NOR FOR IMPOSING ANY CONDITION ON CLOSING AS LONG AS THE HOME IS HABITABLE. NOTWITHSTANDING THE FOREGOING, AND PURSUANT TO THE AGREEMENT, UPON CLOSING ALL CONTRACTED SERVICES TO BE PERFORMED UNDER THE AGREEMENT BY SELLER SHALL BE DEEMED COMPLETED AND FULLY PERFORMED, AND THE AGREEMENT SHALL BE DEEMED COMPLETED, WITHIN THE MEANING OF FLORIDA STATUTES § 95.11(3)(C). IN ADDITION, ALL PAYMENTS, INCLUDING, BUT NOT LIMITED TO, BUYER'S FINAL PAYMENT, TO SELLER FOR ALL CONTRACTED SERVICES ARE DUE ON OR BEFORE THE CLOSING DATE, AND CONTRACTED SERVICES SHALL NOT INCLUDE ANY CORRECTIONS OF DEFECTS OR DEFICIENCIES IN THE HOME, PUNCH LIST WORK, OR WARRANTY WORK. THE ISSUANCE OF A CERTIFICATE OF COMPLETION OR USE SHALL BE CONCLUSIVE EVIDENCE OF HABITABILITY. BUYER SHALL HAVE NO RIGHT TO REQUIRE ESCROWS OR HOLD BACKS OF CLOSING FUNDS OR ANY CASH TO CLOSE, AND NONE WILL BE PERMITTED. IF BUYER FAILS TO TAKE ADVANTAGE OF THE PRE-CLOSING INSPECTION ON THE TIME AND DATE SCHEDULED BY SELLER, BUYER SHALL BE DEEMED TO HAVE WAIVED THE RIGHT TO SUBMIT A NEW HOME ORIENTATION LIST TO SELLER.

13. **No Right to Enter**. Buyer acknowledges that all matters pertaining to the initial construction of the Property will be performed by Seller and Seller's representatives. Buyer acknowledges and agrees that for reasons of safety and to comply with liability and insurance requirements imposed upon Seller, neither Buyer nor any agent of Buyer shall, until after the Closing, be permitted to enter upon the Property without Seller's prior written approval and without being accompanied by Seller's representative. Any permitted personal inspections shall be made at times designated by Seller and upon written permission of Seller, and shall not be allowed under any condition prior to the formal inspection described above and only with Seller's representative. Buyer agrees not to give instructions to, interfere with or interrupt any workmen at the Property. Buyer may not order any work on the Property until after the Closing, other than options, upgrades and/or extras that Seller has agreed in writing to provide. Buyer recognizes that Seller is under no obligation to agree to provide options, extras and/or upgrades. Without limiting the applicability of this Section to all obligations, representations and covenants of Buyer hereunder, Buyer specifically acknowledges that any breach by Buyer of the terms and conditions contained within this Section shall be deemed to be a "material breach" and shall entitle Seller to declare the Agreement to be in default in accordance with the provisions of the Buyer's Default Section in the Agreement. Seller's failure to promptly take any action with respect to Buyer's breach of the terms and conditions contained herein shall not be deemed a waiver of any of Seller's rights or remedies hereunder. Whenever the Agreement shall require Seller to complete or substantially complete an item of construction, unless provided specifically to the contrary herein, such item shall be deemed complete or substantially complete when so completed, in the sole and unfettered opinion of Seller. Without limiting Seller's rights contained within the Site and Substitutions Section in the Agreement, should Seller fail to provide any item of construction required to be provided or any option, extra and/or upgrade, Buyer's sole remedy therefore will be to collect an amount from Seller equal to Seller's cost for such item and for Seller's cost of installation of such item had such item been installed at the appropriate time during construction. Without limiting Seller's rights and Buyer's obligations contained within this Section and elsewhere in the Agreement, should any warranted defects in workmanship or materials be discovered before or after the Closing, Buyer agrees that Buyer's sole remedy therefore is for Seller to, at Seller's sole and absolute discretion, either repair or replace the defective item. To the extent permitted by applicable law, Seller disclaims any liability for incidental or consequential damages that may arise from a defective item.

14. **Flood Zone**. Seller makes no representations relating to whether the Property resides in any flood zone. Flood zone designations may change from time to time and Buyer should not rely on oral representations as to the flood zone status of the Property and should visit www.fema.gov and/or the county or city flood map website where the Property is located. Mortgage lenders will typically require the issuance of flood insurance as a requirement for financing, which insurance must be present at Closing. Seller recommends that each Buyer of a Home protect his/her Home by obtaining proper insurance coverage. It is possible, however, for Buyer to submit documentation to the Federal Emergency Management Agency ("**FEMA**") to have the Home re-classified by FEMA, whereby the mortgage lender may have the option to waive the requirement of flood insurance. Buyer is solely responsible for the submission to FEMA for such re-classification and any and all expenses related to such submission. Further, Buyer acknowledges and understands that the waiver of flood insurance is at the sole discretion of the mortgage lender.

Buyer's Initials Rubrica YMSDS _____

15. **Counterparts**. This Rider B shall be validly executed when signed in counterpart; a complete set of which shall form a single document. Signatures may be given via electronic transmission and shall be deemed original and given as of the date and time of the transmission of this Rider B electronically to the other party.

16. **Conflicts**. In the event of any conflict between this Rider B and the Agreement, this Rider B shall control. In all other respects, the Agreement shall remain in full force and effect.

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17. **Entire Agreement**. The Agreement, together with this Rider B and any other addenda and riders to the Agreement, contains the entire agreement between Buyer and Seller concerning the matters set forth herein. No addition or modification of this Rider B or the Agreement shall be effective unless set forth in writing and signed by Buyer and an authorized representative of Seller.

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Buyer - Yglesio Luciano Moyses Silva De Souza
Date 11/20/2025

Buyer -
Date

Buyer -
Date

Buyer -
Date

SELLER:
LENNAR HOMES, LLC
a Authorized Agent

Signed by:
Vitor Viveiros
1CF541971E0F4F4...

By
Title: Authorized Representative
Vitor Viveiros
Date Signed by Seller: 11/21/2025

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BRENTWOOD
MASTER DISCLOSURE AND INFORMATION ADDENDUM
TO PURCHASE AND SALE AGREEMENT
FLORIDA

THIS BRENTWOOD MASTER DISCLOSURE AND INFORMATION ADDENDUM (this "**Addendum**") is executed in conjunction with and, by this reference, incorporated into the Purchase and Sale Agreement (the "**Agreement**") dated as of the November 20, 2025, between Yglesio Luciano Moyses Silva De Souza ("**Buyer**") and Seller, as defined in the Agreement, respecting Lot 2311 of Block _____ of Brentwood Townhomes Phases 4 and 5 Subdivision/Plat in the community known as Brentwood (the "**Community**").

1. **Defined Terms**. All initially capitalized terms not defined herein shall have the meanings set forth in the Agreement, and all references in this Addendum to the Agreement shall be deemed to include references to this Addendum and to any other addenda and riders attached to the Agreement, which are hereby incorporated by this reference.

2. **Community**. The Property lies within a neighborhood known as Brentwood Phases 4 and 5 (the "**Neighborhood**"), located within the Community. This Addendum explains certain terms which are applicable to the purchase of the Property within the Community and the Neighborhood, and certain obligations of each owner (each an "**Owner**") of a Homesite and Home within the Community and the Neighborhood. Seller, as an "**Approved Builder**", GLK Real Estate, LLC, a Florida limited liability company, as the "**Declarant**", and any other "**Builder**" (as such terms are defined in the Declaration (defined in Section 3.1 below) and the Neighborhood Declaration (defined in Section 3.2 below)) in the Community and the Neighborhood, shall have the right, without notice to Buyer, to make changes to, among other things, number of homes being built, size and style of homes being built, features and materials in homes being built, prices of homes (whether more or less than currently published), price per square foot of homes (whether more or less than currently published), number and size of homesites, street layout, amenity layout, location, size and number of trees, bushes and other foliage (current and future), and any other items or uses which are currently planned for the Community or the Neighborhood. Seller makes no representations or warranties that the Community or the Neighborhood will be built out exactly as currently planned. The Declarant expressly reserves the right to make whatever changes it deems necessary relating to future development or build out of the Community and the Neighborhood. Any current maps or other materials showing any final or projected community development may be modified or updated in the future.

SELLER HAS MADE NO REPRESENTATIONS OR PROVIDED ANY ASSURANCES WITH REGARD TO THE DEVELOPMENT OF HOMESITES IN AND AROUND THE COMMUNITY AND NEIGHBORHOOD. HOMESITES IN AND AROUND THE COMMUNITY AND NEIGHBORHOOD MAY REMAIN UNDEVELOPED AT THE SOLE DISCRETION OF SELLER, OTHER BUILDERS IN THE COMMUNITY AND NEIGHBORHOOD, AND/OR THE DECLARANT OF THE COMMUNITY AND NEIGHBORHOOD. BUYER ACKNOWLEDGES THAT SELLER HAS MADE NO REPRESENTATIONS OR PROVIDED ANY ASSURANCES, STATED, IMPLIED, OR OTHERWISE WITH REGARD TO SELLER BEING THE SOLE OR EXCLUSIVE BUILDER WITHIN THE COMMUNITY OR NEIGHBORHOOD. SELLER HAS MADE NO REPRESENTATIONS OR PROVIDED ANY ASSURANCES, STATED, IMPLIED, OR OTHERWISE WITH REGARD TO DECLARANT, SELLER, AND/OR OTHER BUILDERS IN THE COMMUNITY CONTINUING TO BUILD IN THE COMMUNITY THROUGH FINAL BUILDOUT AND/OR BUILDING UPON ANY UNDEVELOPED HOMESITE(S). FURTHERMORE, IT IS UNDERSTOOD THAT NO REPRESENTATIONS, ESTIMATES OR PROJECTIONS HAVE BEEN CONVEYED REGARDING THE FINAL BUILDOUT TIME OF ANY UNDEVELOPED HOMESITE(S) OR THE OVERALL COMPLETION SCHEDULE OF THIS COMMUNITY AND NEIGHBORHOOD. BUYER ACKNOWLEDGES THAT SELLER CONSTANTLY EVALUATES THE PRICING, DESIGNS, PRODUCT MIX AND AMENITIES OF ITS COMMUNITIES AND SELLER MAKES NO REPRESENTATIONS OR WARRANTIES REGARDING WHETHER SELLER WILL CONTINUE TO BUILD HOMES WITHIN THE COMMUNITY AND NEIGHBORHOOD AND BUYER IS NOT RELYING UPON ANY OF THE FOREGOING IN DECIDING TO PURCHASE THE PROPERTY.

3. **Document Book**. Buyer acknowledges receipt of the "**Document Book**" for the Community and the Neighborhood as follows:

3.1 Buyer acknowledges receipt of, and agrees to be bound by, the Declaration of Covenants, Conditions, and Restrictions for Brentwood, recorded in Official Records Book 12437, Page 226, as amended by the First Amendment, recorded in Official Records Book 12518, Page 308, the Second Amendment, recorded in Official Records Book 13050, Page 711, and the Third Amendment, recorded in Official Records Book 13236, Page 1203, all of the Public Records of Polk County, Florida (collectively, the "**Declaration**"), the Articles of Incorporation, By-Laws and any Rules and Regulations of Brentwood Haines City Homeowners Association, Inc., all as amended and supplemented from time to time (collectively, the "**Community Documents**"). Buyer acknowledges and agrees that title to the Property will be subject to the Community Documents.

3.2 Buyer acknowledges receipt of and agrees to be bound by the Declaration of Covenants, Conditions, and Restrictions for Brentwood Phases 4 and 5, recorded or to be recorded in the Public Records of Polk County, Florida (the "**Neighborhood Declaration**"), the Articles of Incorporation, By-Laws and any Rules and Regulations of Brentwood Phases 4 and 5 Homeowners Association, Inc., all as amended and supplemented from time to time (collectively, the "**Neighborhood Documents**"). Buyer acknowledges and agrees that title to the Property will be subject to the Neighborhood Documents.

3.3 The Neighborhood Documents, the Community Documents (together as the "**Association**

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Documents") are included in the Document Book. Buyer acknowledges the provisions of the Document Book are fair and reasonable.

4. **Association Memberships**.

4.1 Upon conveyance and recording of the Deed to the Property, Buyer will become a member of the Brentwood Haines City Homeowners Association, Inc., a Florida not-for-profit corporation (the "**Association**") and a member of the Brentwood Phases 4 and 5 Homeowners Association, Inc., a Florida not-for-profit corporation (the "**Neighborhood Association**"). Buyer agrees to accept the liability and obligations of such memberships. Buyer understands that as a member of the Association and Neighborhood Association, Buyer will be required to pay Assessments (as defined in the Document Book) for the maintenance of the "**Common Areas**" or "**Common Property**" (as such terms are defined in the Declaration and Neighborhood Declaration) of the Community and Neighborhood and for such other uses and purposes as are provided for in the Document Book. Buyer also understands and agrees that a failure to pay Assessments when due could cause the Association and/or Neighborhood Association to record a lien on the Property and to foreclose such lien. Assessments are subject to increases as provided for in the Association Documents. Seller, the Association, the Neighborhood Association and any other Builder cannot estimate the amount or frequency of any such increase.

4.2 Buyer acknowledges that nominees of the Declarant may serve as the officers and directors of the Association or the Neighborhood Association. Buyer further acknowledges that Seller's nominees may but are not obligated to serve as the officers and directors of the Neighborhood Association now or in the future.

4.3 Buyer acknowledges that all new construction and modifications of existing construction and exteriors of improvements within the Neighborhood are subject to the prior written approval of the Architectural Review Board of the Association (the "**ARB**") and the Architectural Review Board of the Neighborhood Association (the "**Neighborhood ARB**"), if applicable. Buyer agrees to comply with all rules and regulations of the ARB and the Neighborhood ARB, if applicable, as the same may be amended and exist from time to time.

4.4 Architectural Review. The Declaration and Neighborhood Declaration each provide that no site work/development, landscaping, utility extension, drainage improvement, paving, driveway, swimming pool, pool enclosure, building, fence, wall, sidewalk, or any other physical or structural improvement, or change or alteration to the exterior of any existing structure or improvement, or to any existing landscaping, shall be commenced, constructed, erected, modified, changed, altered or maintained until the "**Plans**" (as defined in the Declaration and Neighborhood Declaration) have been approved by the ARB and the Neighborhood ARB, respectively. All such improvements must further conform to the "**Planning Criteria**" and no Plans shall be approved by the ARB and the Neighborhood ARB if they are not in conformity with the Planning Criteria. Prior to turnover, the Declarant is entitled to appoint all members of the ARB and the Neighborhood ARB. Thereafter, the membership of the ARB shall be determined by the Board of Directors of the Association ("**Board**") and the Board of Directors of the Neighborhood Association ("**Neighborhood Board**") as applicable. The ARB and Neighborhood ARB may adopt reasonable rules of procedure and standards ("**ARB Rules**") for the submission and review of any matter to be brought before them and the inspection and final approval of any completed work pursuant to ARB and Neighborhood ARB approval, as applicable. Approval of any work by the ARB or the Neighborhood ARB, as applicable, shall not constitute an express or implied warranty or representation by the ARB or the Neighborhood ARB, as applicable that any work complies with applicable codes, ordinances or other governmental regulations, or that the work is well designed or will be constructed in a proper manner. Decks, fences, patios and exterior color are among the more common, although not the only, improvements for which architectural approval is required. For more information concerning architectural review, Buyer should review Article VII of the Declaration and Article VII of the Neighborhood Declaration, the Planning Criteria and ARB Rules, if any. Failure to submit Plans to the ARB or the Neighborhood ARB, as applicable, for approval is a violation of the Association Documents, which may result in sanctions and/or the imposition of fines, and the removal, at Owner expense, of any non-approved modifications.

5. **Community and Neighborhood Charges**. In addition to the Closing Costs set forth in Rider B, Buyer shall pay the following additional Closing Costs respecting the Community and Neighborhood:

5.1 Association Assessments. Assessments payable to the Association, including the "**Annual Assessments**" (collectively, the "**Association Assessments**") will be prorated for the month in which the Closing occurs (based on the then current Association Assessments at the time of closing). Buyer acknowledges that the estimated operating budget for the Association is only an estimate of what it will cost to run the Association, Common Area and "**Areas of Common Responsibility**" (as defined in the Declaration) of the Community during the period of time stated in the budget and that many of the expenses in the budget are beyond control of the Declarant and Seller. The budget may change at any time prior to or after Closing to cover increases or decreases in expenses or estimates in the budget. Neither the amount of Association Assessments for the Home nor the budget is guaranteed. Buyer acknowledges and agrees that the Association Assessments payable by the Buyer may also change based on, among other things, the costs of operating, insuring and maintaining the Common Area and Areas of Common Responsibility. Buyer is advised to request an updated copy of the budget on or prior to the Closing by submitting a written request to Seller or its closing agent.

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5.2 Annual Assessments. The budget and the Annual Assessments of the Association shall be assessed against all Owners and homesites in the Community in an equal amount per homesite. At the Board's discretion, the Annual Assessments for any year may be paid by Owners in monthly, bi-annual or in quarterly installments.

5.3 Special Assessments. Buyer acknowledges that in addition to the Annual Assessments, the Board may levy at any time a "**Special Assessment**" (as defined in the Declaration) to defray the cost of any construction, maintenance, repair, replacement or insurance of any improvement on the Common Area, any Areas of Common Responsibility, or on any easement benefitting the Association or the underlying property as shown on any recorded plat, or otherwise properly established, for the purpose of covering any budget deficits of the Association, or for any other purpose deemed necessary, desirable or appropriate by the Board.

5.4 Individual Assessments. The Board may levy an "**Individual Assessment**" (as defined in the Declaration) against any Owner and his or her homesite and home, if applicable, in order to cover any costs, expenses and fees incurred by the Association due to (i) that Owner's failure to maintain his or her homesite or home pursuant to the standards set forth in the Declaration or as otherwise established by the Board or the ARB, or (ii) to reimburse the Association for loss or damage to the Association or to any Common Area, Area of Common Responsibility or easement area benefitting the Association or the underlying property caused by that Owner or that Owner's lessee, sublessee, licensee, agent, contractor, subcontractor, invitee, domestic help or guest, and not covered by insurance maintained by the Association, or (iii) for any other purpose expressly permitted by the Declaration or under applicable law.

5.5 Start-Up Assessment; Annual Assessment for the Calendar Year. At Closing, Buyer shall pay to the Association: (i) a one-time Start-Up Assessment in the amount of **$500.00**; and (ii) the entire Annual Assessment for the calendar year of closing, prorated on a per diem basis from the date of Closing, or the date of occupancy of the "**Townhome Lot**" (as defined in the Declaration), whichever is earlier, through the end of that calendar year. Thereafter, Annual Assessments shall be due, in advance, on or before the commencement of the Association's fiscal year for which they are imposed.

5.6 Capital Assessment. On each subsequent conveyance of a "**Townhome**" (as defined in the Declaration)following the initial sale of such Townhome to a third party purchaser ("**Third Party Purchaser**") or to any party other than the Declarant, the Association shall levy a capital assessment in the amount of **$500.00** (the "**Capital Assessment**"). The Capital Assessment is nonrefundable and is in addition to, and not in lieu of, the Association Assessments levied on the homesite; is not considered an advance payment of the Association Assessments; and will be used by the Association exclusively for purposes which provide a direct benefit to the Community. The Association may use the Capital Assessment for any of the purposes and services set forth in the Declaration, including the reduction of the Declarant's deficit funding.

5.7 Neighborhood Association Assessments. Assessments payable to the Neighborhood Association, including the "**Annual Assessments**" (collectively, the "**Neighborhood Association Assessments**") will be prorated for the month in which the Closing occurs (based on the then current Neighborhood Association Assessments at the time of closing). Buyer acknowledges that the estimated operating budget for the Neighborhood Association is only an estimate of what it will cost to run the Association, Common Property and Areas of Common Responsibility of the Neighborhood during the period of time stated in the budget and that many of the expenses in the budget are beyond control of the Seller. The budget may change at any time prior to or after Closing to cover increases or decreases in expenses or estimates in the budget. Neither the amount of Neighborhood Association Assessments for the Home nor the budget is guaranteed. Buyer acknowledges and agrees that the Neighborhood Association Assessments payable by the Buyer may also change based on, among other things, the costs of operating, insuring and maintaining the Common Property and Areas of Common Responsibility. Buyer is advised to request an updated copy of the budget on or prior to the Closing by submitting a written request to Seller or its closing agent.

5.8 Neighborhood Annual Assessments. The budget and the Annual Assessments of the Neighborhood Association ("**Neighborhood Annual Assessments**") shall be assessed against all Owners and homesites in the Neighborhood in an equal amount per homesite. At the Neighborhood Board's discretion, the Neighborhood Annual Assessments for any year may be paid by Owners in monthly, bi-annual or in quarterly installments.

5.9 Neighborhood Special Assessments. Buyer acknowledges that in addition to the Neighborhood Annual Assessments, the Neighborhood Board may levy at any time a "**Special Assessment**" (as defined in the Neighborhood Declaration) to defray the cost of any construction, maintenance, repair, replacement or insurance of any improvement on the Common Property, any Areas of Common Responsibility, or on any easement benefitting the Neighborhood Association or the underlying property as shown on the Plat (defined below), or otherwise properly established, for the purpose of covering any budget deficits of the Neighborhood Association, or for any other purpose deemed necessary, desirable or appropriate by the Neighborhood Board.

5.10 Neighborhood Individual Assessments. The Neighborhood Board may levy an "**Individual Assessment**" (as defined in the Neighborhood Declaration) against any Owner and his or her homesite and home, if applicable, in order to cover any costs, expenses and fees incurred by the Neighborhood Association due to (i) that Owner's failure to maintain his or her Townhome Lot or Townhome pursuant to the standards set forth in the Neighborhood Declaration or as otherwise established by the Neighborhood Board or the Neighborhood ARB, or (ii) to reimburse the Neighborhood Association for loss or damage to the Association or to any Common Area, Area of Common Responsibility or easement area benefitting the

Neighborhood Association or the underlying property caused by that Owner or that Owner's lessee, sublessee, licensee, agent, contractor, subcontractor, invitee, domestic help or guest, and not covered by insurance maintained by the Neighborhood Association, or (iii) for any other purpose expressly permitted by the Neighborhood Declaration or under applicable law.

5.11 Start-Up Assessment; Neighborhood Annual Assessment for the Calendar Year. At Closing, Buyer shall pay to the Neighborhood Association: (i) a one-time Start-Up Assessment in the amount of **$500.00**; and (ii) the entire Neighborhood Annual Assessment for the calendar year of closing, prorated on a per diem basis from the date of Closing, or the date of occupancy of the Townhome Lot, whichever is earlier, through the end of that calendar year. Thereafter, Neighborhood Annual Assessments shall be due, in advance, on or before the commencement of the Neighborhood Association's fiscal year for which they are imposed; but the Neighborhood Board may elect to collect Neighborhood Annual Assessments on monthly, quarterly or semi-annual installments.

5.12 Neighborhood Capital Assessment. On each subsequent conveyance of a Townhome following the initial sale of such Townhome to the first Third Party Purchaser thereof or to any party other than the Declarant, the Neighborhood Association shall levy a capital assessment in the amount of **$500.00** (the "**Capital Assessment**"). The Capital Assessment is nonrefundable and is in addition to, and not in lieu of, the Neighborhood Association Assessments levied on the homesite; is not considered an advance payment of the Neighborhood Association Assessments; and will be used by the Neighborhood Association exclusively for purposes which provide a direct benefit to the Neighborhood. The Neighborhood Association may use the Capital Assessment for any of the purposes and services set forth in the Neighborhood Declaration, including the reduction of the Declarant's deficit funding.
For more information, Buyer should refer to Article VI of the Declaration and Article VI of the Neighborhood Declaration.

6. **Amenities and Recreational Facilities**. To date, the Declarant has not constructed certain amenities and recreational facilities within the Neighborhood, including, without limitation, swimming pool, cabana and playground, and other recreational facilities and amenities within the "**District**" (defined in Section 48 below) that will be accessible to Buyer, including a swimming pool and clubhouse, dog park, and playground. By initialing below, Buyer acknowledges and agrees that Seller makes no representations or assurances about when any of the foregoing amenities and recreational facilities will be constructed within the Neighborhood and Community and Buyer is not relying upon the timing of construction and completion of the foregoing amenities and recreational facilities in deciding to purchase the Property.

Buyer Rubrica YMSDS Buyer _____

7. **Community Access/Gates**. The Neighborhood is not gated. All internal streets, roads and rights of way within the Neighborhood are dedicated by the Brentwood Townhomes Phases 4 and 5 Plat, recorded in Plat Book 209, Page 1, of the Public Records of Polk County, Florida ("**Plat**") to the District for the perpetual use by the public. Street maintenance located in or around the Neighborhood shall be the obligation of the District.

8. **Building and Use Restrictions**. Every homesite is subject to building and use restrictions as set forth in the Association Documents. These restrictions are subject to change without notice. Building and use restrictions may affect, among other things, residential and nonresidential uses, building specifications, accessory structures, nuisance, home occupancy, signage, antennas, satellite dishes, animals, driveways, vehicle parking, rubbish, utility and drainage easements, clothes lines, fences, special rights of Seller, the Declarant, any Builders, leases and restoration of homesites. Seller encourages Buyer to carefully review the Association Documents to ensure the long-term quality of life for both Buyer and Buyer's neighbors.

9. **Building Codes and Ordinances**. Every county or municipality has building codes and other ordinances that regulate what is permissible within its jurisdictional limits. Prior to making changes to Buyer's Home or Homesite, Buyer should contact the county or municipality in which the Home is located for further information concerning local codes and ordinances. Seller is not responsible for notifying Buyer or any other Owners of the content or restrictions contained in any local codes or ordinances.

10. **Pet Restrictions**. Buyer understands that the only pets allowed in the Neighborhood and the Community are those which are in accordance with the restrictions contained in the Association Documents or any amendments thereto. Only common domesticated household pets may be kept on any Townhome Lot or Townhome, but not for breeding or for any commercial purposes. No other animals, livestock, reptiles or poultry of any kind shall be kept, raised, bred or maintained on any portion of the Neighborhood or Community. Permitted pets shall only be kept subject to and in accordance with the rules and regulations promulgated from time to time by the Board or the Neighborhood Board. A pet that is dangerous or has been known to cause strict liability to the owner will not be permitted in the Community or Neighborhood. For more information about pet restrictions, Buyer should refer to Article X of the Declaration, Article X of the Neighborhood Declaration and the rules and regulations of the Community and Neighborhood, as may be amended from time to time.

11. **Vehicle and Boat Restrictions**. Buyer understands that no commercial vehicle, recreational vehicle, camper, mobile home, motor home, boat, house trailer, boat trailer, or trailer of any other kind or description (collectively, "**Prohibited Vehicle(s)**"), shall be permitted to be parked or to be stored at any place in the Neighborhood, unless Declarant designates specifically certain spaces for some or all of such vehicles. The Neighborhood Board may, but is not required to, allow boats or other recreational vehicles or Prohibited Vehicles to be parked on a homesite behind a Neighborhood ARB-approved fence or wall that screens the boat or other recreational vehicle or Prohibited Vehicle from the view of all streets and adjacent Townhomes. No vehicles may be parked on individual

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lawns or the grass of any Common Areas. Vehicles parked in violation of the restrictions contained in the Association Documents or any rules and regulations may be towed by the Neighborhood Association at the sole cost and expense of the owner of such vehicle, if such vehicle remains in violation for a period of twenty-four (24) hours from the time a notice of violation is placed on the vehicle or the owner of the vehicle is otherwise notified, and the Neighborhood Association will not be liable to the owner of the vehicle for trespass, conversion or otherwise. For more information about vehicle restrictions, Buyer should refer to Article X of the Neighborhood Declaration and the rules and regulations of the Neighborhood, as may be amended from time to time.

12. **Notice Regarding Potential Annexation**. If the Homesite is located outside the limits of a municipality, the Homesite may now or later be included in the extraterritorial jurisdiction of a municipality and may be subject to annexation by the municipality. To determine if the Homesite is located within a municipality's extraterritorial jurisdiction or is likely to be located within a municipality's extraterritorial jurisdiction, contact all municipalities located in the general proximity of the Community for further information.

13. **Leases; Short-Term Rentals**. Buyer acknowledges that homes in the Community and Neighborhood may be rented, subject to certain restrictions set forth in the Association Documents. Buyer should review the Association Documents if Buyer has any questions concerning leases and short-term rentals.

14. **Rentals**. From time to time, Seller may market and sell homes in the Community and Neighborhood to investors or to buyers (which may be affiliates of Seller) who may not occupy their homes as their primary residence. Seller may also elect to lease, rather than sell, some or all of the homes that it owns within the Community and Neighborhood. Consequently, homes in the Community and Neighborhood may be leased to or occupied by persons other than their owners.

15. **Flood Zone**. Seller makes no representations relating to whether the Property resides in any flood zone. Flood zone designations may change from time to time and Buyer should not rely on oral representations as to the flood zone status of the Property and should visit www.fema.gov and/or the county or city flood map website where the Property is located. Mortgage lenders will typically require the issuance of flood insurance as a requirement for financing, which insurance must be present at Closing. Seller recommends that each Buyer of a Home protect his/her Home by obtaining proper insurance coverage. It is possible, however, for Buyer to submit documentation to the Federal Emergency Management Agency ("**FEMA**") to have the Home re-classified by FEMA, whereby the mortgage lender may have the option to waive the requirement of flood insurance. Buyer is solely responsible for the submission to FEMA for such re-classification and any and all expenses related to such submission. Further, Buyer acknowledges and understands that the waiver of flood insurance is at the sole discretion of the mortgage lender.

16. **Buyer's Acknowledgment regarding Elevation, Floor Plan and Plot Plan**. Buyer acknowledges that Buyer has received and reviewed the front elevation and floor plan depicting the general structural features the Home, which are subject to modification from time to time due to governmental requirements, field modifications and modifications determined in Seller's commercially reasonable discretion. Buyer also acknowledges that Buyer has received and reviewed a preliminary plot plan for the Property depicting the location of the Home on the Townhome Lot and accepts the location of the Home along with applicable setbacks and easements shown on the plot plan.

17. **Gang/Cluster Mailboxes; Homesite Proximity to Mailbox Facility**.

17.1 Gang/Cluster Mailboxes. Buyer hereby acknowledges that the mailboxes serving the homes in Neighborhood will be installed as "gang/cluster mailboxes" on the Common Areas. Individual mailboxes will not be installed separately on the Townhome Lot or on any other individual homesites in the Neighborhood. Neither the Declarant, Seller or the Neighborhood Association will be responsible for any issues whatsoever, including any inconvenience to Buyer which might result from the location, installation, maintenance and use of gang/cluster mailboxes, or the delivery and pick up of mail to and from such gang/cluster mailboxes in the Neighborhood, as may be required by the United States Postal Service.

17.2 Notice of Homesite Proximity to Mailbox Facility. Certain homesites in the Neighborhood are located in close proximity to the Neighborhood's gang/cluster mailboxes. Buyer acknowledges that Seller is not responsible for any increased traffic volumes, noise, outdoor lighting, pedestrian activity and other similar impacts resulting from any homesite's close proximity to the Neighborhood mailbox facility and waives any and all claims against Seller.

18. **Irrigation**.

18.1 Irrigation Infrastructure; Private Irrigation System. Brentwood Management Company, LLC, the Neighborhood's "**Service Provider**", has or will install and operate a privately owned irrigation infrastructure system throughout the Neighborhood (the "**Irrigation Infrastructure**") for the provision of irrigation water and related services to the Neighborhood (collectively, the "**Irrigation Services**"). The Service Provider will implement and deliver the Irrigation Services for Buyer's Property subject to a Mandatory Service Agreement as described in Section 29.2 below. By acceptance of a Deed to Buyer's Property, Buyer acknowledges and agrees that (i) all Townhomes constructed in the Neighborhood shall be constructed in accordance with the specifications determined by the Service Provider to ensure compatibility with the Irrigation Infrastructure; (ii) the Irrigation Infrastructure is the personal property of the Service Provider and is not part of the Common Property; and (iii) the Service Provider reserves an irrevocable right to install, maintain and operate the Irrigation Infrastructure. In the Neighborhood Declaration, the Service Provider has reserved an exclusive right, privilege, easement and right-of-way

across, together with unlimited ingress and egress, access, over the property comprising the Neighborhood, including any Townhome Lot, for the installation, construction and maintenance of any Irrigation Infrastructure and for inspecting, maintaining, altering, moving, improving and replacing facilities and equipment constituting such Irrigation Infrastructure. The Service Provider has exclusive rights with respect to the Irrigation Infrastructure and the Irrigation Services, and no other person or entity is entitled to use the Irrigation Infrastructure without the prior written consent of the Service Provider. For more information about the Irrigation Services, Buyer should refer to Article XX of the Neighborhood Declaration, Article XX of the Declaration, and contact the Neighborhood Association.

18.2 Buyer acknowledges and agrees that the Irrigation System to be provided for the Common Areas utilizes a water supply from grey (recycled) water. The water from this source may be non-potable and have a high concentration of iron which can cause staining. Seller cannot detect in advance which water supply may stain walls, sidewalks, driveways and surrounding areas. Buyer understands that it may become necessary to install a treatment system to the irrigation water to prevent staining on the Home, sidewalks, driveways, or other surrounding areas and that if such treatment system is necessary it shall be paid for by Buyer.

19. **Utilities**.

19.1 Buyer acknowledges that no individual sewage disposal system shall be permitted in the Neighborhood, provided that a central sewage disposal system is being operated in accordance with the requirements of the governmental regulatory body having jurisdiction over the central system. For more information, Buyer should refer to Article X of the Neighborhood Declaration.

19.2 Some homesites contain or are adjacent to drainage and utility structures such as storm water overflow swales, storm water catch basins, manholes, fire hydrants, electrical transformers, switch boxes, telephone pedestals and streetlights. None of these items shall be altered, obstructed, buried, modified, restricted or interfered with in any manner whatsoever. Overflow swales are generally only utilized for overflow storm water capacity as a result of water drainage. Electrical transformers may only be landscaped to the extent permission is given by the utility provider. In some cases, water may flow from one homesite to another. State law may provide that the owner of the homesite receiving water is required to accept the water flow and may not impede the flow of this water. In addition, the Property will be graded to provide for reasonable drainage away from the Home's foundation. The vast majority of foundation problems are caused by insufficient drainage or lack of watering of soil around the foundation. Buyer should keep Buyer's lawn well-watered to maintain consistent moisture content and avoid excess wetness, dryness or cracking of soil. The construction of curbs, decks, retaining walls, pools, spas, patios, landscape edging and similar items can also trap water within the yard area and cause structural damage to the Home's foundation. Seller strongly recommends that Buyer consult with a licensed landscape architect and civil engineer before performing any work or making any changes that may affect the existing drainage pattern.

19.3 Polk County Utilities provides potable water and wastewater services to the Community. Because Seller does not control the water supply, Seller cannot guarantee the quality of the water provided to the Community. In addition, if the Community is located in an area that is periodically subjected to extended periods of drought that may cause depletion of water supplies, municipalities and other providers of water services in the area of the Community may enact mandatory or voluntary cut backs or other restrictions in water usage. Seller has no control, influence, responsibility or liability for or over decisions concerning water rationing.

19.4 If Buyer has any questions about utility rates, services, safety, or anything else to do with overhead or underground transmission or utility lines, Buyer should contact the utility companies directly. Because Seller values Buyer's safety and that of Buyer's neighbors, no excavation or trenching should be done without first calling the utility companies for the location of buried utilities. There is currently no charge by the utilities for this service. This is especially important in utility easements where buried utility equipment is probable. Digging without advance notification and approval of the utility companies may be illegal, is dangerous and can result in severe personal injury or death to Buyer and Buyer's neighbors and can also result in severe property damage to homes, property and utility equipment.

20. **Additional Easements Affecting Platted Homesites**. Buyer understands that standard utility easements are depicted on the Plat where Buyer's Homesite is depicted (a homesite, as depicted on the Plat is sometimes referred to as a "**lot**"). Certain utility easements in favor of the Utility Companies for the construction, installation, maintenance, and operation of Utility Services are located on the Homesite contiguous to the front and/or rear boundaries. Seller hereby discloses to Buyer the following additional easements appearing on the Plat located on homesites in the Neighborhood:

5-foot wide access and drainage easement located along the side lot lines and along the rear lot lines of each lot. The foregoing easement shall be maintained by the owner of the lot with access rights to the District, but not the obligation to maintain the easement.

Buyer understands that there are restrictions and prohibitions against placing any structure in or interfering with the easement holder's right to unimpeded access to and use of platted easement areas. Buyer agrees that a material inducement to Seller's entering into the Agreement is the sale of the Home and the Homesite in their configuration at the time of the issuance of the certificate of occupancy without modification, and Buyer shall be solely responsible for ascertaining the feasibility of any future modifications and/or additional improvements. Buyer

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further understands that the foregoing easements may limit or impede the Buyer's ability to construct exterior improvements, including without limitation patios, slabs, decks, enclosures, gazebos, walls, and other auxiliary structures. For additional information regarding easements, Buyer should refer to Article IV of the Declaration and Article IV of the Neighborhood Declaration. For additional information regarding the platted easements specific to the Homesite, Buyer should refer to the Plat and the survey of the Property provided by Seller at or prior to the Closing.

21. **Utility Structures and Utilities Services Disclaimers**. Seller has no control, influence, responsibility or liability for or over the size, location, timing of installation, and placement of any and all electrical transformers, switch boxes, mailboxes, cable boxes, telephone pedestals, fire hydrants and lift stations (collectively, "**Utility Structures**") which may be located within or adjacent to the Homesite or the timing and availability of the corresponding utilities services ("**Utilities Services**") to the Homesite. Applicable governmental authorities are responsible for regulation of the Utility Structures and those certain companies that provide Utilities Services to the Homesite and the other homesites in the Community (*e.g.*, Duke Energy) ("**Utility Companies**") are responsible for the size, location, timing of installation, timing of Utilities Services and placement of the Utility Structures in the Community. The Utility Companies have been afforded certain additional rights in accordance with utility easements (rights-of-way), agreements affecting the Homesite relating to telephone, cable, gas or electric lines, and reservations on any plat of the Community. These easements, agreements and plat reservations grant the Utility Companies certain rights, easement rights and right-of-entry to install, maintain, repair and relocate the Utility Structures within the depicted and described easement areas. If a Utility Structure (existing, planned or future) is located in front of the Home, Seller cannot remove or relocate it. Buyer understands that as of the date of Buyer's execution of this Addendum, the Community may not be completely built out, and all of the Utility Structures planned for the Homesite and the Community may or may not be installed or currently visible. Seller and its agents, servants, employees, directors, officers, affiliates, representatives, receivers, subsidiaries, predecessors, successors and assigns, shall not in any way be responsible for altering, modifying, relocating, or interfering in any way with Utility Structures (existing, planned or future), or for any claims, damages, losses, demands, liabilities, obligations, actions or causes of action whatsoever, including, without limitation, actions based on the size, location, placement, installation, design or view of Utility Structures from the Homesite. Buyer further understands that Utility Structures shall not be altered, obstructed, modified, restricted or interfered with in any manner whatsoever without advance notification and approval of the Utility Companies. Any unauthorized alteration, obstruction, modification, restriction or interference with a Utility Structure may be illegal, is dangerous and can result in injury, loss or property damage. If Buyer has any questions about Utility Structures or Utilities Services, Buyer should contact the Utility Companies directly.

22. **Waterbodies**. BUYER ACKNOWLEDGES THAT THE WATER LEVELS OF LAKES, PONDS OR OTHER WATERBODIES WITHIN THE COMMUNITY AND/OR THE NEIGHBORHOOD MAY VARY. THERE IS NO GUARANTEE BY SELLER, THE ASSOCIATION OR THE NEIGHBORHOOD ASSOCIATION THAT WATER LEVELS WILL BE CONSTANT OR AESTHETICALLY PLEASING AT ANY PARTICULAR TIME; AT TIMES, WATER LEVELS MAY BE NONEXISTENT. THE GRADIENT FOR ANY WATER MAY BE STEEP SUCH THAT WADING OR WALKING NEAR THE SHORES OF ANY SUCH BODIES OF WATER IS DANGEROUS.

23. **Surface Water Management System**. The Community's stormwater or surface water management system (the "**System**") is defined in the Declaration as a system which is designed and constructed or implemented to control discharges which are necessitated by rainfall events, incorporating methods to collect, convey, store, absorb, inhibit, treat, use or reuse water to prevent or reduce flooding, overdrainage, environmental degradation, and water pollution or otherwise affect the quantity and quality of discharges from the System, as permitted pursuant to Chapter 62-330 of the Florida Administrative Code. The District shall operate, maintain, and manage the System in a manner consistent with the requirements of Environmental Resource Permit No. 43034769.002 issued by the South Florida Water Management District ("**Water Management District**"), notice of which is recorded in Official Records Book 12102, Page 397, of the Public Records of Polk County, Florida (the "**Permit**"). The District shall be responsible for the maintenance, operation and repair of the System and shall have a perpetual non-exclusive easement over all areas of the System for drainage over the System, access to and for the operation, maintenance and repair of the System, including the right to enter upon any portion of any homesite which is a part of the System, at a reasonable time and in a reasonable manner, to operate, maintain or repair the System as required by the Permit, subject to any maintenance responsibilities assumed by any governmental authorities. Each Owner, at the time of construction of the home or any other structure or building on his or her homesite shall comply with the approved construction plans for the System on file with the Water Management District. For more information, Buyer should refer to Articles I and IX of the Declaration and contact the Water Management District at (561) 686-8800, 800-432-2045 (Florida Only) or visit its website at https://www.sfwmd.gov/.

24. **Conservation Easement Areas**. If required by the Permit, the District, or any governmental authority, from time to time, the Declarant will record one or more conservation easements (collectively, "**Conservation Easement**") in the Public Records of Polk County, Florida, in favor of the District or any applicable governmental authority over, across, and upon certain portions of the Community. The portions of the Community legally described in and encumbered by a Conservation Easement are referred to as "**Conservation Areas**". Upon establishment of any Conservation Easement, the Conservation Areas shall be subjected to the restrictions set forth in the subject Conservation Easement. The Conservation Areas, or the Association's interest, shall be Common Area and the Conservation Areas shall be the perpetual responsibility of the Association, and may in no way be altered from their natural state, except as specifically provided in the subject Conservation Easement. Furthermore, the use and development of the Conservation Areas shall be restricted as set forth in the Conservation Easement. For more information about Conservation Areas, Buyer should refer to Article IV of the Declaration and Article IV of the Neighborhood Declaration.

25. **Prices/Market Values**. Seller, and any other Builder in the Community, shall have the unilateral right to establish prices for the homes they build in the Community. Seller and any other Builder in the Community may, at

their sole discretion, increase or decrease the price or the price per square foot for any home, homesite or option at any time, or offer incentives for sales of homesites and homes, all without notice to Buyer. Once Buyer has signed the Agreement establishing a price for the Property, the prices for any subsequent changes or upgrades to the Home as requested by Buyer, including but not limited to design, floor plan, options, materials or otherwise, are subject to change by Seller until a written and signed agreement on the price is reached by Seller and Buyer for such change or upgrade. Seller makes no representations or warranties that the price for the Property or options in the Home will be increased or decreased for other buyers of identical or similar homes or options. Seller also makes no representations or warranties that changes or options made by Buyer will or will not increase or decrease the market value of the Property, and Buyer understands and agrees that such upgrades or options may not increase or may actually decrease the market value of the Property. Seller also makes no representations or warranties regarding the future market value of the Property.

26. **Construction and Sales Activities**. BUYER ACKNOWLEDGES THAT SOME AREAS OF THE NEIGHBORHOOD AND THE COMMUNITY MAY BE UNDER DEVELOPMENT FOR AN EXTENDED TIME. INCIDENT TO THE DEVELOPMENT PROCESS, THE QUIET ENJOYMENT OF THE NEIGHBORHOOD AND THE COMMUNITY MAY BE UNAVOIDABLY INTERFERED WITH TO SOME EXTENT BY THE CONSTRUCTION OPERATIONS. Construction, development and sales activities in the Community and/or the Neighborhood will likely occur after Buyer has taken occupancy of Buyer's Home. Depending upon Buyer's sensitivities, this may result in some inconvenience to Buyer and Buyer's family and guests due to increased noise, dust, road closures, operation of the model homes and sales offices, and other activities. Construction activities can occur at various hours throughout the day, and sales activities can result in additional traffic and visitors throughout the Community, particularly before the Community is completely built out. Neither Seller nor any other Builder that may be active in the Community can guarantee that Buyer will not be affected or impacted as a result of the overall construction and development of the Community. Seller gives no guarantees or assurances how long the Community model homes will be used as models or for sales and marketing. Homesites across the street or next to the model homes may remain undeveloped until Seller determines that these homesites are no longer needed for sales and marketing purposes.

27. **Views**. Future development and construction activities in the Neighborhood can and will modify the view from homesites (including but not limited to Buyer's Townhome Lot). Trees and other foliage may be added or removed from Townhome Lots or Common Property of the Neighborhood. Additional housing and other improvements will be added within the Neighborhood. Because future development and construction activities in the Neighborhood will modify views from homesites, Seller does not warrant or guarantee any existing views will be maintained in the future relative to the Property.

28. **Streetlights**. Numerous streetlights may be installed within the Community, many of which will be installed after homes have been completed, sold and occupied. The size, location, placement, light output, installation and design of streetlights within the Community are determined in accordance with governmental ordinances or the plans and specifications of the Utility Companies. Buyer acknowledges and agrees that streetlights could in some instances generate light into homes or obstruct views from homes in the Community, and that streetlights may be bright enough to be seen from Buyer's Property during the evening hours. Buyer assumes the liability for any impact caused by streetlights that are visible from or generate light in and to Buyer's Property. Buyer should contact the Utility Companies directly for further information concerning the streetlights in the Community.

Buyer acknowledges that Seller is not responsible for the installation and activation of the street lights within the Community and Neighborhood and specifically disclaims any responsibility therefor; (i) Seller does not control the street lights (existing, planned or future), and (ii) any representations or warranties which relate to street lighting contained within or associated with the Community and Neighborhood shall not be construed as representations or warranties made by Seller. Buyer agrees that it will not rely upon such representations or warranties in determining whether to purchase the Home located within the Community and Neighborhood. Seller has no control or influence over the installation and activation of the street lighting. Seller, on behalf of itself, its agents, servants, employees, members, managers, directors, officers, affiliates, representatives, receivers, subsidiaries, predecessors, successors and assigns, specifically disclaims any and all warranties concerning the installation and activation of street lighting within or with regard to the Community and Neighborhood not performed, installed, activated by or under the direction of Seller. Buyer agrees to look solely to the responsible third party with respect to any matters regarding the installation and activation of street lighting within the Community and Neighborhood.

29. **Trees and Foliage; Lawn Maintenance and Landscaping**.

29.1 The Community and Neighborhood contain numerous native trees of various sizes and varieties. While care has been taken during the planning and construction of the Community and Neighborhood to save trees, future development and construction will require the removal of additional trees, shrubs and other foliage and, therefore, Seller does not guarantee the preservation of any trees, shrubs, ground cover or other foliage in the Neighborhood or Buyer's Townhome Lot and cannot be responsible for short or long-term damages to foliage due to construction or development activities. Seller makes no representation or warranty that trees on the Townhome Lot being purchased or any other homesite or Common Area in the Community or the Neighborhood will not be removed. All care and maintenance of foliage on an individual homesite is the responsibility of the Owner, and Seller does not guarantee or warranty the survival of any foliage. Except if done by Declarant, trees measuring six inches (6") or more in diameter at three feet (3') or more above ground level shall not be cut or removed without the Neighborhood ARB's prior written consent; provided, however, if approved by the Neighborhood ARB, trees located within six feet (6') of the location of the Townhome may be removed, regardless of size, without prior approval of the Neighborhood ARB. More restrictive arbor ordinances or environmental laws shall control in the event of conflict with the foregoing. Before removing a tree, Buyer should review the Document Book and contact the appropriate governmental authorities and the Neighborhood Association to ensure compliance with its regulations.

29.2 Irrigation Services, Maintenance and Landscape Services; Mandatory Service Agreement. Buyer understands and agrees that at the Closing Buyer will be required to execute a Mandatory Service Agreement with the Service Provider for the Irrigation Services (described in Section 18.1 above), and maintenance and landscape services provided to Buyer's Townhome Lot, which shall include mowing, edging, weeding, pruning, trimming, fertilizing and applying pesticide to the vegetation located on Buyer's Townhome Lot. The Mandatory Service Agreement will be in substantially in the form attached to the Neighborhood Declaration as Exhibit E ("**Service Agreement**"). Pursuant to the Service Agreement, Buyer will be required to pay the "**Maintenance Charges**" levied by the Service Provider for Irrigation Services and maintenance and landscape services. The Maintenance Charges are subject to change as provided in the Service Agreement. If any Owner fails to pay the Maintenance Charges as and when due, the Service Provider shall have a lien against the applicable homesite for all such amounts plus applicable interest, late fees, attorney's fees and other costs incurred in the collection of such amounts. The Maintenance Charges under the Service Agreement are not "Assessments" pursuant to the Neighborhood Declaration. For more information, Buyer should refer to Article XX and Exhibit "E" of the Neighborhood Declaration and contact the Neighborhood Association.

30. **Hurricanes/Tropical Storms**. Seller builds homes to the building code in effect at the time the building permit is applied for Buyer's Home. Building code requirements do not guarantee a home can or will withstand the impacts of a hurricane. Seller cannot guarantee the Home, its structure or features will not be impacted by hurricane and/or tropical storm conditions. Buyer should review its applicable homeowner's and/or flood insurance policy(s) and consult an insurance professional for additional information. Buyer is urged to follow the advice and direction from local emergency management officials regarding hurricane and tropical storm events.

Buyer understands and agrees to accept the risks and conditions of hurricanes and tropical storms and to assume all liabilities associated with them. By executing and delivering the Agreement and Closing, Buyer shall be deemed to have released Seller and Seller's affiliates and their respective officers, directors, managers, members, shareholders, employees, and agents, from any and all liability or claims resulting from all matters disclosed or disclaimed in this Paragraph, including, without limitation, any liability for incidental or consequential damages which may result from, without limitation, inconvenience, displacement, property damage, personal injury and/or death to or suffered by Buyer or any of its family members, occupants, guests, tenants, invitees and/or pets and any other person or pet.

31. **Facilities and Conditions Affecting Townhome Lots**.

31.1 The information set forth in this Section contains an overview of facilities and conditions which may affect some or all homesites in the Neighborhood and Community (including but not limited to Buyer's Homesite). Seller does not warrant or guarantee any future development, usage, or lack of development or usage for properties located outside of the Neighborhood and Community, or their possible impact on the residents of the Neighborhood and Community. For additional information about offsite features that may affect the purchase of the Property, Buyer should contact the local governmental authorities having jurisdiction over the Neighborhood and Community.

31.2 Seller advises Buyer that some of the homesites (including but not limited to Buyer's Homesite) are or may be adjacent to or near some of the following: GREEN SWAMP AREA OF CRITICAL STATE CONCERN, WILDLIFE MANAGEMENT AREA, FIRE STATION, OVERHEAD TRANSMISSION LINES. Buyer acknowledges that the daily operation of such facilities may generate noise, vibration, lighting, traffic and other conditions. Drainage channels, lakes and storm water detention facilities will have varying levels of water for varying periods of time depending upon rainfall. Buyer understands and acknowledges that lake slopes in the Community are designed in accordance with applicable local and state requirements and specifications. Lake slopes, whether within lots or outside of lots, are not intended for walkability or recreational use. All persons traversing lake slopes in the Community do so at their own risk.

31.3 Green Swamp Area of Critical State Concern. The underlying property is located within the boundaries of the Polk County portion of the Green Swamp Area of Critical State Concern. The Green Swamp Area of Critical State Concern is a region in Central Florida that the Florida Legislature has designated as having hydrological and ecological significance. Buyer acknowledges that the Community is bordered by wetland swamp areas and forested areas within the Green Swamp Area of Critical State Concern.

31.4 Agricultural Use. The land on which the Community is located was historically used for agricultural purposes, as was much of the land in the general area surrounding the Community. The historic agricultural use may have involved the use of chemicals such as fertilizers and pesticides, which can result in residual elevated concentrations of contaminants in soil and groundwater in the Community. Some of the area around the Community is currently rural in nature and there may be certain agricultural operations that Buyer may, depending upon Buyer's sensitivity, find to be an inconvenience or a nuisance. Farmers sometimes use raw manure, chemical fertilizers, herbicides, insecticides, and rodenticides, which at times may be offensive to other people, especially sensitive people. Buyer is advised to take the time to drive around the area to ensure that Buyer is satisfied with all agricultural and other uses.

31.5 Wild Animals. As a result of the open spaces and bodies of water in and around the Community, Buyer may periodically find wild animals within the confines of the Community including, but not limited to, gopher tortoises, skunks, armadillos, nutria, opossums, deer, raccoons, spiders, bobcat, bear, panther, snakes, bees, fire ants, alligators and other reptiles and other insects common to the area. Contact with any wild animal can be dangerous. Should Buyer encounter any such animal, Buyer is encouraged to contact Buyer's local animal control office for further instructions.

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31.6 Fire Station. Polk County Fire Rescue Station 38, at 126 Cottonwood Drive, is located within approximately one-quarter (1/4) mile southeast of the Neighborhood's southeastern border. The fire station's proximity to the Neighborhood may impact noise, vibration, lighting, traffic and other conditions resulting from its daily operations.

31.7 High Voltage Transmission Lines. There are high voltage transmission lines located along the eastern perimeter of FDC Grove Road and along the western perimeter of US Highway 27. If Buyer has questions about safety, or anything to do with the transmission lines, Buyer should call the Utility Companies.

31.8 Sinkhole Activity. Geological conditions in Polk County where the Community is located make the Community susceptible to sinkhole development. Although Seller is not aware of prior sinkhole activity on the Townhome Lot, Buyer acknowledges and agrees that Seller makes no representation, warranty or guarantee against the risk of future sinkhole activity or development, settlement or soil changes on the Townhome Lot. Buyer further acknowledges and agrees that: (a) Seller make only those express warranties set forth in the Lennar Single Family Warranty (the "**Limited Warranty**") for the Home as it exists on the date of Closing; and (b) the Limited Warranty excludes all improvements, additions or modifications thereto made subsequent to Closing. Except for the Limited Warranty and to the maximum extent lawful, Seller disclaims any and all implied warranties of merchantability and fitness, fitness for a particular purpose, habitability, intended use, workmanship. For more information, Buyer should contact the Environmental Protection, Florida Geological Survey or visit its website at http://www.dep.state.fl.us/geology/sinkholes/index.htm.

By initialing below, Buyer acknowledges and agrees that Seller has informed Buyer that the Community is located adjacent to lands where prior sinkhole activity has occurred. For more information, Buyer should contact the Florida Department of Environmental Protection, Florida Geological Survey at: (850) 617-0300, or for sinkhole questions: (850) 245-2118 or visit their website at: http://www.dep.state.fl.us/geology/feedback/faq.htm.

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31.9 Property West of the Neighborhood and Community. The Neighborhood and Community are bordered to the west by FDC Grove Road. Overhead transmission lines are located along the eastern boundary line of FDC Grove Road, immediately west of the Neighborhood's western perimeter. A tract of land planned for future residential development as the Wynnstone community is located west and northwest of FDC Grove Road. The Hilochee Wildlife Management Area is located west of the Wynnstone community. For more information concerning the potential development of property located west of the Neighborhood and Community, Buyer should contact the Haines City Development Services Department at (863) 419-3229.

31.10 Property North of the Neighborhood and Community. The Neighborhood is bordered to the north by Brentwood Phase 1, a townhome neighborhood within the Community currently under development. Single family residences are also located north of the Neighborhood and Community. For more information concerning the potential development of property located north of the Neighborhood and the Community, Buyer should contact Polk County Office of Planning and Development at (863) 534-6084.

31.11 Property East and Southeast of the Neighborhood and Community. The Neighborhood is bordered to the east by a multifamily apartment complex. US Highway 27 is located further east of the multifamily apartment complex. Overhead transmission lines are located along the western perimeter of US Highway 27, approximately 500 feet east of the Neighborhood's eastern boundary line. Further east and southwest lies agricultural land, a truck dealership, the Polk County Fire Station (described in Section 31.6 above) and single family residences. The eastern boundary of the CEMEX Davenport Sand Mine is located approximately three (3) miles southeast of the Neighborhood's southeastern boundary. The CEMEX Davenport Sand Mine excavates and supplies sand, crushed stone, and gravel for construction projects. For more information concerning the potential development of property located west and southwest of the Neighborhood and Community, Buyer should contact the Haines City Development Services Department at (863) 419-3229.

31.12 Property South of the Neighborhood and Community The Neighborhood and Community are bordered to the south by the Country Walk Estates residential development and a multi-family apartment complex currently under development. Residential and agricultural (as described in Section 31.4 above) lands are located further south. Further south lies a proposed residential development, the Cascades community. For more information concerning the potential development of other property located south of the Neighborhood and the Community, Buyer should contact the Buyer should contact the Haines City Development Services Department at (863) 419-3229.

31.13 Future Commercial/Retail Uses. The Community is located adjacent to properties which will be developed with commercial, and retail uses in the future. The development of such uses adjacent to the Community may increase traffic volumes, noise, outdoor lighting, pedestrian activity and other similar impacts resulting from commercial development.

31.14 Development of Adjacent Property. Buyer acknowledges that the Declarant's current development plans for the Community where the Home and Homesite are located may change and that no representations or warranties are made concerning the development of the Community, or any property adjacent to, surrounding, or near such Community. The terms of this Section shall survive Closing.

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31.15 Major Public Roads. The Community is located along portions of US Highway 27. This road experiences heavy traffic, especially during the tourist season, as major routes to and from Interstate-4 (I-4).

32. **Party Walls; Townhome Building Roofs; Insurance**.

32.1 Party Walls. A "**Party Wall**" is defined in the Neighborhood Declaration as a structural, fire rated wall between two adjacent Townhomes located within the same Townhome Building, which provides structural support for each of the Townhomes sharing the Party Wall. Owners are responsible for the routine maintenance of non-structural components of Party Walls; interior painting of Party Walls; and all other portions and components of the Townhome Lot and improvements thereon, including the Townhome, except those expressly required to be and actually maintained by the Neighborhood Association pursuant to the terms of the Neighborhood Declaration. Owners are responsible for the maintenance, repair, and/or replacement of structural components of the Party Wall(s), and all other structural components of the Townhome. If the maintenance, repair, or replacement is not performed by the subject Townhome Owner, the Neighborhood Association may perform all or any part of such work and assess the costs to the Owner and the Townhome Lot as an Individual Assessment (as described in Section 5.4 above). If the maintenance, repair, or replacement of any component of a Townhome Building, Townhome Lot, or Townhome for which the Neighborhood Association is responsible under the Neighborhood Declaration is necessary due to intentional misconduct, negligence, or failure to comply with the terms of the Association Documents, the rules and regulations, or applicable law, by an Owner, the Neighborhood Association shall have the right to assess the Owner's Townhome Lot for the cost of necessary maintenance, repair or replacement, as a Special Assessment (as described in Section 5.3 above) or an Individual Assessment, to the extent insurance proceeds do not cover the cost of such work, and without compromise to the rights of subrogation of the insurer. The Neighborhood Association may, but is not required to, seek compensation for damage from the guest, tenant or other party who caused the damage, in which case the Owner shall be jointly and severally liable with such party(ies).

32.2 Townhome Building Roofs. Owners shall maintain, repair, and/or replace as necessary the Townhome roof, including the roof deck, surface, flashings and gutters, if any, and any exterior porch or garage roofs, and other structural components, including exterior walls of the Townhome. To the extent such maintenance, repair, replacement, or other obligations described in the foregoing sentence is not performed by the subject Townhome Owner, the Neighborhood Association may (but is not required to) perform all or any part of such work, in which event the costs of doing so shall be assessed to the Townhome Owner and the Townhome Lot as an Individual Assessment. In addition to, but not limiting the foregoing, if an Owner's failure to maintain, repair, or replace those portions of the property that are the Owner's responsibility under the Neighborhood Declaration endangering or that will or may endanger the structural integrity of another Townhome or any Townhome Building, including, but not limited to, actual or potential water or other damage, the Neighborhood Association shall have the right to enter and maintain, repair, replace, or otherwise address the subject defect or issue and charge the cost, plus an administrative fee of 15%, to the subject Townhome Owner as an Individual Assessment.

32.3 Insurance. In addition to, or as a supplement to, the other insurance requirements of each Owner set forth in the Neighborhood Declaration concerning the Owner's Townhome Lot and Townhome, each Owner shall obtain and maintain at all times an insurance policy endorsed to include: (a) property insurance insuring the structures of the Townhome, including internal structures of party walls, roof, exterior walls, load bearing walls, floor structures, sheetrock, drywall, electrical and plumbing systems and all other components and structures of the Townhome; and (b), personal liability insurance ((a) and (b), collectively, "**Owner's Policy**"). Each Owner shall provide a certificate evidencing such insurance coverage to the Neighborhood Association: (i) prior to or upon acquisition of record title to the Townhome Lot; (ii) on or about each anniversary of the Owner having become the fee simple owner of the Townhome Lot; and (iii) at any other time, from time to time, upon the Neighborhood Board's request. In the event of any damage casualty loss, the Neighborhood Association shall be entitled to file a claim on such Owner's Policy for the cost of any repair or replacement to the Townhome Lot, Townhome, or other improvements thereon, which is the Neighborhood Association's responsibility under the Neighborhood Declaration, and the subject Owner shall pay the amount of any deductible and shall be responsible for any deficiency in the insurance proceeds. If an Owner fails to obtain and thereafter continuously maintain such Owner's Policy or allows or permits such Owner's Policy to lapse the Neighborhood Association may, but shall not be obligated to, obtain such Owner's Policy on behalf of the Owner and/or the Neighborhood Association and assess the costs and expenses to the Owner and the Owner's Townhome Lot as a Special Assessment (as described in Section 5.3 above) or an Individual Assessment (as described in Section 5.4 above).

For more information about Party Wall and Townhome Building roof maintenance, repair, replacement and insurance obligations, Buyer should refer to Articles VIII and XII of the Neighborhood Declaration and contact the Neighborhood Association.

33. **Sound, Odors and Impact Noise Transmission**. Buyer hereby acknowledges and agrees that sound, odors and impact noise transmission in a Townhome Building is very difficult to control, and that noises and odors from adjoining or nearby Townhomes, terraces, balconies and/or mechanical equipment can often be sensed in another townhome. By way of example, certain fans in the exterior portions of the townhome may run continuously, causing noise and vibration. Noise and odors from nearby Townhomes, terraces and balconies is normal. Flushing toilets, generators, high heels walking on tiles or marble, alarms, pumps, cooking and intermittent fans all generate noise, odors and vibrations which will be noticeable to some Owners or occupants. These are normal and to be expected. Volumes and pitches may vary and are not guaranteed. Neither Seller nor the Association and/or Neighborhood Association make any representation or warranty as to the level of sound or odor transmission

between and among Townhomes in the Neighborhood and other portions of the Common Areas or Association Property. Buyer hereby expressly waives and expressly releases, to the extent not prohibited by applicable law, any such warranty and claim for loss or damages resulting from sound, odor or impact noise transmission.

34. **Ventilating the Home**. The aging process of natural materials and elements commonly found in soil, as well as man-made building materials and products (including new furniture), may create unwanted and unhealthy gases such as formaldehyde and radon inside your home. The air sealing techniques Seller uses to increase the energy efficiency of your home by limiting the amount of air exchanged between the outside and inside of your home can trap these contaminants inside your home. Lack of air exchange may also increase the accumulation of moisture in your home, which can lead to mold. The U.S. Department of Energy recommends that you properly ventilate your home (including the use of exhaust fans above kitchen ranges and in bathrooms) to allow for the release of these contaminants and to control moisture that can lead to mold. To learn more about properly ventilating your home, please visit http://energy.gov/energysaver/articles/ventilation.

35. **Garages**. Garage sizes and heights may vary from home to home and may not accommodate all vehicles. It is not uncommon for floor plans to change during actual construction of the Home. Specific homesite conditions or local ordinances may determine the (i) location of safety bollards intended to protect plumbing or mechanical systems located inside the garage and/or (ii) design of steps from the garage to the Home thereby affecting the usability of interior garage space available for parking vehicles. Further, Buyer acknowledges and agrees that stated floor plan dimensions and square footages are approximate and should never be relied upon as the actual as-built size of the garage; modifications to floor plan dimensions and square footages shown in sales materials may occur for many circumstances, without notice to or consent of Buyer, including but not limited to, inclusions of options and upgrades, actual field conditions and governmental agency requirements.

36. **Limited Number of Onsite Overflow and Guest Parking Spaces**. The availability of overflow and guest parking spaces within the Community and Neighborhood is limited. Seller's designation of parking space(s) for Buyer's Property and for all other homes and homesites in the Community and Neighborhood conforms with underlying governmental requirements and the approved site plan. Seller cannot guarantee that the parking needs of multiple Owners, family members, tenants, occupants, guests and invitees of the Community and Neighborhood will be fully accommodated at all times due to the limited number of onsite overflow and guest parking spaces. Moreover, the Association and/or Neighborhood Association shall each have rights to enforce Community and Neighborhood parking restrictions regarding guest parking pursuant to the provisions of the Community Documents and/or the Neighborhood Documents. Seller makes no representations or warranties regarding the availability of onsite guest and overflow parking for all Owners, family members, tenants, occupants, guests and invitees at any given time.

37. **Disclaimer Regarding Security Services**. Neither the Declarant, Association, Neighborhood Association nor the Seller are responsible for providing security or security services for the Community or Neighborhood. All persons using or occupying any portion of the Community and Neighborhood are responsible for their own security and the security of their own property. Neither the Declarant, Association, Neighborhood Association nor the Seller shall be liable in any way on account of loss, damage or injury resulting from lack of security, or the lack of effectiveness of any security measures undertaken. Neither Declarant nor Seller make any representations or warranties, express or implied, including any warranty of merchantability or fitness for any particular purpose, relative to any fire protection system and/or burglar alarm systems, or other security systems, recommended or installed or any security measures undertaken within the Community and Neighborhood. For more information, Buyer should refer the Association Documents.

38. **Risk of Unauthorized Cyber Access**. Certain devices, machines, appliances, equipment or systems ("**Devices**") which are installed in the Home may include technology that allows such Devices to be accessed through the internet or other wireless technology. These Devices may include, without limitation, virtual assistant and voice activated devices, doorbell monitoring devices, water monitoring systems, remote door access systems (including garage doors), and environmental control systems. These Devices may allow a third party to gain unauthorized access to the Devices and control or access them without the Buyer's knowledge or permission. Additionally, such Devices may be used to propagate malware or gain access to other Devices, the Home, networks, computers and Buyer's data contained thereon. Depending on the technology included, the Devices may also carry a risk that verbal communications may be heard by unauthorized third parties or be inadvertently sent to third parties through a voice-activated Device. Buyer is solely responsible for determining the level of security and protection suitable for all Devices connected to any network in the Home, for configuring all relevant equipment to provide appropriate security, and for taking any other security measures Buyer deems necessary or appropriate in connection with such Devices, even if such Devices are installed by Seller or at Seller's direction. Seller makes no representation, and shall have no liability, for any data breaches, malware attacks, network intrusions, physical intrusions, privacy intrusions, cyber-attacks, theft, or other risks related to the Devices, even if such Devices are installed by Seller or at Seller's direction.

39. **Public Financing of Capital Improvements**. Haines City or Polk County may finance certain capital improvements in the Community, may issue bonds in connection with such financing and may create one or more special tax districts within the Community to provide for repayment of such bonds.

40. **County Taxes, Charges and Fees**. Property within the Community is subject to Polk County taxes, utility charges, fees and may become part of a special taxing district. For additional information, contact the Tax Collector's office of Polk County.

41. **Addendum not a Substitute**. Buyer acknowledges and agrees that this Addendum is not a substitute for reading the entire Document Book. For a more detailed explanation of any section contained in this Addendum, refer to the Document Book.

42. **Land Use and Title Documents**. Buyer by its acceptance of a Deed to the Property acknowledges that such Property is subject to certain title and land use documents and all related amendments, which may include, among other items, Association Documents, other documents affecting title to the Property recorded in the Public Records of the County in which the Property resides and unrecorded land use documents (collectively, the "**Title Documents**"). The Title Documents are available for inspection in Seller's office and are incorporated by this reference. Seller's plan to build homes in the Community may necessitate from time to time the further amendment, modification and/or termination of the Title Documents. SELLER RESERVES THE UNCONDITIONAL RIGHT TO SEEK AMENDMENTS AND MODIFICATIONS OF THE TITLE DOCUMENTS. It is possible that a governmental subdivision or agency may require the execution of one or more documents in connection with an amendment, modification, and/or termination of the Title Documents. To the extent that such documents require the joinder of Owners other than Seller, Seller by any one of its duly authorized officers, may, as the agent and/or the attorney-in-fact for the Owners, execute, acknowledge and deliver any documents required by applicable governmental subdivision or agency; and the Owners, by virtue of their acceptance of deeds irrevocably nominate, constitute and appoint Seller, through any one of its duly authorized officers, as their proper and legal attorney-in-fact for such purpose. This appointment is coupled with an interest and is therefore irrevocable. Any such document executed pursuant to this Section may recite that it is made pursuant to this Lot. Buyer agrees, by its acceptance of a Deed to the Property: (i) to execute or otherwise join in any documents required in connection with the amendment, modification, or termination of the Title Documents; and (ii) that Buyer has waived its right to object to or comment on the form or substance of any amendment, modification, or termination of the Title Documents.

43. **Third Party Declarant**. Seller is not the developer/declarant nor related to or a joint venture partner with GLK Real Estate, LLC, the developer/declarant of the Community and Neighborhood, but rather has purchased homesites in the Neighborhood for the construction and sale of homes to third party buyers as an Approved Builder under the Declaration and the Neighborhood Declaration. Accordingly, Seller makes no representation or warranty relating to improvements, amenities or recreational facilities, if any, or to any other matter within the Community and Neighborhood under the control of others, including the Declarant. Nor does Seller make any representation or warranty relating to construction or "build-out" schedules, completion of project phases, changes in product design (or mix of design), changes in the location of facilities, including roads or amenities, the modification or elimination of any amenity, or to other aspects of the Community and Neighborhood. Buyer shall not look to Seller concerning any such matter, and releases Seller from all such matters. Buyer agrees to look solely to the Declarant with respect to any matters regarding the Association, Neighborhood Association, existing Community and Neighborhood amenities, any proposed amenities, landscaping or other improvements.

44. **Telecommunications Services**. The Association, Neighborhood Association or Declarant may enter into one or more contracts for the provision of one or more telecommunications services for all or part of the Community and Neighborhood. The Association may grant each telecommunications provider a perpetual, right, privilege, easement and right-of-way across, over, under and upon the Community and Neighborhood for the installation, construction, inspection, maintenance, improvement, repair and replacement of the telecommunications systems. If any such contract is entered into for the provision of telecommunications services to the Community and Neighborhood, the amounts payable to such telecommunications providers shall be part of the common expenses of the Association or Neighborhood Association and shall be assessed as a part of the Assessments. Buyer acknowledges that the expense of any telecommunications services may not be charged on a bulk basis but may be charged at the rate equal to any rate paid by Owners that are not subject to a homeowner's association. For more information on telecommunications services, Buyer should refer to the Document Book.

45. **Bulk Service Agreements**. The Neighborhood Association has entered or will enter into a Bulk Services and Entry Agreement with the Broadband Provider, as it may be amended, supplemented, restated or substituted (the "**Bulk Agreement**") for the installation, operation and maintenance of the Broadband Infrastructure and the provision of Bulk Services (as such terms are defined in the Neighborhood Declaration) to the Neighborhood. Pursuant to the Bulk Agreement, the Broadband Provider shall provide to each home for which a certificate of occupancy has been issued and for which Internet access services (the "**Bulk Services**") are provided to the home at a bulk monthly rate. Each Owner expressly acknowledges that each and every home for which a certificate of occupancy has been issued shall be charged for such Bulk Services as part of the Annual Assessments, regardless of whether the Owner desires or uses such Bulk Services. No such Owner shall be exempt from liability for any Annual Assessments: (i) by reason of non-use of Bulk Services; or (ii) if the Bulk Services provided to such Owner are terminated for any period by reason of the failure of such Owner to pay when due any Annual Assessment. Additional services, such as premium channels, may be offered by the Broadband Provider on an individual subscriber basis. The Neighborhood Association shall have the right to terminate the Bulk Agreement as specifically provided in the Bulk Agreement and in accordance with applicable law. The Neighborhood Association shall have no right or claim whatsoever to any compensation retained by or paid to the Broadband Provider, its designee or an affiliate of Broadband Provider, as a result of or in connection with the Bulk Agreement, if any. If any services provided by virtue of the Broadband Infrastructure are provided to some but not all of the homes, then the cost of any such services shall be an expense for the benefit of the homes so served and may be assessed as an Individual Assessment against such homes or may be billed to the Owner(s) receiving such services and paid directly to the Broadband Provider by the Owner(s) receiving such services. For more information, Buyer should refer to Article XIX of the Neighborhood Declaration.

46. **Statements Made by Sales Staff and Brokers**. Seller wants to ensure that Seller and Buyer are in full agreement on all terms and conditions relating to the Agreement. To best ensure that there are no misunderstandings, Buyer should ensure that all terms and conditions (including all statements, representations, or understandings upon which Buyer relies in purchasing the Property) are set forth in writing in the Agreement. **If there are any statements, representations or understandings which are made by a sales staff person or any other representative of Seller which are material to Buyer's decision to purchase, Buyer should insist that any such statement, representation or understanding is put in writing and contained in the Agreement. Seller reserves the right to reject the Agreement notwithstanding the inclusion of any such item in the**

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Agreement.

47. **Municipal Service Taxing Units**. Buyer acknowledges that Community is or may be located in one or more municipal service taxing unit ("**MSTU**") for the purpose of providing street lighting, retention pond maintenance and/or any other purpose for which an MSTU may be established under Florida law. Buyer agrees to be subject to and bound by any such established MSTU and to pay fees, charges, surcharges, assessments or other expense, in whatever nature or form, relating thereto.

48. **COMMUNITY DEVELOPMENT DISTRICT**. THE WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT (THE "**DISTRICT**") HAS BEEN CREATED TO PROVIDE CERTAIN INFRASTRUCTURE, FACILITIES, SERVICES AND MAINTENANCE OPERATIONS FOR THE COMMUNITY.

48.1 DISTRICT DEBT SERVICE ASSESSMENTS. THE DISTRICT HAS ISSUED SPECIAL ASSESSMENT REVENUE BONDS (THE "**BONDS**") TO FINANCE THE COST OF THE PUBLIC INFRASTRUCTURE OF THE COMMUNITY WHICH MAY INCLUDE, WITHOUT LIMITATION, THE CONSTRUCTION AND MAINTENANCE OF THE ROADS AND THE SURFACE AND STORM WATER SYSTEM WITHIN THE COMMUNITY ("**PUBLIC INFRASTRUCTURE**"). THE BONDS WILL BE REPAYABLE FROM NON AD VALOREM SPECIAL ASSESSMENTS (THE "**DISTRICT DEBT SERVICE ASSESSMENTS**") IMPOSED BY THE DISTRICT ON PROPERTY WITHIN THE COMMUNITY, WHICH PROPERTY HAS BEEN FOUND TO BE SPECIALLY BENEFITED BY THE PUBLIC INFRASTRUCTURE. EACH HOMESITE IS SUBJECT TO A DISTRICT DEBT SERVICE ASSESSMENT TO PAY THE PRINCIPAL AND INTEREST ON THE BONDS AS THEY BECOME DUE AND PAYABLE.

48.2 AMOUNT. THE DISTRICT DEBT SERVICE ASSESSMENT FOR A HOMESITE FOR THE DISTRICT'S CURRENT FISCAL YEAR, **FY 2024 to 2025**, AS APPROVED BY THE DISTRICT'S BOARD OF SUPERVISORS, IS **$1,236.60 PER TOWNHOME LOT** ((SUBJECT TO FEES AND COSTS ASSOCIATED WITH THE UNIFORM METHOD OF COLLECTION). THE DISTRICT DEBT SERVICE ASSESSMENTS FOR A HOMESITE WITHIN THE DISTRICT IS BASED UPON ITS DETERMINED ALLOCATION OR SHARE OF THE SPECIAL BENEFIT RECEIVED FROM THE PUBLIC INFRASTRUCTURE AND IS PAYABLE OVER THE LIFE OF THE BONDS (GENERALLY A PERIOD OF 30 YEARS). THE DISTRICT DEBT SERVICE ASSESSMENTS MAY VARY FROM YEAR TO YEAR DUE TO THE FOLLOWING WHICH MAY INCLUDE, WITHOUT LIMITATION: COUNTY TAX COLLECTOR AND PROPERTY APPRAISER COLLECTION FEES, EARLY PAYMENT DISCOUNTS ASSOCIATED WITH THE UNIFORM METHOD OF COLLECTION, AND THE ISSUANCE BY THE DISTRICT OF ANY ADDITIONAL BONDS.

48.3 PREPAY OPTION. EACH OWNER HAS THE OPTION OF PREPAYING IN FULL THE DISTRICT DEBT SERVICE ASSESSMENT IMPOSED AGAINST ITS HOMESITE. THE PREPAYMENT AMOUNT WILL DECLINE EACH YEAR AS A PORTION OF DISTRICT DEBT SERVICE ASSESSMENTS IS USED TO REDUCE THE PRINCIPAL ON THE DISTRICT'S OUTSTANDING BONDS.

48.4 DISTRICT MAINTENANCE SPECIAL ASSESSMENTS. IN ADDITION TO THE DISTRICT DEBT SERVICE ASSESSMENTS, THE DISTRICT IMPOSES AN ANNUAL NON AD VALOREM ASSESSMENT TO FUND THE OPERATIONS OF THE DISTRICT AND THE MAINTENANCE OF ITS PUBLIC INFRASTRUCTURE AND SERVICES ("**DISTRICT MAINTENANCE SPECIAL ASSESSMENTS**"). EACH HOMESITE IS SUBJECT TO DISTRICT MAINTENANCE SPECIAL ASSESSMENTS. BUYER ACKNOWLEDGES RECEIPT OF THE DISTRICT'S INFORMATIONAL BROCHURE AND NOTICE AND THE DISTRICT'S BUDGET PRIOR TO SIGNING THE AGREEMENT. THE BUDGET FOR DISTRICT MAINTENANCE SPECIAL ASSESSMENTS IS SUBJECT TO CHANGE. IT IS ANTICIPATED THAT THE ANNUAL DISTRICT MAINTENANCE SPECIAL ASSESSMENT FOR THE DISTRICT'S CURRENT FISCAL YEAR WILL BE APPROXIMATELY **$914.04 PER TOWNHOME LOT**. THE AMOUNT OF THE ANNUAL DISTRICT MAINTENANCE SPECIAL ASSESSMENT WILL VARY FROM YEAR TO YEAR BASED UPON THE DISTRICT'S GENERAL FUND BUDGET ADOPTED BY THE DISTRICT'S BOARD OF SUPERVISORS EACH YEAR AND MAY ALSO VARY DUE TO COUNTY TAX COLLECTOR AND PROPERTY APPRAISER COLLECTION FEES AND EARLY PAYMENT DISCOUNTS ASSOCIATED WITH THE UNIFORM METHOD OF COLLECTION.

48.5 DISTRICT ASSESSMENTS. DISTRICT MAINTENANCE SPECIAL ASSESSMENTS TOGETHER WITH THE DISTRICT DEBT SERVICE ASSESSMENTS SHALL COMPRISE THE "**DISTRICT ASSESSMENTS**." WHILE THE DISTRICT ASSESSMENTS ARE NOT TAXES, UNDER FLORIDA LAW, THE DISTRICT ASSESSMENTS WILL CONSTITUTE A LIEN CO-EQUAL WITH THE LIEN OF STATE, COUNTY, MUNICIPAL AND SCHOOL BOARD TAXES AND MAY BE COLLECTED BY THE DISTRICT THROUGH THE USE OF THE COUNTY'S AD VALOREM TAX BILL SENT EACH YEAR BY THE TAX COLLECTOR OF POLK COUNTY. THE HOMESTEAD EXEMPTION IS NOT APPLICABLE TO THE DISTRICT ASSESSMENTS. BECAUSE A TAX BILL CANNOT BE PAID IN PART, FAILURE TO PAY THE DISTRICT ASSESSMENTS OR ANY OTHER PORTION OF THE TAX BILL WILL RESULT IN THE SALE OF TAX CERTIFICATES AND COULD ULTIMATELY RESULT IN THE LOSS OF TITLE TO THE PROPERTY OF THE DELINQUENT TAXPAYER THROUGH THE ISSUANCE OF A TAX DEED.

48.6 Proviso. At the time of execution of this Addendum the final General Fund Budget for the District's

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operations and maintenance and the debt service on the Bonds may not have been finalized and adopted by the District's Board of Supervisors. As such, the actual District Assessments provided herein may vary. District Assessments are subject to change each fiscal year of the District.

48.7 THE DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW. FOR MORE INFORMATION, BUYER SHOULD CONTACT THE DISTRICT MANAGER, JILL BURNS, GOVERNMENTAL MANAGEMENT SERVICES - CENTRAL FLORIDA, AT TEL: (407) 841-5524 OR (877) 855-5251 OR BY EMAIL: JBURNS@GMSCFL.COM

49. **Annual Boundary School Assignments**. Buyer acknowledges and agrees that school age children may not be assigned to the public school closest to their residences. Polk County Public Schools ("**School Board**") has full decision making powers to modify or change public school boundaries at any time and public school assignments are currently re-examined by the School Board on an annual basis. School Board policies regarding school overcrowding or other boundary policy decisions affect school boundaries and the public school to which a child is assigned. Buyer acknowledges and agrees that Buyer has not relied on any verbal or other representations from Seller or its representatives with respect to public school assignments. Buyer is responsible for its own investigation of public school assignments and other matters controlled by the School Board. Buyer should contact the School Board directly at (863) 534-0500 for the most current public school assignments.

50. **Counterparts**. This Addendum shall be validly executed when signed in counterpart; a complete set of which shall form a single document. Signatures may be given via electronic transmission and shall be deemed original and given as of the date and time of the transmission of this Addendum electronically to the other party.

51. **Conflicts**. In the event of any conflict between this Addendum and the Agreement, this Addendum shall control. In all other respects, the Agreement shall remain in full force and effect.

52. **Entire Agreement**. The Agreement, together with this Addendum and any other addenda or riders to the Agreement, contains the entire agreement between Buyer and Seller concerning the matters set forth herein. No addition or modification of this Addendum or the Agreement shall be effective unless set forth in writing and signed by Buyer and an authorized representative of Seller.

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Buyer - Yglesio Luciano Moyses Silva De Souza
Date 11/20/2025

Buyer -
Date

Buyer -
Date

Buyer -
Date

SELLER:
LENNAR HOMES, LLC
a Authorized Agent

Signed by:
Vitor Viveiros
1C551A971E0E454...

By
Title: Authorized Representative
Vitor Viveiros
Date Signed by Seller: 11/21/2025

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What You Should Know About Westside Haines City Community Development District

Brentwood Townhomes

Revised May 27, 2025

Community Development Districts (CDDs)
A CDD is a special purpose form of local government created to serve the long-term specific needs of its community. Created pursuant to Chapter 190 of the Florida Statutes, a CDD's main powers are to plan, finance, construct, operate and maintain community-wide infrastructure and services specifically for the benefit of its residents.

What will the CDD Do?
Through a CDD, the community can offer its residents a broad range of community-related services and infrastructure to help ensure the highest quality of life possible.

CDD responsibilities within our community may include storm water management, potable and irrigation water supply, sewer and wastewater management, internal roadway improvements, landscaping and entry features, open space and buffer areas, conservation easement property, and perimeter walls/fences.

How CDD's Operate
A CDD is governed by its Board of Supervisors which is elected initially by the landowners, then begins transitioning to being elected by registered voters within the CDD after six years of operation. After that transition, like all municipal, county, state, and national elections, the Office of the Supervisor of Elections oversees the vote. Like any other public official, CDD Supervisors are subject to state ethics and financial disclosure laws.

The CDD's business is conducted in the "Sunshine," which means all meetings and records are open to the public. Public hearings are held on CDD assessments and the CDD's budget is subject to annual independent audit.

Relationship with Homeowner's Associations
The CDD complements the responsibilities of community homeowner's associations (HOAs). Many of the maintenance functions handled by these associations in other communities may be handled by the CDD. However, the associations have other responsibilities such as operating amenities and ensuring that deed restrictions and other quality standards are enforced.

The CDD may contract with the Master Homeowners Association to perform maintenance functions.

Benefits to Residents
Residents within a community with a CDD may expect to receive three major classes of benefits. First, the CDD provides landowners with consistently high levels of public facilities and services managed and financed through self-imposed fees and assessments. Second, the CDD ensures that these community development facilities and services will be completed concurrently with other parts of the development. Third, CDD landowners and electors choose the Board of Supervisors, which can determine the type, quality, and expense of CDD facilities and services.

Other savings are realized because a CDD is subject to the same laws and regulations that apply to other government entities. The CDD can borrow money to finance its facilities at lower, tax-exempt, interest rates, the same as cities and counties. Many contracts for goods and services, such as annually negotiated maintenance contracts, are subject to publicly advertised competitive bidding.

Residents and property owners in a CDD set the standards of quality, which are then managed by the CDD. The CDD provides perpetual maintenance of the environmental conservation areas. This consistent and quality-controlled method of management helps protect the long-term property values in a community.

The Cost of a CDD
The cost to operate a CDD is borne by those who benefit from its services. Property owners in the CDD are subject to a non-ad valorem assessment, which appears on their annual property tax bill from the county tax collector and may consist of two parts-an annual assessment for operations and maintenance, which can fluctuate up and down from year to year based on the budget adopted for that fiscal year-and an annual capital assessment to repay bonds sold by the CDD to finance community infrastructure and facilities. These annual assessments are generally fixed for the term of the bonds. Because costs and services vary depending upon the individual CDD, specific fee information is available for each community.

Lasting Value
The CDD makes it possible for our community to offer the most desirable elements of a master-planned community. Residents enjoy high quality infrastructure facilities and services with the comfort and assurance of knowing that the standards of the community will be maintained long after the developer is gone. With a CDD in place, residents are assured of the ability to control quality and value for years to come.

The Westside Haines City Community Development District

Q. What is the Westside Haines City Community Development District in our community specifically responsible for?

A. The CDD will provide the following publicly-owned elements:

- Offsite Improvements
- Stormwater Management
- Utilities (Water, Sewer, & Street lighting)
- Roadway
- Entry Feature
- Parks & Amenities

Q. Who governs the CDD?
A. The CDD is governed by a five-member Board of Supervisors elected initially by the property owners. Eventually, the Board will he elected by majority vote of the registered voters within the community. A professional manager implements the policies of the Board.

Q. What do I pay for the services?
A. The CDD issues Special Assessment Revenue Bonds to finance community infrastructure. Generally, Community Development Districts assess each property owner with a yearly capital debt service assessment to pay back those bonds. In addition, to maintain the community's facilities and administer the CDD, the CDD conducts a public hearing each year at which it adopts an Operating and Maintenance budget. The funding of this budget is levied as an Operating and Maintenance assessment on your property by the Board of Supervisors. All property owners pay for a share of the maintenance of the CDD Improvements through this annual assessment.

Annual Assessments:
The annual operating and maintenance assessment amount will be set annually by the Board of Supervisors.

Fiscal Year 2025 - 2026_ Estimated Assessments

Lot Size	O & M*	Debt Service	Total
Townhome	$913.98	$1,236.56	$2,150.54

***O&M Assessments may vary year to year.**

Q. What are the ongoing responsibilities of the CDD?
A. The ongoing responsibilities of the CDD are to operate its community facilities and services for the benefit of the property owners.

How Do I Find Out More About Community Development Districts?

If you would like more information about Community Development Districts, please contact the District Manager's Office at the following address: Jill Burns, Governmental Management Services- Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801; telephone: (407) 841-5524 (Office), email: jburns@gmscfl.com.

THE WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT. THEY ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS WILL BE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

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Affiliated Business Arrangement Disclosure Statement

BUYER: Yglesio Luciano Moyses Silva De Souza

REFERRING PARTY/SELLER: LENNAR HOMES, LLC

PROPERTY: 3443 Beam Terrace Davenport FL 33837

DATE: 11/20/2025

This is to give notice that Referring Party/Seller (Seller) has business relationships with the companies listed in the boxes below. Specifically, Seller is, directly or indirectly, wholly owned by Lennar Corporation. Lennar Corporation (i) owns, directly or indirectly, 100% of Lennar Mortgage, LLC and Lennar Title, Inc.; (ii) indirectly has a minority ownership interest of less than 10% in Title Resources Guaranty Company (iii) indirectly has at least an 80% ownership interest in Lennar Insurance Agency, LLC; and (iv) indirectly has a minority ownership interest of less than 5% in Opendoor Labs, Inc. Because of these relationships, this referral of services may provide Seller a financial or other benefit.

Set forth below are the types of settlement services offered by these affiliated companies and the estimated charge or range of charges generally required by these companies for such settlement services. You are NOT required to use any of the companies listed above as a condition to the purchase of the property.

THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE YOU ARE RECEIVING THE BEST SERVICES AND RATE FOR SUCH SERVICES.

Provider and Settlement Services/Estimated Range of Charges

MORTGAGE

Lennar Mortgage, LLC arranges and makes mortgage loans and the following are estimated mortgage loan related charges or range of charges **(not all of the charges may apply)**:

Description of Settlement Service	Range of Charges
Origination Charges	
% of Loan Amount (Points)	0% - 6% (of the loan amount)
Loan Origination Fee	0% - 1.5% (of the loan amount)
Document Preparation Fee	$0 - $380
Processing Fee	$0 - $995
Underwriting Fee	$0 - $995
Shipping Funding Fee	$0 - $500
Appraisal Fee Paid to Appraiser	$0 - $1,000
Appraisal Schedule Fee Paid to Appraiser	$0 - $2,000
Final Inspection Fee Paid to Appraiser	$0 - $500
Flood Certification Fee Paid to Outside Company	$0 - $8
Survey Fee Paid to Outside Agency	$0 - $942

NOTE: The actual fees charged may vary based on the size of your loan, loan program and interest rate you choose. There also will be other third-party charges. You will receive a Loan Estimate when you apply for your mortgage loan that will give you an estimate of all anticipated charges.

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Affiliated Business Arrangement Disclosure Statement

INSURANCE

Lennar Insurance Agency, LLC (Lennar Insurance Agency) is an insurance agent that provides, among other products, homeowner's/hazard and flood insurance. Set forth below are the estimated range of charges by Lennar Insurance Agency for the settlement services listed.

Description of Settlement Service	Range of Charges - Annual Premium
Homeowner's/Hazard Insurance	0.2% - 2.5% of purchase price amount
Flood Insurance	0.1% - 0.5% of purchase price amount

NOTE: The above premium ranges for homeowner's/hazard and flood insurance are from Lennar Insurance Agency. If enhancements to the standard policy such as increased limits, scheduled articles, and/or earthquake coverage are required, the premium may increase. Actual quote and acceptance by Lennar Insurance Agency is subject to Lennar Insurance Agency's application of their underwriting guidelines, including but not limited to verification of your credit score and previous loss history. Of course, the cost of your insurance may vary due to many factors including, without limitation, the size, location and cost of your home.

TITLE

Lennar Title, Inc. provides closing services and title insurance through numerous underwriters, one of which is **Title Resources Guaranty Company.** The following are estimated charges or range of charges for the settlement services listed:

Description of Settlement Service	Range of Charges
Owner's policy:	$5.75 per $1,000 of sales price up to $100,000 + $5/each additional $1,000, up to $1,000,000 [1]
Simultaneous loan policy:	$200 - $475
Title Search/Recertification:	$150 - $500 [2]
Closing Services:	$350 - $1,000 [3]
Endorsements:	$75 - 10% of total premium [4]
Document Delivery Fee:	$34 - $200 [5]
Third Party Lender Fee:	$325 [6]
Property Information Report :	$150 - $300
Notary Fee:	$100 - $350
E-Recording Fee:	$3.00 - $7.00 per document
Recording Fee:	Actual charge

1. For coverage amounts exceeding the above published rates, please contact Lennar Title, Inc., for a quote.

2. Charge for title search depends on the property being purchased and the county in which the property is located.

3. Charge for closing services depends on the nature of the closing services provided, the amount of closing services needed and the county in which the property is located.

4. Charge depends on endorsement type and coverage required.

5. Charge per document delivery related to delivering documents to (a) lenders financing the subject transaction; and/or (b) current lender's or other creditor's payoff or payment; and/or (c) buyer or buyer's representative, as the case may be, for closing by mail.

6. Charge only applies to second mortgages.

Affiliated Business Arrangement Disclosure Statement

SALE OF EXISTING HOME

Opendoor Labs, Inc. d/b/a Opendoor offers programs to buy existing homes from homeowners.

Description of Settlement Service	Range of Charges*
Opendoor Service Charge (real estate transaction cost associated with purchase of home)	6% - 16% of home sales price

* The amount of the Opendoor Service Charge varies based on the individual property and current market conditions and does not include any upfront repair costs that may be required. There will also be other closing costs imposed by third parties related to the settlement of the sale. Contact Opendoor to obtain an offer that includes an estimate of all anticipated charges.

Acknowledgment

I/we have read this notice and understand that Seller is referring me/us to purchase the above-described settlement services and may receive a financial or other benefit as a result of this referral.

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Buyer - Yglesio Luciano Moyses Silva De Souza
Date 11/20/2025

Buyer -
Date

Buyer -
Date

Buyer -
Date

SELLER: LENNAR HOMES, LLC

Signed by:
Vitor Viveiros
1CE511971E0F4F4...

By:
Authorized Representative of Seller - Vitor Viveiros
Date 11/21/2025

Docusign Envelope ID: 2B9EEF52-331E-40E0-B8E8-2111BAC53833

INSULATION ADDENDUM

THIS INSULATION ADDENDUM (this "**Addendum**") is, by this reference, made part of the Purchase and Sale Agreement (the "**Agreement**") dated as of the Twentieth day of November, 2025, between Yglesio Luciano Moyses Silva De Souza (collectively, "**Buyer**") and Seller, as defined in the Agreement, respecting Lot 2311 of Block _____ of BRENTWOOD TOWNHOME Subdivision/Plat in the community known as Brentwood TH (the "**Community**").

1. **Defined Terms**. All initially capitalized terms not defined herein shall have the meanings set forth in the Agreement, and all references in this Addendum to the Agreement shall be deemed to include references to this Addendum and to any other addenda and riders attached to the Agreement, which are hereby incorporated by this reference.

2. **Insulation**. Pursuant to Title 16, Chapter I, Section 460.16 of the Code of Federal Regulations, the insulation that is or will be installed where conditioned space meets unconditioned space is as follows and will, according to the manufacturer, yield the R-values stated:

Location	Type	Thickness	R-Value
Ext. Masonry Walls	Insulative Foil	N/A	4.1
Ext. Frame Walls	Fiberglass Batts	3.5 Inches	11
Masonry Party Walls (if applicable)	Insulative Foil	N/A	4.1
Ceilings	Fiberglass Blown	8.25 Inches	30
Floors Over Ext/Unconditioned Space	Fiberglass Batts	3.5 Inches	11

If so indicated above, fiberglass (also known as glass wool) is/will be used for insulation. The U.S. Department of Health and Human Services ("**HHS**") has listed fiberglass as a substance "which may reasonably be anticipated to be a carcinogen." This listing identifies substances selected for further study because of their potential carcinogenic risk but is not an assessment by HHS that there is a causal connection between fiberglass and human cancer. The listing does not establish that fiberglass presents a risk to persons in their daily lives.

3. **Counterparts**. This Addendum shall be validly executed when signed in counterpart; a complete set of which shall form a single document. Signatures may be given via electronic transmission and shall be deemed original and given as of the date and time of the transmission of this Addendum electronically to the other party.

4. **Conflicts**. In the event of any conflict between this Addendum and the Agreement, this Addendum shall control. In all other respects, the Agreement shall remain in full force and effect.

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5. **Entire Agreement**. The Agreement, together with this Addendum and any other addenda and riders to the Agreement, contains the entire agreement between Buyer and Seller concerning the matters set forth herein. No addition or modification of this Addendum or the Agreement shall be effective unless set forth in writing and signed by Buyer and an authorized representative of Seller.

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Buyer - Yglesio Luciano Moyses Silva De Souza
Date 11/20/2025

Buyer -
Date

Buyer -
Date

Buyer -
Date

SELLER:
LENNAR HOMES, LLC
Authorized Agent

Signed by:
Vitor Viveiros
1CE541971E0F4F4...

By
Title: Authorized Representative
Vitor Viveiros
Date Signed by Seller: 11/21/2025

Docusign Envelope ID: 2B9EEF52-331E-40E0-B8E8-2111BAC53833

SUPPLY CHAIN ADDENDUM

THIS SUPPLY CHAIN ADDENDUM (this "**Addendum**") is made and entered into as of November 20, 2025 and incorporated into the Purchase and Sale Agreement (the "**Agreement**") dated as of the date hereof, between Yglesio Luciano Moyses Silva De Souza (collectively, "**Buyer**") and Seller, as defined in the Agreement, respecting Lot 2311 of Block _____ of Subdivision/Plat BRENTWOOD TOWNHOME, in the community known as Brentwood TH (the "**Community**").

1. **Defined Terms**. All initially capitalized terms not defined herein shall have the meanings set forth in the Agreement, and all references in this Addendum to the Agreement shall be deemed to include references to this Addendum and to any other addenda and riders attached to the Agreement, which are hereby incorporated by this reference.

2. **Supply Chain Disruption & Construction Delays**. Buyer acknowledges that there are acute and growing supply chain disruptions that have resulted in price increases in raw materials and construction delays. While Seller is committed to honoring the Purchase Price and exempting Buyer from having to share in the resulting cost increases, the supply chain disruptions and delays create numerous obstacles to Seller in its business of building and selling homes.

3. **Installation of Minor Items Not Required for the Issuance of a Certificate of Occupancy**. Buyer acknowledges that due to supply chain disruptions, some items to be installed in the Home, such as cabinet drawers and doors, shower enclosures, appliances and/or other minor finishing items (collectively, "**Minor Items**"), may not be installed or completed by the time a certificate of occupancy ("**CO**") is issued for the Property. Buyer hereby agrees that Seller's inability to install or complete the Minor Items shall not delay Closing and Buyer shall proceed to Closing as scheduled by Seller provided that a CO has been issued for the Property. Buyer shall have no right to require any escrows or holdbacks at Closing relating to the Minor Items. Any escrow or holdback requirements of Buyer's lender shall be the responsibility of Buyer and paid in addition to all other proceeds due at Closing. Seller agrees to use commercially reasonable efforts to cause the installation or completion of the Minor Items to occur promptly after Closing once the appliance(s) or other required material or labor become available.

4. **Counterparts/Signatures**. This Addendum may be executed in any number of counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument. Signatures may be given via electronic transmission and shall be deemed original and given as of the date and time of the transmission of this Addendum electronically to the other party.

5. **Survival**. The terms of this Addendum shall specifically survive Closing.

6. **Conflicts**. In the event of any conflict between the terms and conditions of this Addendum and the Agreement, the terms and conditions of this Addendum shall govern the parties.

7. **Entire Agreement**. The Agreement, together with this Addendum and any other addenda and riders to the Agreement, contains the entire agreement between Buyer and Seller concerning the matters set forth herein. No addition or modification of this Addendum or the Agreement shall be effective unless set forth in writing and signed by Buyer and an authorized representative of Seller.

IN WITNESS WHEREOF, Seller and Buyer do hereby execute this Addendum as of the date of this Addendum.

BUYER:

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Buyer - Yglesio Luciano Moyses Silva De Souza
Date 11/20/2025

Buyer -
Date

Buyer -
Date

Buyer -
Date

SELLER:
LENNAR HOMES, LLC
a Authorized Agent

Signed by:
Vitor Viveiros
1C5511971E0E4E4...

By
Title: Authorized Representative
Vitor Viveiros
Date Signed by Seller: 11/21/2025

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ADDENDUM FOR NATURAL AND MANMADE PRODUCTS

THIS ADDENDUM FOR NATURAL AND MANMADE PRODUCTS (this "**Addendum**") is executed in conjunction with and, by this reference, incorporated into the Purchase and Sale Agreement (the "**Agreement**") dated as of the twentieth day of November, 2025, between Yglesio Luciano Moyses Silva De Souza(collectively, "**Buyer**") and Seller, as defined in the Agreement, respecting Lot 2311 of Block _____ of BRENTWOOD TOWNHOME Subdivision/Plat in the community known as Brentwood TH (the "**Community**").

1. **Defined Terms**. All initially capitalized terms not defined herein shall have the meanings set forth in the Agreement, and all references in this Addendum to the Agreement shall be deemed to include references to this Addendum and to any other addenda and riders attached to the Agreement, which are hereby incorporated by this reference.

2. **Natural Stone Flooring and Countertops**. Natural stones with varying colors and mineral compositions ("**Stone**") are found in quarries throughout the world. Stones including, without limitation, marble and granite, are therefore products of nature and vary in color, markings, shade, and texture. Buyer acknowledges that Stone is not uniform and that Seller can make no guarantees regarding the color, markings, shade, and texture of the Stone to be used in the Home. Buyer further acknowledges and Seller makes the following disclosures regarding the Stone to be used/installed in the Home:

2.1 Cleaning. Care should be exercised when cleaning Stone. No chemicals should be used to clean Stone other than those cleaners specifically designed to clean Stone.

2.2 Natural Inconsistencies. Stone contains natural inconsistencies which will be present in Stone flooring and/or countertops in the Home; such natural inconsistencies are normal and are not defects.

2.3 Edges and Corners. There may be changes in the patterning of Stone from one edge or corner of the flooring or countertop to another edge or corner; such changes in patterning is normal and is not a defect.

2.4 Fissures and Pits. Stone may contain fissures and pits that occur naturally and may appear as a small hole or recess; such fissures and pits are not cracks or defects.

2.5 Spots, Freckles, and Rust. Spots, freckles, and/or rust may appear in Stone from time to time, and may appear as a concentration and/or random aberration of color in a particular area of the surface of Stone; such spots, freckles, and rust are not defects.

2.6 Seams. Stone is almost never seamless due to the techniques employed to cut the slab of Stone in a way that preserves the maximum beauty of such Stone. Pieces of Stone must therefore be fitted together and the Stone used in the Home will not be seamless and may have visible seams, which are not defects.

2.7 Wallboard and Plaster. Stone is cut by machine to be straight. Irregularities occurring in the Home may mean that the installer has to force pieces of Stone into the wallboard or plaster during installation to compensate for the irregularities. Shims, caulking and putty may be used to fill imperfections in walls and floors in order to install Stone flooring and countertops. There may be such shims, caulking and/or putty in the Stone used in the Home, which shims, caulking and/or putty are used to enhance the installation and are not defects.

2.8 Staining. Stone may stain and such staining is not a defect. As a preventative measure, but not as absolute protection from staining, Stone should be sealed with the appropriate sealant, using the appropriate technique, after every six (6) months of normal use.

2.9 Sink Cabinet. The cabinet under the sink will extend beyond the edge of the sink. This cannot be avoided as a larger sink or smaller cabinet extension would preclude natural adjustment of seams and edges of Stone countertop and may result in a deterioration of the Stone countertop.

3. **Wood Cabinets**. Buyer acknowledges that a variety of cabinet door selections may be offered in the Home. Wood doors will contain natural inconsistencies that promote the beauty of the wood door. As a tree is exposed to a variety of weather conditions during their natural development, random patterns in the tree's grain, color and species markings are created. These natural characteristics will be present in Buyer's wood cabinets and are considered normal. Additionally, these natural characteristics also vary between different types of wood and include the following potential variances: in the grain texture and amount of grain, blemishes in the individual pieces, unfinished edges (depending on the type of finish, such as white wash), and knot holes and other dark features. Wood cabinets are also affected by environmental factors such as natural light, so color is expected to gradually change and mellow over time. Due to environmental factors and the aging process, replacement parts may not match exactly.

4. **Manmade Products**. The Home may include one or more of the following manmade products: carpet, tile and wood flooring; wall and pool wet area tiles; wood cabinets; cultured marble tubs, sinks and countertops; roof tiles; stamped concrete and paver driveways. Buyer acknowledges and agrees that shade variations are inherent in manmade products. Colors of actual manmade products may vary from samples or catalogues and slight color variations may exist from different product runs. Buyer acknowledges that Seller makes no representations or guarantees regarding the color, markings, shade, and texture of the manmade products, or to the suitability or maintenance of any manmade products in the Home. Buyer acknowledges and Seller makes the following disclosures regarding the manmade products to be used/installed in the Home.

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4.1 Bathroom Fixtures. There may be a variation in shading between bathroom fixtures within the same room, including commodes, sinks, countertops, tubs, and towel bars.

4.2 Exterior Finish. Seller may provide an exterior decorative finish with a painted surface. The exterior decorative coating is not a waterproofing material. The proper application of paint and caulking of joints over cement based material and decorative wood components provide for the moisture resistant qualities of the exterior surface of the Home. Buyer acknowledges that repainting of the Home will likely be required at least every five years.

4.3 Ceramic Tile. Normal slab settlement may crack ceramic tile and the physical characteristics are conducive to chipping after installation by a number of different causes; subsequent chipping and cracking is unavoidable and not a warrantable item. Buyer will have the opportunity to inspect the Home prior to Closing and Seller requests that Buyer examine any tile floor closely at this time.

4.4 Wooden Laminate Cabinets. Wooden laminate cabinets are a popular selection of cabinetry in the home building industry. As the technological and manufacturing processes continue to emerge, what may appear to be a particular species of wood, (i.e., birch, oak, walnut, etc.) may in fact be a veneer over a composition product; stained and finished to resemble a specific species of wood. Buyer acknowledges that wooden laminate cabinets may be manufactured with various manmade products and/or product names used in the manufacturing process. As with other natural materials, wooden laminate cabinets will be affected by environmental factors such as natural and artificial lighting, so Buyer may see the color of such cabinets gradually change and mellow over time. Seams will be visible in the framework of all face frame cabinets, if applicable.

5. **Paver Driveway and Walk**. Pavers are an interlocking system supported by the existing earth. White mason sand is used to space the pavers and is meant to wash out in a short time. Pavers are not meant to have grout or mortar joints. Variations in the plane or levelness are expected and normal. The vast majority of elevation variances occur during the first year following installation. Buyer acknowledges that the pavers used to construct the Home's driveway and walk may be rustic, and no two paving stones are identical in color, texture or finish. Due to normal manufacturing, shipping, handling and installation, pavers may have abrasions, marks and minor staining. Normal weathering can also change the color and texture of the pavers. The most popular finish to be applied to paving stones is a clear sealer. Sealing also helps reduce effervescence, weathering, the penetration of permanent stains and normal wear and tear. The sealing of pavers is a normal maintenance function. Buyer should have a professional install any sealer. Seller recommends that Buyer not install any sealer until Buyer has occupied the Home for thirty (30) days to allow pavers to properly cure. Buyer further acknowledges that the paving stones at the models have not been sealed and have been left in their original condition.

6. **Counterparts**. This Addendum may be executed in counterparts, a complete set of which shall form a single Addendum. Signatures may be given via electronic transmission and shall be deemed given as of the date and time of the transmission of this Addendum to the other party.

7. **Conflicts**. In the event of any conflict between this Addendum and the Agreement, this Addendum shall control. In all other respects, the Agreement shall remain in full force and effect.

8. **Entire Agreement**. The Agreement, together with this Addendum and any other addenda and riders to the Agreement, contains the entire agreement between Buyer and Seller concerning the matters set forth herein. No addition or modification of this Addendum or the Agreement shall be effective unless set forth in writing and signed by Buyer and an authorized representative of Seller.

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Buyer - Yglesio Luciano Moyses Silva De Souza
Date 11/20/2025

Buyer -
Date

Buyer -
Date

Buyer -
Date

SELLER:
LENNAR HOMES, LLC
a Authorized Agent

Signed by:
Vitor Viveiros
1CE511971E0F4F4...

By
Title: Authorized Representative
Vitor Viveiros
Date Signed by Seller: 11/21/2025

Docusign Envelope ID: 2B9EEF52-331E-40E0-B8E8-2111BAC53833

ENERGY ADDENDUM

THIS ENERGY ADDENDUM (this "**Addendum**") is, by this reference, made part of the Purchase and Sale Agreement (the "**Agreement**") dated as of the Twentieth day of November, 2025, between Yglesio Luciano Moyses Silva De Souza (collectively, "**Buyer**") and Seller, as defined in the Agreement, respecting Lot 2311 of Block _____ of BRENTWOOD TOWNHOME Subdivision/Plat in the community known as Brentwood TH (the "**Community**").

1. **Defined Terms**. All initially capitalized terms not defined herein shall have the meanings set forth in the Agreement, and all references in this Addendum to the Agreement shall be deemed to include references to this Addendum and to any other addenda and riders attached to the Agreement, which are hereby incorporated by this reference.

2. **Energy Claims**. In the marketing of the Home/Unit, certain verbal or written statements may have been made, including but not limited to statements contained in advertising and marketing material, relating to the energy efficiency, energy consumption, energy savings or energy costs of the Home/Unit. Buyer acknowledges that any such statements were estimates only, were developed by third parties based upon the design of the Home/Unit and/or various indices, and were not a material inducement to purchase the Home. Actual Home/Unit energy efficiencies or savings will vary due to, among numerous other factors, construction variances, floor plan, occupancy, appliance usage, thermostat settings, weather conditions, maintenance and orientation of the Home/Unit. Seller provides no guarantee of energy efficiencies or savings that will be achieved by each homeowner.

3. **Certification Program**. In connection with the sale of the Home/Unit, Seller may have used a third party to certify that the Home/Unit was designed to certain guidelines, ratings, or efficiencies ("**Certification Program**"). Seller makes no representations or warranties regarding any aspect of the Certification Program. Buyer acknowledges that the third party certification may be based upon estimates, averages, or other analytical methods and not necessarily inspection or testing of the Home/Unit.

4. **HERS Index (Only Applicable to Homes with a HERS Index Rating)**. If the Home has a HERS Index Rating, a third party Home Energy Rater uses an energy efficiency software package to perform an energy analysis of the home's design based on an analysis of the home's plans. This analysis yields a projected, pre-construction HERS ("**Home Energy Rating System**") Index. The HERS Index is a scoring system established by the Residential Energy Services Network ("**RESNET**") in which a home built to the specifications of the HERS Reference Home (based on the 2006 International Energy Conservation Code) scores a HERS Index of 100, while a net zero energy home scores a HERS Index of 0. The lower a home's HERS Index, the more energy efficient it is in comparison to the HERS Reference Home. Each 1-point decrease in the HERS Index corresponds to an estimated 1% increase in energy efficiency compared to the HERS Reference Home. For any home with a HERS Index rating, the Buyer understands and agrees that the rating is not to be construed as a guarantee of energy savings or consumption levels. Seller makes no representations or warranties regarding the accuracy of the HERS Index.

5. **Counterparts**. This Addendum shall be validly executed when signed in counterpart; a complete set of which shall form a single document. Signatures may be given via electronic transmission and shall be deemed original and given as of the date and time of the transmission of this Addendum electronically to the other party.

6. **Conflicts**. In the event of any conflict between this Addendum and the Agreement, this Addendum shall control. In all other respects, the Agreement shall remain in full force and effect.

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7. **Entire Agreement**. The Agreement, together with this Addendum and any other addenda and riders to the Agreement, contains the entire agreement between Buyer and Seller concerning the matters set forth herein. No addition or modification of this Addendum or the Agreement shall be effective unless set forth in writing and signed by Buyer and an authorized representative of Seller.

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Buyer - Yglesio Luciano Moyses Silva De Souza
Date 11/20/2025

Buyer -
Date

Buyer -
Date

Buyer -
Date

SELLER:
LENNAR HOMES, LLC
a Authorized Agent

Signed by:
Vitor Viveiros
1G511971E0F4E4...

By
Title: Authorized Representative
Vitor Viveiros
Date Signed by Seller: 11/21/2025

Docusign Envelope ID: 2B9EEF52-331E-40E0-B8E8-2111BAC53833

INDOOR ENVIRONMENTAL QUALITY DISCLOSURE

THIS INDOOR ENVIRONMENTAL QUALITY DISCLOSURE (this "**Disclosure**") is, by this reference, made part of the Purchase and Sale Agreement (the "**Agreement**") dated as of the Twentieth day of November, 2025, between Yglesio Luciano Moyses Silva De Souza (collectively, "**Buyer**") and Seller, as defined in the Agreement, respecting Lot 2311 of Block _____ of BRENTWOOD TOWNHOME Subdivision/Plat in the community known as Brentwood TH (the "**Community**").

1. **Defined Terms**. All initially capitalized terms not defined herein shall have the meanings set forth in the Agreement, and all references in this Disclosure to the Agreement shall be deemed to include references to this Disclosure and to any other disclosure and/or addenda and riders attached to the Agreement, which are hereby incorporated by this reference.

2. **Indoor Environmental Contaminates**. There are many different types of indoor environmental contaminants, including, but not limited to, pet dander, dust mites and mold. Molds and other potential contaminants have been a part of our environment for millions of years. Contaminants are everywhere, indoors and outdoors. Therefore, everyone is exposed to some contaminants on a daily basis without evident harm. Due to a number of factors, including the fact that sensitivities to various types of molds and other potential contaminants vary from person to person, there are no state or federal standards concerning acceptable levels of exposure to mold. According to the Consumer Product Safety Commission and the American Lung Association, some diseases or illness have been linked with biological pollutants in the indoor environment, including some forms of mold. However, many of these conditions also have causes unrelated to the indoor environment. Therefore, it is unknown how many potential health problems relate exclusively to poor indoor air. Buyer should determine for himself/herself whether Buyer, Buyer's family members or any other individuals who will occupy or use the Home/Unit have special needs or increased risk to these conditions. Buyer should carefully monitor the conditions in the Home/Unit for mold growth and other contaminants.

When excessive moisture or water accumulates indoors, mold growth can and will occur, particularly if the moisture problem remains unaddressed. There is no practical way to eliminate all molds or mold spores in an indoor environment. The key to controlling indoor mold growth is to control moisture.

There are many ways to help control moisture in and beneath the Home/Unit. The U.S. Environmental Protection Agency, the Consumer Product Safety Commission, the American Lung Association and others recommend taking measures such as those listed below to help control moisture in and beneath the Home/Unit. The following list is not meant to be all-inclusive.

o Fix leaking plumbing and any other source of unwanted water immediately.

o Maintain proper indoor humidity. Equipment that conditions the air, such as air conditioners, humidifiers and ventilation systems must be operated year round.

o Raise the temperature in areas where moisture condenses on surfaces and open doors between rooms to increase air circulation in the Home/Unit, including doors to closets.

o Have major appliances, such as furnaces, heat pumps, central air conditioners, window air conditioning units, ventilation systems and furnace attached humidifiers inspected, cleaned and serviced regularly by a qualified professional.

o Clean and dry refrigerator, air conditioner and dehumidifier drip pans and filters regularly and make sure that refrigerator and freezer doors seal properly.

o Keep water away from the foundation of the Home/Unit by maintaining required slopes, drainage and keeping plantings and sprinklers the proper distance from the Home/Unit.

o If there is a sump pump in the Home/Unit, inspect it regularly to ensure that it is properly operating.

o If there is a crawl space or structural sub-floor, inspect the ground beneath the floor on a regular basis to make sure there is no standing or excessive water. If there is standing or excessive water, seek professional assistance to remove the water. If Buyer is interested in finishing the basement, only do so after consulting an expert to determine the suitability of the basement for a finished area.

The following are suggestions that may assist Buyer in preventing and addressing mold growth in the Home/Unit.

o It is important that Buyer responds promptly when Buyer sees signs of moisture or mold.

o Do not allow moisture to stand or make contact with carpet, furniture and cellulose-based materials, such as wood, drywall or other non-tile, non-plastic or non-metal materials.

o Dry all water damaged areas and items immediately to prevent mold growth.

o If mold develops, clean up the mold by washing off hard surfaces with detergent and water and completely dry the surface.

o Depending upon the nature and extent of the mold infestation, trained professionals may be needed to assist in the remediation effort.

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o Mold that is not properly and adequately removed may reappear.

Proper maintenance and cleaning of the Home/Unit is the responsibility of each homeowner and will lessen the potential for water intrusion and help to control indoor environmental contaminants. Further, it is the responsibility of each homeowner to monitor their Home/Unit on a continual basis for excessive moisture, water and mold accumulation. If Buyer discovers accumulation of water or moisture in, around or under the Home/Unit, Buyer should immediately seek to control the source of the water or moisture. Failing to control the source could result in additional damage and the growth of mold. Plumbing leaks and water penetrations that are covered by the Limited Warranty, if any, during the term of the Limited Warranty must be reported to Seller immediately. If the Limited Warranty has expired or does not cover the specific problem, Buyer should not delay in having professionals address the problem. Seller will not be responsible for, and Buyer agrees to indemnify and hold harmless Indemnified Parties from and against all Claims in connection with, water-related damages, including personal injuries or property damage caused by mold, but only to extent that the damages are caused by (A) Buyer's negligence, (B) Buyer's failure to promptly take appropriate corrective measures and minimize any damages caused by the water or moisture, or (C) Buyer's failure to promptly provide Seller with notice of the water or moisture and give Seller an opportunity to dry the water or moisture and remediate, if necessary, any moisture conditions in the Home/Unit caused by improper construction. Buyer also agrees to waive all rights of subrogation for damages resulting from water-related damages, mold growth, any personal injuries, or any remediation resulting from (A) Buyer's negligence, (B) Buyer's failure to promptly take appropriate corrective measures and minimize any damages caused by the water or moisture, or (C) Buyer's failure to promptly provide Seller with notice of the water or moisture and give Seller an opportunity to dry the water or moisture and remediate, if necessary, any moisture conditions in the Home/Unit caused by improper construction.

3. **Counterparts**. This Disclosure shall be validly executed when signed in counterpart; a complete set of which shall form a single document. Signatures may be given via electronic transmission and shall be deemed original and given as of the date and time of the transmission of this Disclosure electronically to the other party.

4. **Conflicts**. In the event of any conflict between this Disclosure and the Agreement or any other addenda and/or riders, this Disclosure shall control. In all other respects, the Agreement shall remain in full force and effect.

5. **Entire Agreement**. The Agreement, together with this Disclosure and any other addenda and riders to the Agreement, contains the entire agreement between Buyer and Seller concerning the matters set forth herein. No addition or modification of this Disclosure or the Agreement shall be effective unless set forth in writing and signed by Buyer and an authorized representative of Seller.

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Buyer - Yglesio Luciano Moyses Silva De Souza
Date 11/20/2025

Buyer -
Date

Buyer -
Date

Buyer -
Date

SELLER:
LENNAR HOMES, LLC
a Authorized Agent

Signed by:
Vitor Viveiros
1C5511971E0E4E4...

By
Title: Authorized Representative
Vitor Viveiros
Date Signed by Seller: 11/21/2025

Docusign Envelope ID: 2B9EEF52-331E-40E0-B8E8-2111BAC53833

PRIVATE THIRD PARTY HOME INSPECTOR ADDENDUM

THIS PRIVATE THIRD PARTY HOME INSPECTOR ADDENDUM (this "**Addendum**") is executed in conjunction with and, by this reference, incorporated into the Purchase and Sale Agreement (the "**Agreement**") dated as of the twentieth day of November, 2025, between Yglesio Luciano Moyses Silva De Souza (collectively, "**Buyer**") and Seller, as defined in the Agreement, respecting Lot 2311 of Block _____ of BRENTWOOD TOWNHOME Subdivision/Plat in the community known as Brentwood TH.

1. **Defined Terms**. All initially capitalized terms not defined herein shall have the meanings set forth in the Agreement, and all references in this Addendum to the Agreement shall be deemed to include references to this Addendum and to any other addenda and riders attached to the Agreement, which are hereby incorporated by this reference.

2. **Agreements Regarding Private Home Inspection**. Seller welcomes the opportunity to further validate the level of quality in our homes by the use of a privately employed "Home Inspector." In the event Buyer chooses to utilize a Home Inspector, Buyer shall contact Buyer's New Home Sales Consultant to schedule an appointment and provide the following required documentation for review and approval by Seller:

A. This Private Third Party Home Inspector Policy, executed and dated by Buyer;
B. The Access Agreement for Home Inspection, executed and dated by Home Inspector ("**Access Agreement**"); and
C. Home Inspector's Certificate of Insurance (supplied by Home Inspector - See Attachments 1 & 2 of the Access Agreement, providing samples of the required insurance certificate and endorsement forms)
D. All required documentation must be submitted to Seller a minimum of 30 days prior to the estimated deliverable date of the home.

After approval of the required documentation by Seller, the Home Inspector must make an appointment for the inspection with the New Homes Sales Consultant. **Seller will determine in its sole discretion when the Home may be inspected.** The inspection needs to be completed **a minimum of five (5) days prior** to the homeowner inspection and orientation described in the Agreement. Any list created by your Home Inspector shall be given to your New Homes Sales Consultant. No destructive testing (e.g., cutting drywall, removing roofing material) will be permitted, and any damage caused by the Home Inspector will be at the cost of the Homebuyer, as more fully provided in the Access Agreement. Please note that the Home Inspector will not be allowed to attend the homeowner inspection and orientation provided for in the Agreement. This policy enables Seller to conduct your homeowner inspection and orientation in an orderly fashion without interruption. This is to your benefit because it allows you to receive all the important information and all your questions can be addressed and answered.

Seller will determine in its sole discretion whether changes or repairs recommended by the Home Inspector are necessary. Please see your warranty manual for a detailed description of the construction standards for the Home.

Buyer shall indemnify, defend and hold harmless Seller, its officers, directors, shareholders, employees and agents from and against any claims asserted by the Home Inspector for damages, expenses or costs, including without limitation attorneys' fees, in connection with the Home inspection

3. **Counterparts**. This Addendum may be executed in counterparts, a complete set of which shall form a single Addendum. Signatures may be given via electronic transmission and shall be deemed given as of the date and time of the transmission of this Addendum to the other party.

4. **Conflicts**. In the event of any conflict between this Addendum and the Agreement, this Addendum shall control. In all other respects, the Agreement shall remain in full force and effect.

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5. **Entire Agreement**. The Agreement, together with this Addendum and any other addenda and riders to the Agreement, contains the entire agreement between Buyer and Seller concerning the matters set forth herein. No addition or modification of this Addendum or the Agreement shall be effective unless set forth in writing and signed by Buyer and an authorized representative of Seller.

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751884404C3...

Buyer - Yglesio Luciano Moyses Silva De Souza
Date 11/20/2025

Buyer -
Date

Buyer -
Date

Buyer -
Date

SELLER:
LENNAR HOMES, LLC
a Authorized Agent

Signed by:
Vitor Viveiros
1C551197150E4E4...

By
Title: Authorized Representative
Vitor Viveiros
Date Signed by Seller: 11/21/2025

Docusign Envelope ID: 2B9EEF52-331E-40E0-B8E8-2111BAC53833

DECORATIVE STUCCO/CEMENTITIOUS FINISH TO EXTERIOR WALLS DISCLOSURE

THIS DECORATIVE STUCCO/CEMENTITIOUS FINISH TO EXTERIOR WALLS DISCLOSURE (this "**Disclosure**") is delivered in conjunction with and, by this reference, incorporated into the Purchase and Sale Agreement (the "**Agreement**") dated as of the Twentieth day of November, 2025 between Yglesio Luciano Moyses Silva De Souza (collectively, "**Buyer**") and Seller, as defined in the Agreement, respecting Lot 2311 of Block _____ of BRENTWOOD TOWNHOME Subdivision/Plat in the community known as Brentwood TH (the "**Community**").

1. **Defined Terms**. All initially capitalized terms not defined herein shall have the meanings set forth in the Agreement, and all references in this Disclosure to the Agreement shall be deemed to include references to this Disclosure and to any other disclosure and/or addenda and riders attached to the Agreement, which are hereby incorporated by this reference.

2. **Decorative Stucco/Cementitious Finish to Exterior Walls**. Upon conveyance and recording of the Deed to the Property, the Buyer will be solely responsible for the proper maintenance and cleaning of the exterior walls of his or her Home. Exterior walls are improved with a decorative finish material composed of stucco or cementitious coating (collectively, "**decorative stucco/cementitious finish**"). While decorative stucco/cementitious finish is high in compressive or impact strength, it is for decorative purposes only and is not of sufficient tensile strength to resist building movement. It is the nature of decorative stucco/cementitious finish to exhibit some cracking and it will expand and contract in response to temperature, sometimes creating minor hairline cracks in the outer layer of the decorative stucco/cementitious finish. This is normal behavior and considered a routine maintenance item for the Buyer.

The Florida Lath & Plaster Bureau, a consortium of stucco industry professionals, has issued a Technical Bulletin TB-ST-04-12, entitled Stucco & Building Exterior Maintenance that provides recommendations for cleaning and maintenance of the decorative stucco/cementitious finish to the exterior walls of your Home. A copy of this bulletin can be obtained at www.flapb.com/docs/TB-ST-04-12.pdf?. Buyer can also obtain information on efflorescence by reviewing the National Concrete Masonry Association's "Control And Removal of Efflorescence", NCMA Tek 8-3-A available through the NCMA at www.ncma.org and on repairing cracks by reviewing the Portland Cement Association's technical note "IS526 Repair of Portland Cement Plaster" which is available for download at www.cement.org, and the American Concrete Institute's "ACI 524R-04 Guide to Portland Cement?Based Plaster" which is available for download at www.concrete.org.

It is the responsibility of the Buyer to monitor the exterior portions of his or her Home on a regular (no less often than once per year) basis for excessive cracks, stains, mildew or efflorescence. Notwithstanding the foregoing, small cracks in the decorative stucco/cementitious finish are normal and do not require any maintenance or repair. If a crack exceeds 1/8 of an inch in width, then the crack should be repaired. At least once per year, the Buyer must inspect the decorative stucco/cementitious finish to the exterior walls for cracking and if cracking is detected, engage a qualified professional to seal those cracks and repair the affected area. In addition, each year the Buyer must inspect the exterior paint and caulk material in the exterior wall system openings (i.e. windows, doors, hose bibs, etc.) for peeling, cracking or separation. If the inspection reveals any such items, the Buyer must engage a qualified professional to clean, repair, re-caulk and repaint those areas. It is the Buyer's responsibility for all maintenance and repairs described in this paragraph, and they should be completed in a timely fashion to prevent any damage to the Home.

The following conditions are covered by the Seller's Limited Warranty during the term of the Limited Warranty, and must be promptly reported to Seller for review and proper resolution: (i) cracks in or missing decorative stucco/cementitious finish wider than 1/8 of an inch; spalling of the decorative stucco/cementitious finish and (ii) separation between a decorative stucco/cementitious surface and adjacent material that equals or exceeds 1/4-inch in width that is not caulked. If the Limited Warranty has expired or does not cover the specific decorative stucco/cementitious finish issue set forth above or in the Limited Warranty, Buyer should not delay in having a qualified professional repair the problem. Seller will not be responsible for, and Buyer agrees to indemnify and hold harmless, the Indemnified Parties from and against all Claims in connection with the decorative stucco/cementitious finish due to Buyer's actions, such fastening or attaching devices (*e.g.*, patio covers, plant holders, awnings, TV dishes, and hose racks, etc.), or inactions, such as Buyer's failure to inspect and/or maintain and promptly repair the decorative stucco/cementitious finish or failure to promptly provide Seller with notice of any decorative stucco/cementitious finish cracks covered by the Limited Warranty.

3. **Counterparts**. This Disclosure may be executed in counterparts, a complete set of which shall form a single Disclosure. Signatures may be given via electronic transmission and shall be deemed original and given as of the date and time of the electronic transmission of this Addendum to the other party.

4. **Conflicts**. In the event of any conflict between this Disclosure and the Agreement or any other addenda and/or riders, this Disclosure shall control. In all other respects, the Agreement shall remain in full force and effect.

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5. **Entire Agreement**. The Agreement, together with this Disclosure and any other addenda and/or riders to the Agreement, contains the entire agreement between Buyer and Seller concerning the matters set forth herein. No addition or modification of this Disclosure or the Agreement shall be effective unless set forth in writing and signed by Buyer and an authorized representative of Seller.

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Buyer - Yglesio Luciano Moyses Silva De Souza
Date 11/20/2025

Buyer -
Date

Buyer -
Date

Buyer -
Date

SELLER:
LENNAR HOMES, LLC
a Authorized Agent

Signed by:
Vitor Viveiros
1C5511971E0F4E4...

By
Title: Authorized Representative
Vitor Viveiros
Date Signed by Seller: 11/21/2025

Docusign Envelope ID: 2B9EEF52-331E-40E0-B8E8-2111BAC53833

CHANGE ORDER ADDENDUM/AMENDMENT
- SUMMARY -

As of Change Order #1

THIS CHANGE ORDER ADDENDUM/AMENDMENT (this "**Addendum/Amendment**") is executed in conjunction with and, by this reference, incorporated into the Purchase and Sale Agreement (the "**Agreement**") dated as of the Twentieth day of November, 2025, between Yglesio Luciano Moyses Silva De Souza(collectively, "**Buyer**") and Seller, as defined in the Agreement, respecting Lot 2311 of Block _____ of BRENTWOOD TOWNHOME Subdivision/Plat in the community known as Brentwood TH (the "**Community**").

1. **Defined Terms**. All initially capitalized terms not defined herein shall have the meanings set forth in the Agreement, and all references in this Addendum/Amendment to the Agreement shall be deemed to include references to this Addendum/Amendment and to any other addenda and riders attached to the Agreement, which are hereby incorporated by this reference.

2. **Requested Changes**. The Agreement describes the initial Options selected by Buyer with respect to the Home. Buyer is hereby requesting that certain changes, additions and/or modifications be made to the Home. Seller reserves the right to deny one or more of such requests in the event the construction schedule for the Home does not allow for such changes, additions and/or modifications as determined by Seller in its sole and absolute discretion. Should Seller elect not to install and/or make any of such requested changes, additions and/or modifications desired by Buyer for whatever reason, Buyer's exclusive remedy shall be to recover a refund or credit of the amount actually paid by Buyer for such item.

Action	Date Selected / Deselected	CO No.	Option Code	Qty	Unit Price	Extended Price
NF - EI Included Feature						
Add	30-JUN-25	1	**AABWTH17.2631472.1628**	1	.00	.00
Description: EXT COLORS-Brentwood TH Body 1=SW7071,Body 2=SW 7073,Trim=SW7006,Accent=SW7605 Extended Description: Shingles: Weathered Wood GAF Roof shingles Notes: Selected/Deleted by: Elizabeth Hill						

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Add	30-JUN-25	1	**CXAME-25.2631472.1628**	1		.00	.00

Description: Americana 25.2X-White/Ext Flr
Extended Description: ****2025.2X... Ei Americana Color Specs****

####Kitchen####
****Appliances****
----Refrigerator: None----
----Microwave: Over-the-Range Microwave Oven (Stainless Steel)----
----Range/Stove: 30inch Free-Standing Electric (Stainless Steel)----
----Dishwasher: Dishwasher with Front Controls (Stainless Steel)----
----Washer: None----
----Dryer: None----

****Cabinets****
----Style & Color: Shaker Standard Overlay (White)----
----Uppers: 36inch (No Stagger, no refrigerator surround, no crown, no cabinet above refrigerator)----
----Hardware: None----
****Countertops****
----Product & Color: Quartz Silestone 1.6cm (Miami Vena)
----Backsplash: 4inch minimum Silestone 1.6cm (Miami Vena)
----Sink: Stainless Under-mount (Single Bowl)----
****Plumbing****
----Kitchen Faucet: Moen Chateau (Chrome)----
****Flooring****
----Floor Tile: Shaw Emergence 17x17 (Gulf)----
----Grout----Mapei or Equal Sanded Grout (#77 Frost)----
----Floor Tile Pattern: Straight-Lay (Square Pattern)----

####Master Bath####
****Cabinets****
----Style & Color: Shaker Std Overlay (White)
----Base: 34inch high----
----Hardware: None----
****Countertops****
----Product & Color: Quartz Silestone 1.6cm (Miami Vena)----
----Backsplash: 4inch minimum Silestone 1.6cm (Miami Vena)----
----Sink: Porcelain Square Under-mount (White)----
****Plumbing****
----Faucet: Moen Chateau 2-Handle (Chrome)----
----Toilet: ProFlo Elongated (White)----
----Tub & Shower Fixtures: Acrylic (White)
****Flooring****
----Floor Tile: Shaw Emergence 17x17 (Gulf)----
----Grout: Mapei or Equal Sanded Grout (#77 Frost)----
----Floor Tile Pattern: Straight-Lay (Square Pattern)----
----Tub & Shower Walls: Shaw Emergence 17x17 (Gulf)----

####Secondary Baths####
****Cabinets****
----Style & Color: Shaker Standard Overlay (White)
----Base: 34inch high----
----Hardware: None----
****Countertops****
----Product & Color: Quartz Silestone 1.6cm (Miami Vena)----
----Backsplash: 4inch minimum Silestone 1.6cm (Miami Vena)----
----Sink: Porcelain Square Under-mount (White)----
****Plumbing****
----Faucet: Moen Chateau 2-Handle (Chrome)----
----Toilet: ProFlo Elongated (White)----
----Tub & Shower Fixtures: Acrylic (White)
****Flooring****
----Floor Tile: Shaw Emergence 17x17 (Gulf)----
----Grout: Mapei or Equal Sanded Grout (#77 Frost)----
----Floor Tile Pattern: Straight-Lay (Square Pattern)----
----Tub & Shower Walls: Royal tub with Fiore surround (on 30x60 tubs only)----

####2025.2X Ei Americana Interior####

----Interior Paint: Sherwin Williams (Extra White SW 7006)----
----Bath Mirrors: 42inch High / No Medicine Cabinets----
----Carpet: Shaw - Highflyer L001R (#540 Silver Mist)

----EXTENDED STRAIGHT LAY TILE STANDARD in home (first floor only) Hallways, living room, dining room, den/study/flex and family room (per plan)----

**********(Updated 02.25.25, CXAME-25 AMERICANA ver2025.2X ...)**********

Notes:

Selected/Deleted by: Elizabeth Hill

Change Order Total $ .00
New Total Purchase Price $ 284,990.00

3. **Counterparts**. This Addendum/Amendment may be executed in counterparts, a complete set of which shall form a single Addendum/Amendment. Signatures may be given via electronic transmission and shall be deemed original and given as of the date and time of the electronic transmission of this Addendum/Amendment to the other party.

4. **Conflicts**. In the event of any conflict between this Addendum/Amendment and the Agreement, this Addendum/Amendment shall control. In all other respects, the Agreement shall remain in full force and effect.

5. **Entire Agreement**. The Agreement, together with this Addendum/Amendment and any other addenda and riders to the Agreement, contains the entire agreement between Buyer and Seller concerning the matters set forth herein. No addition or modification of this Addendum/Amendment or the Agreement shall be effective unless set forth in writing and signed by Buyer and an authorized representative of Seller.

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Buyer - Yglesio Luciano Moyses Silva De Souza
Date 11/20/2025

Buyer -
Date

Buyer -
Date

Buyer -
Date

SELLER:
LENNAR HOMES, LLC

Signed by:
Vitor Viveiros
1G5511971E0F4E4...

By
Title: Authorized Representative
Vitor Viveiros
Date Signed by Seller: 11/21/2025

Certificado de Conclusão

Identificação de envelope: 2B9EEF52-331E-40E0-B8E8-2111BAC53833
Status: Concluído
Assunto: Contract Documents for Yglesio Luciano Moyses Silva De Souza - OLH - 26314722311 - Brentwood TH
Envelope fonte:
Documentar páginas: 68
Assinaturas: 35
Certificar páginas: 6
Rubrica: 10
Assinatura guiada: Ativado
Selo com EnvelopeId (ID do envelope): Ativado
Fuso horário: (UTC-08:00) Hora do Pacífico (EUA e Canadá)

Remetente do envelope:
Lennar Corporation
5505 Blue Lagoon Drive, Suite 502
Miami, 33126
docusign@lennar.com
Endereço IP: 158.101.19.24

Rastreamento de registros

Status: Original
20/11/2025 17:30:28
Portador: Lennar Corporation
docusign@lennar.com
Local: DocuSign

Eventos do signatário	Assinatura	Registro de hora e data
Yglesio Luciano Moyses Silva De Souza yglesio@yahoo.com Nível de segurança: E-mail, Autenticação da conta (Opcional), Código de acesso **Termos de Assinatura e Registro Eletrônico:** Aceito: 20/11/2025 17:34:49 ID: 43c1ea8d-e445-4957-8729-7d41896c766c	Assinado por: Yglesio Luciano Moyses Silva De Souza 31AD751684404C3... Adoção de assinatura: Estilo pré-selecionado Usando endereço IP: 152.241.121.228 Assinado com o uso do celular	Enviado: 20/11/2025 17:30:30 Visualizado: 20/11/2025 17:34:49 Assinado: 20/11/2025 17:35:50
Vitor Viveiros vitor.viveiros@lennar.com New Home Consultant Lennar Nível de segurança: E-mail, Autenticação da conta (Opcional) **Termos de Assinatura e Registro Eletrônico:** Aceito: 29/10/2025 06:34:26 ID: e6ded1a7-133b-4e22-b74d-3564d81a47ea	Signed by: Vitor Viveiros 1CE511971E0F4F4... Adoção de assinatura: Estilo pré-selecionado Usando endereço IP: 216.97.213.152	Enviado: 20/11/2025 17:35:53 Visualizado: 21/11/2025 15:19:31 Assinado: 21/11/2025 15:19:51

Eventos do signatário presencial	Assinatura	Registro de hora e data

Eventos de entrega do editor	Status	Registro de hora e data

Evento de entrega do agente	Status	Registro de hora e data

Eventos de entrega intermediários	Status	Registro de hora e data

Eventos de entrega certificados	Status	Registro de hora e data

Eventos de cópia	Status	Registro de hora e data
Contract Contacts OLH.Sales.Concierge@Lennar.com Nível de segurança: E-mail, Autenticação da conta (Opcional) **Termos de Assinatura e Registro Eletrônico:** Não oferecido através da Docusign	Copiado	Enviado: 21/11/2025 15:19:54

Eventos de cópia	Status	Registro de hora e data
Contract Contacts chris@authenticorlando.com Nível de segurança: E-mail, Autenticação da conta (Opcional) **Termos de Assinatura e Registro Eletrônico:** Aceito: 21/11/2025 12:10:48 ID: e03420f0-63f6-4eb5-8a75-12f5fb00c251	**Copiado**	Enviado: 21/11/2025 15:19:54
Contract Contacts OLHContractNotify@lennar.com Nível de segurança: E-mail, Autenticação da conta (Opcional) **Termos de Assinatura e Registro Eletrônico:** Não oferecido através da Docusign	**Copiado**	Enviado: 21/11/2025 15:19:54
Contract Contacts svcbprr1@lennartitle.com Service Account Lennar Title, Inc. Nível de segurança: E-mail, Autenticação da conta (Opcional) **Termos de Assinatura e Registro Eletrônico:** Não oferecido através da Docusign	**Copiado**	Enviado: 21/11/2025 15:19:54
Contract Contacts SalesforcePADocs@lennarmortgage.com Nível de segurança: E-mail, Autenticação da conta (Opcional) **Termos de Assinatura e Registro Eletrônico:** Não oferecido através da Docusign	**Copiado**	Enviado: 21/11/2025 15:19:55

Eventos com testemunhas	Assinatura	Registro de hora e data

Eventos do tabelião	Assinatura	Registro de hora e data

Eventos de resumo do envelope	Status	Carimbo de data/hora
Envelope enviado	Com hash/criptografado	20/11/2025 17:30:30
Entrega certificada	Segurança verificada	21/11/2025 15:19:31
Assinatura concluída	Segurança verificada	21/11/2025 15:19:51
Concluído	Segurança verificada	21/11/2025 15:19:55

Eventos de pagamento	Status	Carimbo de data/hora

Termos de Assinatura e Registro Eletrônico

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, Lennar Corporation, and all applicable affiliated and subsidiary companies, including but not limited to: CalAtlantic Group, LLC, Lennar Commercial Services, Inc., Lennar Commercial Services, LLC, Lennar Homes, LLC, the Lennar Family of Builders, Lennar Homes of California, LLC, Lennar Homes USA, Lennar Sales Corp., Quarterra Living, Inc., Quarterra Living, LLC, Quarterra Multifamily Communities, LLC, Rialto Capital Management , and WCI Communities, LLC, hereinafter individually and/or collectively referred to as "we", "us" or the "Company") may provide to you certain written documents, notices or disclosures authorizations, acknowledgements, and other documents that are necessary or required to be provided during the course of our relationship with you ("Documents"). Described below are the terms and conditions for providing to you the Documents through the DocuSign, Inc. ("DocuSign") electronic signing system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to these terms and conditions, please confirm your agreement by clicking the "I agree" button at the bottom of this document.

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We do not need any other information from you to withdraw consent. The consequences of your withdrawing consent for online Documents will be that transactions may take a longer time to process.

Consequences of changing your mind: If you elect to receive required Documents only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need to first send to you the required Documents in paper format, and then wait until we receive back from you, as the case may be, (i) your executed Documents or (ii) your acknowledgment of your receipt of such paper Documents.

All notices and disclosures will be sent to you electronically. Unless you tell us otherwise, in accordance with the procedures described herein, we will provide to you electronically through the DocuSign system, all required transaction Documents. To reduce the chance of you inadvertently not receiving any Document, we prefer to provide all of the required Documents to you by the same method and to the same address that you have given us. Thus, you can receive all the Documents electronically through the DocuSign system or in paper format through the paper mail delivery system. If you do not agree with receiving Documents electronically through the DocuSign system, please let us know as described above. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the Documents electronically from us.

In consenting to receiving delivery of Documents via DocuSign, you agree that your consent to your electronic signature and electronic delivery is being provided in accordance with applicable state and federal law, including without limitation the federal Electronic Signatures in Global and National Commerce Act; you agree that you will not forward the Documents to another party for signature nor allow any other party to sign the Documents sent via DocuSign on your behalf unless that party is properly named as a delegated signer in accordance with DocuSign policy.

How to contact the Company: You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive Documents electronically by sending us email messages at: docusign@lennar.com.

To advise Lennar of your new e-mail address: To let us know of a change in your e-mail address for the purposes of us electronically sending to you Documents you must send an email message to us at docusign@lennar.com and in the body of such request you must state: your previous e-mail address, your new e-mail address.

We do not require any other information from you to change your email address.

In addition, you must notify DocuSign, Inc to arrange for your new email address to be reflected in your DocuSign account by following the process for changing e-mail addresses in the DocuSign system.

Required hardware and software for access and retention**

Browsers:	The latest stable release of Windows Edge; Mozilla® Firefox (Windows or Mac); Safari (Mac only); or Google Chrome®.
Mobile Signing:	The latest version of Apple iOS version or Android version.
PDF Reader:	Acrobat® Reader or similar software may be required to view and print Portable Document Format ("PDF") files. The minimum required PDF version that your PDF reader must be able to open is PDF 15.
Screen Resolution:	1024 x 768 recommended
Enabled Security Settings:	A user must allow per session cookies. A user accessing the Internet behind a proxy server must enable HTTP 1.1 settings through a proxy connection. Firewall settings must allow access to the appropriate DocuSign server, including without limitation https: / /docucdn_a.akamaihd.net.

Assistive technology is available through DocuSign, including screen readers, keyboard-only use, and enabling high-contrast mode.

To retain any electronic Documents, you may either print or download them. To print Documents on your computer, you will need a printer connected to your computer with adequate paper. To download Documents on your computer, you will need an available storage medium, like a hard drive on your computer or a removable thumb drive. To print Documents on your mobile device, you will need a printer linked with your device (e.g., via Wi-Fi, Bluetooth®, etc.) and/or an application (app) that allows for printing. To store Documents on your mobile device you will need (1) sufficient storage space on your mobile device and (2) an app or function that allows for the capture of electronic data (e.g., a screenshot). Please follow the instructions for your particular computer operating system and/or software to print and/or to download Documents. Each individual screen may need to be printed and/or downloaded separately. If you have trouble printing and/or downloading, please contact the manufacturer of your personal computer or mobile device, computer operating system, web browser, app, or other relevant software or another information source of your choosing.

**These minimum requirements are subject to change, from time to time. If these requirements change, we will provide you with an email message advising of such changes, at the email address we have on file for you at that time. Upon your receipt of such notice you will have the right to withdraw your consent, in accordance with the procedures set forth herein. Pre-release (e.g., beta) versions of operating systems and browsers are not supported.

Termination/Changes: We reserve the right, in our sole discretion, to discontinue the provision of our electronic delivery, or to terminate or change the terms and conditions under which we will provide electronic delivery. We will provide you with notice of any such termination or change as required by applicable law.

Acknowledging your access and consent to receive materials electronically: To confirm to us that you can access this information electronically, which will be similar to other electronic Documents that we will provide to you, please verify that you were able to (i) read this electronic disclosure, (ii) print on paper or electronically save this page for your future reference, and (iii) access or e-mail this disclosure and consent to an address where you will be able to print on paper or save it for your future reference. Further, if you consent to receiving Documents exclusively in electronic format on the terms and conditions described above, please let us know by checking the "I agree to use electronic records and signatures." box.

By checking the "I agree to use electronic records and signatures." box, I confirm that:

- I can access and read this Electronic CONSENT TO ELECTRONIC RECEIPT OF ELECTRONIC RECORD AND SIGNATURE DISCLOSURE document; and

- I can print on paper the disclosure or save or send the disclosure to a place where I can print it, for future reference and access; and

- Until or unless I notify the Company as described above, I consent to receive from exclusively through electronic means all Documents that are required to be provided or made available to me by the Company during the course of my relationship with you.

- I agree that I will not forward Documents sent via DocuSign to another party for signature, nor will I allow another party to sign the Documents sent via DocuSign on my behalf unless that party is named as a delegated signer in accordance with DocuSign policy.

- I understand how to cancel the disclosure and consent, should I ever want to do so.

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CHANGE ORDER

Yglesio Luciano Moyses Silva De Souza - Windsor Cay Resort - 27901

CHANGE ORDER INFORMATION
Created Date: **08/01/2025**
Number: **0**
Type: **Spec Customer**

BUYER INFORMATION
Buyer: **Yglesio Luciano Moyses Silva De Souza**
Home Phone : **(000) 000-0000**
Email : **Yglesio@yahoo.com**
Current Address: **Brasil**
NA, NA NA

AGREEMENT INFORMATION
Agreement ID: **PHD0195368**
Agreement Created Date: **08/01/2025**
Approved Date:
Community: **Windsor Cay 40'**
Phase:
Garage: **Left**
Plan Name: **Lakeshore**
Plan ID: **2416**
Elevation: **Elevation CO3**
Lot / Block:

Lot Address: **15874 Cape Coral Loop**
Clermont, FL 34714

SALES CONSULTANT: **Craig Russo**
DESCRIPTION: **Spec Buyer**

OPTION SELECTIONS SUMMARY

EXTERIOR : CURB APPEAL

ELEVATION	**Elevation CO3**	**QUANTITY: 1**	**$2,800.00**
COLOR SCHEME	**Coastal Snowbound- Dual Gray Shingles**	**QUANTITY: 1**	**$0.00**

COLOR: **Coastal Snowbound- Windsor Cay**

ROOMS : FLOORPLAN

ROOM CONFIGURATION 1	**Tub at Second Floor Bathrooms**	**QUANTITY: 1**	**$0.00**

Bath 5 :
QUANTITY : **1**

ROOMS : KITCHEN

INTERIOR DESIGN PACKAGE	**Upgrade Package 1**	**QUANTITY: 1**	**$8,000.00**

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SPEC CUSTOMER CHANGE ORDER

Yglesio Luciano Moyses Silva De Souza - Windsor Cay Resort - 27901

CHANGE ORDER INFORMATION
Created Date: **08/01/2025**

BUYER INFORMATION
Buyer: **Yglesio Luciano Moyses Silva De Souza**

AGREEMENT INFORMATION
Agreement ID: **PHD0195368**
Agreement Created Date: **08/01/2025**
Approved Date:

OPTION SELECTIONS SUMMARY

INTERIOR DESIGN PACKAGE COLORS	**Upgrade Package 1** **Color Choice 1** UPGRADE 1 PACKAGE 1- CABINETS: **Dana / White** UPGRADE 1 PACKAGE 1- CARPET: **Arrendale Turk / Ornamental Gate 122** UPGRADE 1 PACKAGE 1- COUNTERTOP: **Blanco Maple Pol 2CM Silestone** UPGRADE 1 PACKAGE 1- FLOOR TILE: **18"x18" Boston Perla/ Diagonal**	**QUANTITY: 1**	**$0.00**
BACKSPLASH	**Group 1 Backsplash** BACKSPLASH: **12x12 Diamond Herringbone BG Mosaic / White**	**QUANTITY: 1**	**$1,200.00**
APPLIANCE PACKAGES	**Included Appliance Package**	**QUANTITY: 1**	**$0.00**
	Included Kitchen Cabinet Layout	**QUANTITY: 1**	**$0.00**
LIGHTING	**Pendant Light Package** FINISH: **Brushed Nickel Finish/65085-962**	**QUANTITY: 1**	**$1,200.00**
FLOORING : FLOORING			
LOFT AND STAIRS	**Group 1 LVP Flooring** LVP to be installed in the loft & treads and risers on stairs LVP COLOR: **Dwell / Hearthstone Grey 9" / 5234**	**QUANTITY: 1**	**$5,960.00**
FINISHES : ELECTRICAL			
ELECTRICAL PACKAGES	**Exterior Lighting Package**	**QUANTITY: 1**	**$900.00**

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SPEC CUSTOMER CHANGE ORDER

Yglesio Luciano Moyses Silva De Souza - Windsor Cay Resort - 27901

CHANGE ORDER INFORMATION
Created Date: **08/01/2025**

BUYER INFORMATION
Buyer: **Yglesio Luciano Moyses Silva De Souza**

AGREEMENT INFORMATION
Agreement ID: **PHD0195368**
Agreement Created Date: **08/01/2025**
Approved Date:

OPTION SELECTIONS SUMMARY

LIGHTING	**LED Downlight - Four Light Package** **Loft :** QUANTITY : **1** **Gathering Room :** QUANTITY : **1**	**QUANTITY: 2**	**$1,600.00**
EXTRAS : INTERNAL USE			
INFO	**Included Features**	**QUANTITY: 1**	**$0.00**

CLOSING COSTS INCENTIVE

NAME	DESCRIPTION	AMOUNT
Spec Closing Costs		$120,000.00
CLOSING COSTS INCENTIVE TOTAL		**$120,000.00**

PRICING INFORMATION

Base Price	$687,990.00
Lot Premium	$30,000.00
Options	$21,660.00
TOTAL PURCHASE PRICE	**$739,650.00**
Closing Costs Incentive	$120,000.00

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SPEC CUSTOMER CHANGE ORDER

Yglesio Luciano Moyses Silva De Souza - Windsor Cay Resort - 27901

CHANGE ORDER INFORMATION
Created Date: **08/01/2025**

BUYER INFORMATION
Buyer: **Yglesio Luciano Moyses Silva De Souza**

AGREEMENT INFORMATION
Agreement ID: **PHD0195368**
Agreement Created Date: **08/01/2025**
Approved Date:

Federal Housing Administration Amendatory Clause

If Buyer has elected to finance all or any portion of the purchase of the Property using a mortgage insurance by the Department of Housing and Urban Development ("HUD"), it is expressly agreed that notwithstanding any other provisions of the Agreement, the Buyer shall not be obliged to complete the purchase of the Property described herein or to incur any penalty by forfeiture of earnest money deposit or otherwise unless the Buyer has been given, in accordance with HUD/FHA or VA requirements, a written statement by the Federal Housing Commissioner, Department of Veteran Affairs, or a Direct Endorsement lender setting forth the appraised value of the Property of not less than the Total Purchase Price set forth in this CO. The Buyer shall have the privilege and option of proceeding with the consummation of the Agreement without regard to the amount of the appraised valuation. The appraised valuation is arrived at to determine the maximum mortgage HUD will insure. HUD does not warrant the value or the condition of the Property. Buyer should satisfy himself/herself that the price and condition of the Property are acceptable.

Department of Veterans Affairs Amendatory Clause

If Buyer has elected to finance all or any portions of the purchase of the Property using a mortgage insured by the Department of Veterans Affairs ("DVA"), it is expressly agreed that, notwithstanding any other provisions of the Agreement, Buyer shall not incur any penalty by forfeiture of earnest money deposit(s) or otherwise be obliged to complete the purchase of the Property described herein, if the Total Purchase Price or cost exceeds the reasonable value of the Property established by the DVA. Buyer shall, however, have the privilege and option of proceeding with the consummation of the Agreement without regard to the amount of the reasonable value established by the DVA. (Authority: 38 U.S.C. 501.3703(c)(1)).

This Change Order (CO) amends and supplements that Home Purchase Agreement date 08/01/2025 between Buyer and Seller for the Property described above. Terms set forth in this CO shall have the same meaning as defined in the Agreement. In the event there is a conflict between the terms set forth herein and the agreement, this CO shall prevail. This CO and the Agreement contain the complete agreement of Buyer and Seller. All other terms and conditions of the Agreement (as may be amended by another addendum or amendment) remain unchanged.

IMPORTANT: THIS CO IS NOT BINDING UNTIL EXECUTED BY SELLER.

BUYER

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...
8/1/2025

Yglesio Luciano Moyses Silva De Souza 08/01/2025

ACCEPTED BY SELLER

DocuSigned by:
Gabriela Lugo
C851EDBA36AC421...
8/4/2025

Authorized Agent 08/01/2025

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HOME PURCHASE AGREEMENT

This Home Purchase Agreement (this **"Agreement"**) dated 8/1/2025, is between Buyer and Seller.

1. BUYER AND SELLER.

1.1 Buyer. "Buyer" is the party, or collectively, the parties, listed below:

Name: Yglesio Luciano Moyses Silva De Souza
Current Address: Brasil, NA, NA NA
Telephone: (Primary) (000) 000-0000; (Secondary)
E-mail address: Yglesio@yahoo.com

1.2 Seller. **"Seller"** is Pulte Home Company, LLC. Seller's address is 4901 Vineland Road, Suite 500, Orlando, FL 32811.

2. PROPERTY. Seller agrees to sell and Buyer agrees to purchase a home (the **"Home"**) located on the lot described below (the **"Lot"**) in Windsor Cay Resort (the **"Community"**). Seller will construct the Home in substantial conformance with this Agreement and the Home Plan and Home Elevation identified below and the Home will contain the materials, fixtures and features described in the Features List for Home referenced in Section 15 below. The Home and Lot are collectively referred to as the **"Property"**.

Lot Mailing Address: 15874 Cape Coral Loop, Clermont, Lake, FL 34714	
Lot Description (Lot/Block/Section or Phase):	
Condominium Unit No.: <<Unit Number>>	**Community:** Windsor Cay Resort
Accounting Lot Number: 27901	**Accounting Community Name:** Windsor Cay 40'
Home Plan: Lakeshore	**Home Elevation:** Elevation CO3

3. PURCHASE PRICE AND DEPOSITS.

3.1 Total Purchase Price. Buyer agrees to pay Seller the Total Purchase Price for the Property, such amount being the Base Price of the Property as set forth on the attached Job Initiation Order or Change Order (the Job Initiation Order or Change Order, as applicable, as amended by any subsequent Change Order, the "**JIO**"), plus the price of all options, upgrades and premiums selected by Buyer on the JIO or any addenda. Buyer understands the current Total Purchase Price set forth on the JIO may change as provided in this Agreement and may be different than the final Total Purchase Price payable at Closing (as defined below).

3.2 Deposits. Buyer agrees to deliver the Deposits as required by this Agreement. "**Deposits**" mean the initial earnest money deposit and all other deposits and amounts paid in advance of Closing with regard to options, upgrades or premiums pursuant to this Agreement, the JIO or any addenda. Buyer's initial earnest money deposit is **$125,000.00** and is due upon Buyer's execution of this Agreement. Buyer understands Seller may require additional Deposits for certain options, upgrades and premiums. Except as expressly provided otherwise in this Agreement or by applicable law, all Deposits are nonrefundable when paid. The Deposits will be paid to Seller, may be used by Seller in its general operations, and may not be deposited into a separate bank account or escrow. If Buyer delivers the Deposits to Closing Agent (as defined in the Financing Addendum), Buyer authorizes Closing Agent to transfer the Deposits to Seller or Seller's account. In no event will Buyer be entitled to receive interest on the Deposits from Seller, whether deemed to accrue or actually accrued, except as provided in Section 10.2. All Deposits and other sums to be paid by Buyer **prior** to Closing must be paid in U.S. dollars through Seller's online payment portal using a debit card or by authorizing an ACH/direct debit payment (for sums due at Closing, see Section 8.4.b). If Buyer is entitled to a return of any Deposits, Buyer authorizes Seller to either return the Deposits to the account Buyer used to pay Deposits through Seller's online payment portal (if applicable) or deliver a check to Buyer. At Closing, the Deposits will be credited toward the Total Purchase Price.

4. PAYMENT OF PURCHASE PRICE; LENDER AND LOAN APPROVAL. In the attached Financing Addendum, Buyer elects whether to pay the Total Purchase Price in cash or by obtaining a mortgage loan. If Buyer elects to obtain a mortgage loan, then the Financing Addendum contains Buyer's selection of Buyer's lender from which Buyer will seek a loan and agreements regarding Buyer's obligation to apply for the loan and seek loan approval.

5. HOME OPTIONS, CONSTRUCTION MATERIALS AND THE LOT.

5.1 Buyer Option Selections. **Buyer must select all structural options on the date Buyer signs this Agreement.** Buyer must make a final selection of all non-structural options and upgrades within 30 Days after the date Buyer signs the Agreement. Buyer agrees to schedule and attend all necessary appointments to make Buyer's selections. Buyer's selections will be final and binding when made. If, after the above deadline for Buyer to make a final selection of options and upgrades, Buyer requests, and Seller approves (without any obligation to do so), an addition or change to any options or upgrades previously selected, Buyer will be charged a nonrefundable administrative fee of $250-$2500 for each changed or added option or upgrade. The price for each option will be the price in effect at the time of Buyer's selection. Unless Seller designates otherwise, Deposits for options and upgrades, if required, will be due at the time of Buyer's selection. If Buyer has not made an option selection within the time required above, Seller may make such selection for Buyer, in which case Buyer will be bound by such selection. If Seller requests Buyer to re-select an option which has become unavailable or is no longer offered by Seller, Buyer will do so within 5 days after being notified by Seller and the Total Purchase Price may be adjusted accordingly.

a. **Flooring**. Seller advises Buyer that certain areas of the Home may not be well suited for certain types of flooring (for example, hardwood or carpet may not be well suited for areas of the Home with a higher likelihood of moisture). Seller may, in its sole discretion, refuse to install certain types of flooring in areas of the Home Seller deems unsuitable for such flooring. If, at the request of Buyer, Seller agrees to install flooring that Seller deems to be unsuitable, Seller will not be responsible for any resulting damage and Buyer will not receive warranty coverage under the Home Warranty (defined below) for such flooring.

b. **Seller's Right to Change or Limit Designs and Options**. Seller reserves the right to limit options and upgrades offered with respect to the Home. Buyer will be entitled to select options only from those options available with respect to the Home at the time of Buyer's selection. Some options offered in other homes in the Community or in other communities may not be available with respect to the Home. If

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Seller changes the design of other homes in the Community or changes the options offered or features included in other homes, Seller will have no obligation to make those changes to the Home or make them available to Buyer.

c. **Partially and Fully Completed Homes**. Buyer understands that current plans offered for newly built homes may have standard materials and features not included in a completed or partially completed home. If Buyer is purchasing a partially completed home, the Home will include only those materials and features that were standard for the Home when construction commenced, those options already selected by Seller, and those options which Buyer selects (to the extent Seller permits additional option selections)**.** If Buyer is purchasing a partially completed home, the above time deadline for option selections is not applicable to Buyer. Instead, Buyer must make any available option selections within 7 days after the date Buyer signs this Agreement. Buyer understands Buyer's ability to select options for a partially completed home will depend upon the level of completion of the home at the time Buyer signs this Agreement and Buyer may be entitled to select only limited options or no options. If Buyer is purchasing a completed home, Buyer agrees it is purchasing the Home as presently constructed.

5.2 Community Specific Models. The design, specification levels, available options and pricing of homes and options may vary by community, even for the same or similar models. If Buyer has seen a model of the Home in another of Seller's communities, Buyer understands there may be significant differences in design, specification levels, options and pricing between such model and a similar model in the Community.

5.3 Models and Decorative Items. Buyer understands model homes have been professionally decorated to show various decorative ideas, constructed using a variety of features and materials to show design concepts, and professionally landscaped, and that such decorative items, features, materials and landscaping may not be offered as options or otherwise included in the Home. Such decorative items, features, materials and landscaping which may not be offered in the Home include without limitation, furnishings; draperies and other window treatments; wallpaper; custom carpet; upgraded cabinetry; coordinated paint; special textures; built-in shelves; beams; special lighting fixtures; special ceiling and wall treatments; mirrors; entry ways, walkways, driveways and other hardscape items constructed using non-standard materials; patios; patio covers; pools and spas; and landscaping using different varieties and in greater quantities and sizes. Decorative items, materials, landscaping and hardscape items and other options and upgrades displayed by model homes will not be included as part of the Property except to the extent expressly identified as being part of the Home in Seller's plans and specifications for the Home or offered by Seller as an option for the Home and selected as an option by Buyer in accordance with this Agreement.

5.4 Material Substitutions, Variations and Marketing Materials. Due to governmental requirements, unavailability of materials, changes in options or other product offerings or changes in suppliers, Seller reserves the right to make changes to the Home and/or deviate from the features, plans or specifications as Seller determines necessary by lot and home, so long as Seller substitutes materials of equivalent quality and appearance. Determination of equivalency will be in Seller's sole discretion. Buyer acknowledges that color and texture variations occur in all natural and some man-made products due to manufacturing processes (e.g., granite, wood, tile and concrete) and that such variations are to be expected, and, provided such variations are within industry tolerances, they will not be considered a defect and Seller will have no liability or responsibility for such variations. Buyer agrees images that may be in advertising or marketing materials are for marketing purposes only and may not reflect exact home design, specific components or materials used in home construction, specific manufacturer or models of components, or exact colors or textures of materials, all of which may vary or change in the course of actual construction as described above.

5.5 Lot Premiums. Premiums for lots vary and are determined by the particular attributes of each lot as evaluated from time-to-time by Seller in its sole discretion. Buyer understands the characteristics that make the Lot unique may change over time, and the Lot may become more or less desirable as a result of such changes. Seller makes no representation or guarantee of the current or future value of Buyer's Lot. Further development of the Community or surrounding property, whether made by Seller, the developer or any other owner, may affect the Lot's value and Buyer's use and enjoyment of the Lot. Buyer releases Seller from and agrees Seller will not be responsible or liable for any such changes or obligated to return any Lot premium.

5.6 Plan and Garage Orientation; Lot Utilities and Easements. Buyer understands the Home and garage orientation (i.e., left or right) may be built opposite of the floor plan or garage orientation shown in a brochure, on a website, or by a model due to various factors, including lot shape and the location of utilities. Seller reserves the right, in Seller's sole discretion, to determine the location, configuration and orientation of the Home and the garage on the Lot. Seller will determine air conditioner locations, which may be different than the plot plans and marketing materials. Seller and/or utility companies may locate or relocate utilities and other neighborhood structures and improvements on the Lot, including utility lines, boxes, pedestals, and vaults; electric transformers; fire hydrants; cluster mailboxes, if applicable; light poles; and storm drainage pipes, which items may not be shown on any plans for the Property. Buyer accepts that the Lot may have some or all of these items. Prior to Closing, Seller reserves the right to grant utility, drainage and similar easements in or over the Lot customarily granted in the development of residential real estate projects.

6. COMMUNITY SALES AND DEVELOPMENT.

6.1 Seller's Right to Manage its Business and Respond to Market Conditions. Before or after Closing, with no obligation to Buyer, Seller may change prices, premiums, terms, features, options and concessions for any proposed or existing homes in the Community or any other community. Seller may change floor plans, sizes, elevations, options, designs and other characteristics of homes built in the Community. Seller may rent or lease homes in the Community. Buyer accepts that Seller may have sold or may hereafter sell lots or homes in the Community to other builders, to investors or to persons or companies which may use them for rental purposes. Seller has neither offered nor agreed to any price protection or other commitment to Buyer regarding the value or resale value of the Property (or any other property), and Seller will not have any obligation or liability whatsoever to Buyer if any price or home changes or changes in Seller's business directly or indirectly affect the value of the Property.

6.2 Development. Seller reserves the right to change the zoning or planned use of other property in the Community or surrounding property. Development plans for the Community may be amended or changed from time-to-time to provide for, among other things, changes in land use, improvements, street patterns, setbacks, the type, number, style and prices of homes, lot sizes and configurations, densities, and amenities. Seller or its affiliates may annex into the Community additional lands not currently described in the Community Documents (defined below) or withdraw from the Community property currently described in the Community Documents. This annexation or withdrawal may or may not require the consent of certain owners of lots in the Community. The plans for the Community and any master development which encompasses the Community may be periodically updated and remain subject to change. Buyer understands that no statement of any representative of Seller regarding the planned use of property in or adjacent to the Community should be understood by Buyer or anyone as a warranty or promise regarding any future development plans for such property, and no such statement will limit or affect Seller's right to change zoning, land use or its development plans in the future. Buyer waives all claims, including claims for damages and costs, against Seller, its partners and other affiliates, and all of their respective officers, directors, shareholders, employees and agents as a result of any changes to the zoning, land use or development plans for the Community or for adjacent properties or for the annexation into or withdrawal of land from the Community.

6.3 Surrounding Land Uses, Community Services, and School and Taxing Districts. Any statement made or information provided by a representative of Seller concerning the present or future zoning, use or condition of land near the Lot or around the Community, concerning fire, ambulance, law enforcement, waste management, mail delivery or other services that may be available to the Community, or concerning

schools, school boundaries, or taxing districts (or the current or future taxes or assessments or other costs associated with owning the Property) is based only on the limited information known to such person at the time of such statement or action. Mail service, the location of mailboxes (whether individually located in front of each home or clustered in groups) and the assignment of mailboxes are determined by the U.S. Postal Service. Buyer understands that such items may change and may affect the Lot, the Community or residents of the Community. Buyer confirms that prior to executing this Agreement, Buyer has reviewed such items with the applicable operators or owners of such land, the applicable governmental authorities or the applicable service providers or Buyer has elected, on Buyer's own accord and determination, to forgo such review. Buyer has not relied, and agrees not to rely, on any statement made or information provided by any representative of Seller concerning any of the matters described above and Buyer releases Seller from all claims related to any of such matters.

6.4 City and Other Boundaries; Potential Annexation. If the Property is located outside the limits of a municipality, the Property may now or later be included in or annexed into the extraterritorial jurisdiction or city limits of a municipality. Each municipality or other governmental authority maintains a map that depicts its boundaries and areas of extraterritorial jurisdiction. Notwithstanding any statement made, or map or other information provided, by Seller or its representatives, Seller makes no representation or warranty to Buyer regarding the current or future boundaries of any municipality, county or other governmental authority. Buyer should contact all municipalities or other authorities located in the general proximity of the Property to determine if the Property is located within a municipality or other governmental entity's jurisdiction or is likely to be included or annexed into a municipality or other jurisdiction, and any costs as a consequence thereof.

6.5 Flooding and Flood Insurance. The U.S. Federal Emergency Management Agency (FEMA) publishes Flood Insurance Rate Maps designating special flood hazard areas or zones. FEMA flood maps, and flood maps and flooding related regulations issued by other governmental authorities, may change. Seller has no control over such flood maps, the designation of flood hazard areas or flooding related regulations, and Seller will have no liability or responsibility for any changes to same. Accordingly, Seller makes no representation or warranty whether a particular lot is or will be located inside or outside of a flood hazard area or impacted by new regulations. Whether the Property is located inside or outside of a flood hazard area is not a guarantee that it will or will not flood. Flooding can occur on any property, particularly property in flat or low-lying areas and in areas subject to hurricanes and torrential rain events. Seller recommends that Buyer consider obtaining flood insurance even if the Property may not be located in a special flood hazard area and even if flood insurance is not required by Buyer's lender. Buyer accepts the obligations and consequences of owning real property, including without limitation Buyer's responsibility to obtain flood insurance if Buyer desires financial protection from potential flooding. Buyer agrees that neither Seller nor any of its representatives have made, and Seller is not making, any representation or warranty regarding the present or future location of flood hazard or zone designations, regarding whether the Property or Community may flood, or regarding the need for or availability of flood insurance. Buyer releases Seller, its affiliates and their employees from all claims, causes of action, damages, injuries and other liability arising out of or related to the flooding of the Property or the Community as a result of a major rain or storm event.

6.6 Water and Mineral Rights. Buyer understands water rights and interests in oil, gas and other minerals in, on or under the Lot and other portions of the Community (collectively, "Mineral Rights") may have been previously reserved or conveyed to other persons, and the owners or lessees of such Mineral Rights may have various rights. However, such rights may be limited or restricted by municipal or other applicable laws, or certain rights of entry may have been released. Buyer agrees neither Seller nor any of its representatives has made any representation or warranty regarding Mineral Rights, whether any person can or may exercise any Mineral Rights, or the effect any water, oil, gas or mineral exploration or production may have on the Community or the Property. Buyer releases Seller, its affiliates and their employees from all claims, causes of action, damages, injuries and other liability arising out of or related to the Mineral Rights or any exercise thereof.

7. HOME CONSTRUCTION.

7.1 Build Quality Pre-Closing Orientation. When the Home is substantially complete, Buyer will have the opportunity to attend a **"Build Quality Pre-Closing Orientation"**, which is a pre-closing meeting and walk-through of the Home. Seller will schedule the Build Quality Pre-Closing Orientation approximately two (2) to three (3) business days prior to Closing. Seller will make a reasonable effort to accommodate Buyer's schedule for such meeting, but Closing will not be delayed if Buyer is unable to participate. During the Build Quality Pre-Closing Orientation, Seller will orient Buyer with the operation of the Home and identify any construction items which remain to be completed. Seller's goal is to complete all remaining construction items before Closing, but that may or may not occur. The existence of remaining construction items at the time of Closing will not entitle Buyer to cancel this Agreement, delay Closing, withhold funds, or require an escrow of funds at Closing. After Closing, Seller will complete any remaining construction items as soon as reasonably practical, considering weather and other factors. Buyer will provide Seller with access to the Home during Seller's normal working hours after Closing to allow Seller to complete the remaining construction items. Buyer's failure to provide Seller with access or Buyer's refusal to allow Seller to complete any remaining construction items according to the method selected by Seller will relieve Seller from any further obligation to complete such remaining construction items and from any obligation therefor under the Home Warranty.

7.2 Construction Plans; Variances. At Closing, Seller will deliver the Home in substantial conformance with this Agreement, the Home Plan and Home Elevation identified in Section 2 above and the Home will contain the materials, fixtures and features described in the Features List for the Home. Notwithstanding anything to the contrary in this Agreement, Buyer understands variances from those plans may occur during construction for various reasons, including aesthetic reasons, to address field conditions, and to comply with building codes or other governmental requirements. Dimensions and area (square footage) measurements shown in advertisements, sales brochures and other marketing materials are approximations for illustrative purposes only. Accordingly, actual "as-built" dimensions and area (square footage) measurements may vary from those materials and the construction plans. Seller's detailed construction plans and specifications for the Home are proprietary and confidential and will remain Seller's property. Buyer is acquiring no rights in Seller's construction plans and specifications and Seller will be under no obligation to deliver them to, or review them with, Buyer.

7.3 Construction; Timing/Completion of the Home. This Agreement is a contract for the construction of a new home. Buyer agrees Buyer will be purchasing the Property at Closing as a completed home. Buyer will acquire no right, title or interest in or to the Property except the right and obligation to purchase the Property upon the Closing Date in accordance with the terms of this Agreement. Construction of the Home will begin and progress according to Seller's construction schedule, as determined by Seller. Buyer agrees Seller is not Buyer's contractor, the direction and supervision of trade contractors rests exclusively with Seller, and Buyer will not issue any instruction to, or otherwise interfere with, hinder, delay, or otherwise impede the construction or construction schedule of the Home. Buyer understands its failure to timely perform its obligations may delay the commencement or completion of the construction of the Home. Seller will use reasonable efforts to keep Buyer informed of its construction schedule but cannot guarantee any specific completion date or construction schedule except as set forth in this Agreement. Seller is not responsible for inconvenience, loss, expense or other consequences to Buyer resulting from delays in construction completion provided that the Home is completed within the time period set forth in this Section. Seller is not responsible for delays in the installation or service delays of telephone, cable television, mail or similar services at, or after Closing provided that all necessary and customary utilities are extended to the Home within the time period set forth in this Section.

Buyer and Seller intend for this sale to be exempt from the Interstate Land Sales Full Disclosure Act by qualifying for the exemption provided by 15 U.S.C. Section 1702(a)(2), and nothing herein contained will be construed or operate, as to any obligation of Seller or right of Buyer, in a manner that would render such exemption inapplicable. Accordingly, Buyer and Seller authorize any court interpreting this Agreement to construe it liberally so that such exemption is available. Notwithstanding anything in this Agreement to the contrary, Seller will be obligated to complete

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the Home no later than two years after the date Buyer signs this Agreement, except for delays caused by acts of God or other matters that qualify under impossibility of performance principles recognized under the laws of the state in which the Property is located, in which case the completion date will be extended by an amount of time equivalent to such delays.

7.4 Fencing. Seller is not required to install fencing on the Lot unless Seller has agreed to install fencing in this Agreement. If fencing is included, Seller has the sole right to determine the location and extent of the fencing on the Lot. While Seller generally places fencing approximately on the property line, Seller and other builders sometimes place fencing in a different location because of governmental set back requirements, utility or other easements, existing trees, retaining walls or other reasons. If applicable, Buyer understands that maps, condominium plans, plot plans and site plans may not necessarily represent the actual location where fencing has been or will be located on the Lot. Unless Seller has expressly designated a specific fencing location as part of this Agreement, fencing will be in the "as built" location, even if such location is different from the location shown on any maps, plot plans, site plans or permits. Buyer will be responsible for coordinating the maintenance of any fencing that is used as a common boundary fence with the owner of the adjoining lot.

7.5 No Buyer Alterations or Additions. Buyer will not make any alterations or additions to the Home or Lot prior to Closing, including, but not limited to, the alteration or addition of any equipment, wiring, appliances, wall coverings, sprinkler systems or paint. If Buyer violates this provision, Buyer will be in default under this Agreement and liable and responsible for all damages caused by and consequences of such alterations or additions, including time delays incurred by Seller in removing or correcting the alterations or additions. At Buyer's expense, Seller may remove or correct any such alterations or additions made by Buyer or Buyer's agents and destroy or dispose thereof without liability or compensation to Buyer.

7.6 Insulation. Where construction allows, insulation will be installed in the Home as follows:

Exterior Walls (except garage and other non-air conditioned areas):		
Type: Reflective Insulation with Vaporshield	Thickness: 1/2 inch	R-value: 4.1

Ceiling (except over garage and other non-air conditioned areas):		
Type: 00	Thickness: 00	R-value: 30

Notwithstanding the foregoing, insulation may be of lesser thickness and R-value than indicated in certain areas where the design of the Home does not permit greater thickness. Examples of locations where thickness and R-value may vary include locations where studs are placed in walls, corners, windows, where roof trusses attach to outside walls, and in upper level ceilings above heated areas. R-values are based on the specifications of the manufacturer and/or installer of the insulation and Seller does not warrant or represent the accuracy of the manufacturer's or installer's calculation of these R-values. Seller has the right to make substitutions as to the type, thickness and R-value of insulation installed in the Home as long as there are no substantial changes in the R-value of the insulation installed in a substantial portion of the Home**.** Minimum heat pump or air conditioner seasonal energy efficiency rating will be 14.

7.7 Energy Efficiency/Energy Costs. Seller makes no representation or warranty regarding the energy efficiency or energy costs of the Home, Consumer Products, or any component of the Home regardless of any (i) brochures, pamphlets, advertising, or other documents that may have been reviewed by Buyer, or (ii) discussions Buyer may have had with Seller or its employees, agents, or vendors. Buyer acknowledges the energy efficiency of the Home and associated energy costs will vary over time depending on many factors, including, but not limited to, usage, rates, fees and charges of local utility providers, home maintenance practices, household size, lighting and internal climate control systems, and weather conditions.

7.8 Environmental Notice/Disclosure. **THE HOME AND ITS OCCUPANTS MAY BE EXPOSED TO VARIOUS ENVIRONMENTAL CONDITIONS IN OR NEAR THE HOME (INCLUDING, BUT NOT LIMITED TO, ELECTROMAGNETIC FIELDS FROM POWER LINES AND APPLIANCES, MOLD AND THE POSSIBILITY OF AIR, WATER, SOIL OR OTHER POLLUTION). FOR EXAMPLE, THE HOME IS CONSTRUCTED USING HUNDREDS OF NATURAL AND MAN-MADE MATERIALS WHICH COULD EXPOSE OCCUPANTS TO HARMFUL CHEMICALS, GASES AND ALLERGENS WHICH MAY AFFECT THEIR HEALTH. HARMFUL EMISSIONS (INCLUDING FORMALDEHYDE, PER- AND POLYFLUOROALKYL SUBSTANCES AND OTHER CHEMICALS) MAY BE PRODUCED FROM CARPETING, FLOORING, PRESSED WOOD PRODUCTS, INSULATION, PLASTICS, VARNISHES, GLUES AND OTHER BUILDING MATERIALS. ALSO, RADON IS A NATURALLY OCCURRING GAS WHICH EMANATES FROM CERTAIN SOILS THAT, WHEN IT ACCUMULATES IN HOMES, MAY PRESENT HEALTH RISKS. ONE OR MORE OF THESE ENVIRONMENTAL CONDITIONS MAY EXIST WITHIN OR AROUND THE HOME OR COMMUNITY. SELLER DOES NOT CLAIM ANY EXPERTISE CONCERNING SUCH CONDITIONS. SELLER MAKES NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, ABOUT ANY SUCH CONDITIONS, AND EXPRESSLY DISCLAIMS ANY LIABILITY FOR ANY TYPE OF DAMAGE OR INJURY SUCH CONDITIONS MAY CAUSE TO THE HOME OR ITS OCCUPANTS. BUYER ASSUMES THE RISK OF THE PRESENCE OF THE ABOVE CONDITIONS WITHIN OR AROUND THE HOME OR COMMUNITY AND RELEASES SELLER, ITS AFFILIATES AND THEIR EMPLOYEES FROM ALL CLAIMS, CAUSES OF ACTION, DAMAGES, INJURIES AND OTHER LIABILITY ARISING OUT OF OR RELATED TO ANY OF THE ABOVE CONDITIONS. FOR ADDITIONAL INFORMATION, SELLER RECOMMENDS THAT BUYER CONTACT ITS LOCAL, STATE OR FEDERAL ENVIRONMENTAL AGENCIES OR OTHER AVAILABLE SOURCES. BUYER WILL BE RESPONSIBLE, AT BUYER'S COST, TO ASCERTAIN WHETHER ANY OF THE ABOVE CONDITIONS MAY AFFECT THE HOME OR ITS OCCUPANTS AND, IF NECESSARY, TO TAKE APPROPRIATE REMEDIAL OR PROTECTIVE MEASURES.**

7.9 Termites. Buyer is advised and acknowledges that during construction, Seller may utilize a termite treatment or barrier or combination of methods in an attempt to prevent termite infestation in the Home. Buyer is advised that current governmental regulations limit the types and concentration of chemicals and the methods of application that can be used in attempting to prevent or eradicate termites. Consequently, termites may appear following completion of the Home. Buyer is advised that disturbance of the soil around the Home's foundation stem wall can destroy the termite treatment barrier. Seller recommends that Buyer retain the services of a qualified pest control company to regularly (at least annually) inspect the Home and apply the appropriate termite treatments or measures to prevent termite infestation. Except and to the extent limited or prohibited by applicable law or FHA/VA regulations, Buyer waives all claims against Seller for damages, losses, costs and expenses in connection with the existence of termites at the Home or on the Property and Buyer agrees to be solely responsible for preventing or exterminating termites in or around the Home in such manner as Buyer may determine.

7.10 Landscaping/Drainage. Prior to Closing, the Lot will have been graded for proper water drainage in accordance with grading and drainage plans for the Community. Unless otherwise set forth in this Agreement, the Lot will not be landscaped in any way. If Seller offers optional landscaping packages, Buyer should carefully review and understand the terms of each landscaping package. If Buyer elects to install Buyer's own landscaping (if that option is available), Buyer, after Closing, will install such landscaping within any required time period set forth in the

Community Documents. At Closing, Seller will have no further responsibility for soil erosion, soil conditions, drainage or landscaping installed by Seller and Buyer will be solely responsible for all such matters (unless and to the extent of any landscaping warranty to be provided by Seller as described in this Agreement). Seller will not be liable or responsible for damages or other effects caused or contributed to by any change to the grading or drainage of the Lot made by Buyer or Buyer's contractor or landscaper. Unless set forth in this Agreement, Seller is providing no warranty with respect to landscaping and will have no liability for landscaping that dies or is damaged following Closing.

7.11 Construction Noise and Activities; Entry Gates. The Lot is part of a larger community in which other homebuilding and development activities are being or may be conducted. Those activities will cause noise, vibration, dust, mud, construction traffic and other potential inconveniences and nuisances in areas around the Lot. Seller will exercise reasonable control over those activities conducted by Seller, but Buyer agrees Seller will have no liability or responsibility to Buyer as a result of any of those activities or any resulting inconveniences or nuisances. If there are entry gates to the Community, such gates may be open during development of the Community and there are no assurances regarding security or the effectiveness of such gates or that pedestrian or other access will be controlled.

7.12 Visits to the Construction Site and Assumption of Liability and Risk. Buyer understands that a construction site can be a dangerous place. Buyer and its visitors will not visit the Lot or any other construction site in the Community without permission and without a representative of Seller. Hard hats and closed toe shoes are required while visiting areas under construction. **Any entry to the Lot or any construction site is at Buyer's sole risk and Buyer waives the right to make claims against Seller for any personal injury or property damage that Buyer, Buyer's guests and/or minor children may incur. Buyer agrees to indemnify and hold Seller harmless from and against any and all personal injuries, property damage, or any other claim or injury incurred by Buyer, or Buyer's visitors on the Property, or on any construction site at the Community at any and all times before and after Closing.**

7.13 Loss of Property. Seller will bear the risk of loss or damage to the Property (e.g., by fire or other casualty) until the earlier of the Closing Date or the time Buyer takes possession of the Property. If the Property is damaged prior to the earlier of the Closing Date or the time Buyer takes possession of the Property, Seller will repair the damage as Seller reasonably determines necessary. If Seller determines the Home has been totally destroyed, Seller will give Buyer written notice of such total destruction. Upon receipt of such notice, Buyer will have 10 days to provide Seller written notice of its election to either (i) terminate this Agreement and receive a refund of all Deposits paid, or (ii) have Seller restore the Property. If Buyer elects to have Seller restore the Property, the time for Seller to complete the Home will be extended, if permitted, in accordance with Section 7.3. If Buyer fails to timely deliver written notice to Seller of Buyer's election, Buyer will be deemed to have elected to terminate this Agreement and receive a refund of all Deposits paid. After the earlier of the Closing Date and the time Buyer takes possession of the Property, Buyer assumes and will bear all risk of loss or damage to the Property.

8. CLOSING.

8.1 Closing Agent. In the attached Financing Addendum, Buyer has selected the Closing Agent to provide title and settlement/closing services for the closing of the purchase and sale transaction contemplated by this Agreement (the **"Closing"**).

8.2 Closing Time and Place. The Closing will occur through an escrow established with Closing Agent and will be held at the offices of Closing Agent unless otherwise provided in this Agreement or otherwise designated by Seller. The Closing will be held at the time and on the date (the **"Closing Date"**) designated by Seller by providing at least seven (7) days days prior written, electronic or oral notice to Buyer. The Closing will be held when the Home is substantially complete (*i.e*., the Closing will be held even if some construction items remain to be completed) and, if applicable to the Home, a temporary or final certificate of occupancy or its local equivalent has been issued by the applicable governmental authority.

8.3 Seller Right to Extend Closing Date. Subject to Section 7.3, Seller will have the right to extend the Closing Date in order to substantially complete the construction of the Home, to complete any other construction item(s), to obtain a certificate of occupancy or similar permit, or as necessary to align with the schedules of other closings being handled by Seller or Closing Agent. Buyer understands any Closing Date provided to Buyer or set by Seller prior to the date the Home is substantially complete is only an estimated date and, due to uncertainties inherent in construction, is subject to change by Seller. Because the Closing Date may change, Buyer agrees to remain flexible regarding the Closing Date, including, without limitation, Buyer's moving schedule, notifications to landlords, the closing of any existing home, and interest rate changes and locks. Seller will have no liability to Buyer due to a delay or extension of the Closing Date regardless of the reason. Buyer agrees Seller will not be required to reimburse Buyer for any expenses (including temporary housing costs, rentals, interest rate changes or lock fees, storage, moving and travel expenses) related to any changes in the timing of construction of the Home and/or the Closing Date.

8.4 Closing Procedures. At Closing:

a. Seller will execute and deliver to Buyer a Special Warranty deed, subject to (i) taxes and assessments not yet due; (ii) the Community Documents and other restrictive covenants common to the Community; (iii) all matters affecting the Property shown on the recorded plat for the Community; (iv) water, oil, gas and mineral rights previously reserved or conveyed; (v) all easements, covenants, restrictions, encumbrances and other matters of record affecting the Property; (vi) all matters and conditions shown on the survey or that would be revealed by an accurate survey or inspection of the Property; and (vii) applicable building and zoning codes and other laws of governmental authorities. The deed will be prepared by Seller or its designee and will be deemed acceptable to each party if it meets the requirements stated herein and complies with applicable law.

b. Buyer will deliver the Total Purchase Price and all other sums payable by Buyer pursuant to this Agreement. All sums due from Buyer at Closing must be paid by wire transfer or other immediately available funds acceptable to Seller and Closing Agent.

c. Seller and Buyer will each execute and deliver any notices, statements, certificates, affidavits and other documents as may be required by this Agreement or applicable law to consummate the Closing.

After Buyer and Seller have complied with their respective Closing obligations, Closing Agent will record all documents to be recorded in the real property records and disburse all funds according to the approved settlement statement or Closing Disclosure, as applicable. All funds to be disbursed to Seller shall be disbursed by wire transfer or other immediately available funds acceptable to Seller. Buyer and Seller authorize Closing Agent to execute and submit on their behalf any required affidavit of value and preliminary change of ownership report using the Total Purchase Price for the established value**.** Following the Closing, Closing Agent (or a separate title agent, if applicable) will issue or cause the issuance of an owner's policy of title insurance for the Property to Buyer, if purchased by Buyer.

8.5 Possession and Keys. Buyer will not have any equitable right in the Property or be entitled to possession of the Property until the complete consummation of the Closing and funding of the Total Purchase Price and all other costs payable pursuant to this Agreement. Except as otherwise required by law, keys to the Property will not be released and access will not be provided until all funds due from Buyer (including all loan proceeds from Buyer's lender) have been delivered to the Closing Agent and all conditions to closing and funding have been satisfied. Buyer understands loan funding may take several days after Buyer has executed loan documents.

8.6 Closing Costs. Buyer is responsible for paying, at or before Closing, (i) all costs related to the owner's policy of title insurance; (ii) the cost of a survey of the Property (or reimbursing Seller for that cost if Seller has already paid for the survey); (iii) all escrow fees and other charges of Closing Agent related to this transaction; (iv) all costs related to Buyer's mortgage loan or other financing, including but not limited to, application and origination fees, points, interest rate buy down costs, interest rate lock charges, prepaid interest, survey fees, credit report charges, lender

title insurance policy charges, homeowner's and flood insurance premiums, mortgage insurance premiums, appraisal fees, tax certificate and tax service charges, flood certificate charges, underwriting and loan processing charges, document preparation charges, and impounds for taxes, assessments and insurance; (v) all recording fees and stamp, excise, documentary or other transfer fees or taxes; (vi) homeowner's association fees, (vii) Buyer's portion of the Closing prorations described in Section 8.7 below, and (viii) any other items described on the settlement statement or Closing Disclosure, as applicable, other than costs Seller has expressly agreed herein to pay (collectively, "**Closing Costs**").

8.7 Closing Prorations. All real estate taxes and assessments, dues and assessments under the Community Documents, utility charges, and other charges against the Property for the year of Closing will be prorated as of the Closing Date. The proration of real estate taxes and assessments will be based on the most recent tax bill issued prior to Closing. All prorations will be final and not subject to adjustment after Closing.

8.8 Closing Delay; Failure to Close. Buyer agrees the timely performance of its obligations to close on the scheduled Closing Date is an essential term of this Agreement. If Buyer fails to perform any of Buyer's obligations on or before the Closing Date, Buyer will be in default under this Agreement. Seller will be under no obligation to agree to delay the Closing Date. If Buyer asks to delay the Closing Date for any reason (including due to delays caused by Buyer's lender), and Seller agrees to same, then Buyer agrees to pay Seller an extension fee equal to $250 times the number of days from the scheduled Closing Date until the extended Closing Date. Unless Seller agrees otherwise, the extension fee will be due upon Seller's agreement to extend the Closing Date and will not be credited toward the Total Purchase Price.

8.9 Agreement Not Contingent on Sale or Rental of Other Property. Unless expressly set forth otherwise in this Agreement or an addendum to this Agreement, this Agreement is not contingent upon the sale, closing or rental of Buyer's existing home or other property. If Buyer elects to apply for mortgage financing contingent on the sale or rental of Buyer's existing home or other property, Buyer does so at Buyer's own risk.

8.10 Water and Mineral Rights. Buyer understands water rights and interests in oil, gas and other minerals in, on or under the Lot may have been previously reserved or conveyed to other persons, including without limitation to Seller or companies affiliated with Seller. Seller has not made any representation or warranty to Buyer that the Property includes any water rights or interests in oil, gas or other minerals. If the ownership or prior reservation or conveyance of water or mineral rights is important to Buyer, Buyer is advised to research same further prior to entering into this Agreement.

8.11 Seller Paid Closing Costs. Unless otherwise instructed by Buyer and Seller in writing, to the extent this Agreement provides Seller will pay any Closing Costs or provide Buyer with an incentive or other funds Buyer may use to pay Closing Costs, Seller's funds will be applied to charges in the following order to the extent such funds are available:

a. items Seller is legally required to pay pursuant to state or federal law;
b. items Seller specifically has agreed to pay in this Agreement;
c. "points and fees" as that term is defined in Title 12, section 1026.32(b)(1)(i) of the Code of Federal Regulations;
d. "finance charges" as that term is defined in Title 12, section 1026.4 of the Code of Federal Regulations;
e. items commonly and customarily paid by a seller in the local market; and
f. other charges appearing on the settlement statement or Closing Disclosure, as applicable.

Nothing in this subsection creates an obligation by Seller to pay any Closing Costs.

9. WARRANTY.

9.1 Home Warranty. Seller warrants the Home against defects in workmanship and materials in accordance with Seller's New Home Limited Warranty and Performance Standards (collectively, the **"Home Warranty"**). Buyer acknowledges reviewing or having the opportunity to review the Home Warranty prior to executing this Agreement. Buyer agrees to the terms and conditions of the Home Warranty, all of which are incorporated herein by reference.

9.2 Disclaimer of Warranties for Consumer Products, Elevators, Solar System and Smart Home Components. Prior to Buyer's execution of this Agreement, a copy of the warranties for Consumer Products (defined below) in the Home and, if installed in the Home, any elevator, Solar System (as defined below) and Smart Home Components (as defined below), were made available to Buyer for Buyer's review. At or after Closing, Seller will deliver to Buyer the actual warranties for the Consumer Products in the Home and, if applicable, any elevator, Solar System, and Smart Home Components, to the extent such warranties exist. The term **"Consumer Products"** means all appliances, pieces of equipment, or other items installed in the Home that are consumer products for purposes of the Magnuson-Moss Warranty Act (15 U.S.C. Section 2301, et. seq.). See the Home Warranty for examples of Consumer Products. The term **"Solar System"** means all components of the solar energy system, including, without limitation, the solar panels, electrical inverter, wiring, mounting hardware and other related equipment. The term "**Smart Home Components**" means all hardware, software and other components of any computer network, data network or telecommunications network within the Home, whether wired or wireless, including, without limitation, modems, routers, access points and extenders, and any home automation devices, smart devices, remote controls, connected devices or other components connected to any such network (which may include, by way of example, but not limitation, smart thermostats or other climate control devices, lighting controls, garage door controllers, door locks, security system interfaces or controllers, speakers, smart speakers, voice controls and intelligent personal assistants). **Buyer understands Consumer Products, elevators, Solar Systems and Smart Home Components are excluded from coverage under the Home Warranty.** To the extent Seller has been issued a warranty from any manufacturer or installer of Consumer Products and any elevator, Solar System, or Smart Home Components installed in the Home, Seller assigns to Buyer, to the extent assignable and without recourse to Seller, Seller's rights in such warranties, if any. The assignment will be effective as of the Closing Date. Any rights that inure to a homeowner under a manufacturer's or installer's warranty are the obligation of the manufacturer or installer, as applicable. Seller does not assume any obligation of the manufacturer or installer resulting from a manufacturer's or installer's warranty. **Seller disclaims all representations and warranties of any kind, express or implied, relating to Consumer Products and any elevator, Solar System and Smart Home Components, including, without limitation, any representation or warranty regarding use, fitness of use, workmanship or quality.** Seller will not be liable for any damage to a Consumer Product or any elevator, Solar System or Smart Home Components or for any damage caused by a Consumer Product or any elevator, Solar System (including roof penetrations) or Smart Home Components. However, to the extent provided in the Home Warranty, Seller will be responsible for damage to the Consumer Product, elevator, Solar System or Smart Home Components caused by Seller's improper installation of such Consumer Product, elevator, Solar System or Smart Home Components or other act by Seller only if Seller's installation or other act caused such damage. Seller's disclaimer of representations and warranties does not limit or otherwise affect the warranty of any manufacturer or installer. If a Consumer Product, elevator, Solar System or Smart Home Component malfunctions or is otherwise defective, Buyer agrees to follow the procedures in the applicable manufacturer's or installer's warranty documents.

9.3 NO OTHER WARRANTIES. TO THE FULLEST EXTENT PERMITTED BY LAW, EXCEPT FOR THE HOME WARRANTY AND ANY LANDSCAPE WARRANTY EXPRESSLY PROVIDED BY THIS AGREEMENT, IF APPLICABLE, ALL WARRANTIES REGARDING THE PROPERTY, INCLUDING BUT NOT LIMITED TO STATUTORY AND IMPLIED WARRANTIES (INCLUDING BUT NOT LIMITED TO ANY WARRANTY OF HABITABILITY, MERCHANTABILITY, WORKMANLIKE CONSTRUCTION OR FITNESS FOR A PARTICULAR PURPOSE), ARE HEREBY DISCLAIMED BY

SELLER AND WAIVED BY BUYER. THE HOME WARRANTY AND THE LANDSCAPE WARRANTY, IF APPLICABLE, ARE SUBSTITUTED IN PLACE OF ALL SUCH WARRANTIES. THIS MEANS THE HOME WARRANTY AND LANDSCAPE WARRANTY, IF APPLICABLE, ARE THE ONLY WARRANTIES THAT APPLY AND GOVERN BUYER'S AND SELLER'S RIGHTS AND OBLIGATIONS RELATED TO THE PROPERTY AND THERE ARE NO OTHER WARRANTIES, EXCEPT AS MAY BE REQUIRED BY APPLICABLE LAW. BUYER AGREES SELLER'S LIABILITY FOR ANY DEFECTIVE CONDITION WITH RESPECT TO THE PROPERTY, WHETHER IN CONTRACT, IN TORT, UNDER ANY WARRANTY OR OTHERWISE, IS LIMITED SOLELY TO SELLER'S OBLIGATIONS AND BUYER'S REMEDIES EXPRESSLY PROVIDED IN THE HOME WARRANTY. BUYER IS NOT WAIVING ANY WARRANTY APPLICABLE TO MATERIALS IN THE HOME THAT MAY BE PROVIDED DIRECTLY BY A MANUFACTURER.

9.4 Smart Home Components. Network performance in the Home, both wired and wireless, will vary due to differences in home design and construction, placement of furnishings and appliances, placement of network components, network usage, network configuration, number of users, types of uses and other conditions in the Home. Buyer will be responsible for arranging and paying all costs for internet service to the Home and determining Buyer's speed and data requirements, which may vary. Seller does not guarantee that any Smart Home Component or other network equipment will meet Buyer's particular needs. Buyer is solely responsible for configuring all Smart Home Components and network settings, including without limitation, security settings and features, and for securing any additional security equipment or service that Buyer may choose to use to secure Buyer's network. **SELLER DOES NOT REPRESENT OR WARRANT THAT ANY SMART HOME COMPONENT OR NETWORK DEVICE IS SECURE OR CAN PREVENT PRIVACY INTRUSIONS, MALWARE OR CYBER-ATTACKS, EVEN WHEN CORRECTLY CONFIGURED. SELLER IS NOT PROVIDING ANY GUARANTY OR WARRANTY FOR, AND HEREBY DISCLAIMS ALL RESPONSIBILITY FOR, THE PERFORMANCE, COVERAGE, SECURITY, PRIVACY AND OTHER ASPECTS OF ANY SMART HOME COMPONENT OR NETWORK DEVICES WITHIN THE HOME. THE INSTALLATION AND CONFIGURATION OF SMART HOME COMPONENTS MAY BE PERFORMED BY THIRD PARTIES AND NOT SELLER. SELLER DOES NOT GUARANTEE OR WARRANT THE INSTALLATION OF SMART HOME COMPONENTS OR ANY EQUIPMENT OR SERVICES PROVIDED BY THIRD PARTIES.**

9.5 Buyer's Maintenance Responsibility. Buyer will be solely responsible to perform routine general maintenance and repairs on the Home. Buyer's failure to maintain and repair the Home may reduce or negate warranty coverage under the Home Warranty.

9.6 Subsequent Owners. The Home Warranty automatically transfers to the subsequent owner of the Home upon the transfer of title to the Home. However, the transfer of the Home Warranty does not extend any warranty coverage period. Buyer agrees to provide a copy of the Home Warranty to a subsequent owner of the Home who purchases the Home from Buyer.

9.7 Subrogation. Buyer understands the Home Warranty is not a liability or other type of insurance policy, including a homeowner's insurance policy, which typically provides coverage for certain property damages and casualty losses. If Buyer receives from an insurance company or any other party payment or repairs arising from a construction defect or otherwise relating to the Property, then to the fullest extent permitted by law, Buyer waives for itself and on behalf of anyone acquiring rights through Buyer, including, but not limited to, any insurance company or other party, all subrogation and other claims against Seller for such payments or repairs received by Buyer.

9.8 Harmless Deviations. Seller is obligated to deliver the Home constructed in substantial conformance with this Agreement and the Home Plan. However, the Home Warranty does not cover, Seller shall not be responsible or liable for, and Buyer waives and releases Seller from, any non-conformity with or deviation from plans, specifications, manufacturer's recommendations or building code requirements, unless it creates a covered defect under the Home Warranty that (a) results in actual physical damage to the Home or (b) presents an immediate threat to the health or safety of the occupants of the Home.

9.9 Heavy Furnishings and Equipment. Prior to moving or installing heavy furnishings, equipment or other items (which may include, without limitation, waterbeds, safes, exercise equipment, large fish tanks, pianos, pool tables and spas) into the Home, including any attic space, balcony or deck, Buyer should consult a structural engineer to confirm any heavy items will not damage, overload, or exceed the structural design of, the flooring system, stairs or other portions of the Home. Buyer should not overload any portion of the Home, including stairs, balconies and decks, by over occupancy (too many people). Seller will not be responsible for any damages, loss or injuries arising out of heavy items in, or over occupancy of, any part of the Home.

10. DEFAULT AND REMEDIES.

10.1 Buyer's Default. Buyer will be in default under this Agreement if Buyer (i) notifies Seller or any employee of Seller, orally, electronically or in writing, that Buyer will not complete the purchase of the Property or will not perform any other obligation of Buyer set forth in this Agreement; or (ii) breaches any covenant or agreement of Buyer or otherwise fails to perform any obligation of Buyer under this Agreement or any addendum hereto as and when due. In addition to any rights and remedies provided to Seller elsewhere in this Agreement, upon a default by Buyer under this Agreement, Seller may, at its sole discretion, terminate this Agreement by delivering written notice of termination to Buyer and thereupon:

a. Seller will have no further obligation to Buyer under this Agreement, Buyer will have no further right, title, or interest in or to the Property, and Seller will be entitled to sell the Property to another party; and

b. Seller will be entitled to receive all Deposits made by Buyer as liquidated damages to Seller as a result of Buyer's default.

The amount of liquidated damages is intended as a reasonable estimate of Seller's actual damages, and not as a penalty, resulting from Buyer's default due to the difficulty and uncertainty in estimating or ascertaining, as of the date Buyer signs this Agreement, the actual damages Seller may suffer from Buyer's default, which damages will include without limitation the cost of administering this Agreement and the cost to take the Property off the market while this Agreement remains in effect. In each instance where this Agreement permits Seller to receive Buyer's Deposits as liquidated damages, Buyer will be deemed to have waived all challenges to the enforceability of such provision. This waiver includes, without limitation, any contention that the liquidated damages provision constitutes an unenforceable penalty, or that the liquidated damages do not bear a reasonable relationship to Seller's actual damages.

Upon receiving Seller's notice of termination, Closing Agent will be entitled to rely on such notice, without further documentation or authorization of any kind, that this Agreement has been terminated, that Seller is entitled to receive all Deposits, and that Buyer has no further right, title, or interest in the Deposits or the Property. No party may bring an action against or seek damages from Closing Agent for, nor will Closing Agent be liable for, any action taken by Closing Agent in accordance with this subsection and the instructions herein. Buyer agrees Seller will not waive any right to terminate this Agreement or receive the Deposits due to a default by Buyer because Seller delays or fails to enforce such rights.

10.2 Seller's Default. Seller will be in default under this Agreement if Seller fails to perform any obligation of Seller under this Agreement or any addendum hereto as and when due. Upon a default by Seller, Buyer may, as Buyer's sole and exclusive remedies, (i) terminate this Agreement and, if the Closing has not occurred, receive a return of the Deposits paid by Buyer (together with interest earned thereon, if required by law), and/or (ii) seek recovery against Seller of Buyer's actual damages by filing an arbitration action as provided in Section 12 below. Buyer waives all rights to seek specific performance. Notwithstanding the above and except as provided in this subsection below, Seller will not be

liable for any special, indirect, consequential or punitive damages, including, without limitation, any damages based on a claimed decrease in the value of the Property, even if Seller has been advised of the possibility of such damages. Any assertion of alleged defaults after Closing will be governed by, among other provisions, Sections 9 and 12. Notwithstanding any provision to the contrary in this Agreement, if Seller's default is based upon Seller's failure to complete the Home within the time period provided in Section 7.3 (Construction; Timing/Completion of the Home), then Buyer will have the right to seek all available remedies at law or in equity, without limitation, as a result of such failure.

11. INFORMATION SHARING TO FACILITATE HOME SALE; THIRD PARTY SERVICES. Many companies besides the homebuilder are involved in the sale of a home, such as the community developer, title companies, lenders and HOA management companies. To facilitate the construction of the Home and sale of the Property to Buyer, Seller may share this Agreement and information contained in this Agreement, including Buyer's name and contact information, with Seller's affiliates and other third parties, which may include, without limitation, design and option center operators, the developer of the Community, title companies, escrow agents, lenders, HOA management companies and governmental authorities and their agents. Seller may also share that information with companies that may offer goods and services to home buyers or may survey buyers about their experience in purchasing a home. Buyer agrees Seller may share such information as described above, and agrees those third parties may contact Buyer using Buyer's contact information to facilitate the Home purchase transaction or to offer their goods and services; but Buyer is under no obligation to purchase or receive any goods or services such parties may offer. Seller may receive referral fees or other compensation from such third parties where permitted by law. Seller is not responsible for the acts of any such parties or any promises, claims, products or services of such parties. More information regarding how Seller may use or share information pertaining to Buyer or this Agreement may be found at www.pulte.com/legal/privacy-policy.

12. ARBITRATION.

Agreement to Arbitrate Disputes

This Agreement provides that all Disputes (defined below) between Seller and Buyer will be resolved by BINDING ARBITRATION. This means both Seller and Buyer GIVE UP THE RIGHT TO GO TO COURT OR TO A JURY to assert or defend rights under this Agreement (EXCEPT for matters that may be taken to SMALL CLAIMS COURT as provided below). Seller's and Buyer's rights will be determined by a NEUTRAL ARBITRATOR and NOT by a judge or jury. Seller and Buyer are entitled to a FAIR HEARING, but the arbitration procedures are simpler and more limited than the rules applicable in a court. Arbitrator decisions are as enforceable as any court order and are subject to very limited review by a court. For more information, read the provisions regarding arbitration below, review the American Arbitration Association's Home Construction Arbitration Rules and related information at www.adr.org, call the American Arbitration Association at 1-800-778-7879, and consult an attorney if you so choose.

12.1 Agreement to Arbitrate Disputes. Seller prides itself on having many satisfied customers. However, if Seller and Buyer are unable to resolve a dispute relating to this Agreement or the Property, the parties believe it is best to have a fair and efficient way to resolve that dispute. Accordingly, Buyer and Seller agree that any controversy, claim or dispute that arises out of or is related to this Agreement or the Property (including without limitation any claims for breach of contract, death, personal injury, property damage, defective design or construction, negligence, misrepresentation and fraud), whether arising before or after Closing (collectively, **"Disputes"**), shall be resolved through binding arbitration. The arbitrator's decision shall be final and binding, subject to appeal as described below. Alternatively, if the Dispute does not exceed the maximum jurisdictional amount for a small claims court in the state where the Property is located, then Buyer or Seller may elect to have the Dispute resolved in a small claims court rather than by binding arbitration (however, any appeal of a small claims court judgment must be resolved through arbitration in accordance with this Section 12). Disputes subject to arbitration under the Home Warranty shall be arbitrated in accordance with the terms and conditions of the Home Warranty.

12.2 Applicable Law. The parties acknowledge this Agreement evidences a transaction involving interstate commerce because, among other reasons, this Agreement is for the construction of a home involving the incorporation of materials manufactured in states other than where the Property is located and interstate commerce was used to purchase and transport materials used in the construction. The Federal Arbitration Act (the **"FAA"**) shall govern the interpretation and enforcement of this provision. The agreements in this Section 12 shall survive the termination of this Agreement, the Closing of the purchase of the Property and/or the default of either party. Even if a part of these arbitration provisions is determined to be unenforceable under applicable law, the remainder shall survive, and the parties shall remain obligated to resolve disputes through binding arbitration as set forth herein.

12.3 Arbitrator – American Arbitration Association. The arbitration shall be conducted before an arbitrator appointed by the American Arbitration Association (the **"AAA"**). If the AAA declines to arbitrate a dispute, or if the AAA is not available, the parties will agree to an alternative arbitrator, or have a court appoint a new arbitrator who meets the qualification criteria of an AAA-trained arbitrator. With respect to a Dispute pertaining to a construction issue that is not subject to arbitration under the Home Warranty, the arbitrator shall have at least ten years of construction arbitration experience.

12.4 Arbitration Rules. The arbitration shall proceed in accordance with the AAA's rules applicable to the Dispute. With respect to any portion of the Dispute pertaining to a construction issue that is not subject to arbitration under the Home Warranty, the arbitration shall proceed in accordance with the AAA's Home Construction Arbitration Rules. If those rules have been repealed or replaced at the time the arbitration claim is filed, the AAA's rules then most applicable to residential construction shall apply. However, Seller will be entitled to visually inspect and perform testing as to any component claimed to have a construction defect and no AAA rule shall apply if it is inconsistent with the provisions of this Agreement.

12.5 Additional Parties or Claims. Any Dispute involving claims against Seller's parent, subsidiaries, successor entities, future acquired entities or affiliated companies or any of their respective officers, directors, agents, employees, or representatives also shall be resolved through binding arbitration as set forth herein. Buyer and Seller agree that this arbitration agreement inures to the benefit of those parties. Further, either Buyer or Seller may join as a party to the arbitration any third party consultant, contractor, supplier, manufacturer, engineer, architect or other professional involved in the manufacture, design or construction of any part of the Property. Except as provided above, the parties agree that any arbitration shall be between only Buyer and Seller and shall not be joined or consolidated with the claims or arbitration of any other party unless specifically agreed to in writing by Buyer and Seller, and agree the arbitrator is not authorized to permit any consolidation or joinder with any other party. Buyer waives the right to institute or participate in a class or any other type of representative arbitration or any type of legal action as a member or representative of a class for any Disputes and agrees the arbitrator is not authorized to permit any class or representative arbitration.

12.6 Arbitration Process. Buyer or Seller shall begin the arbitration process by filing a demand for arbitration with the AAA and serving a copy of the demand on the other party. The failure to initiate arbitration at any particular time shall not be considered a waiver of the right to compel arbitration of a Dispute. The only way this right to arbitrate claims may be waived is by a written agreement among the parties. To the extent not inconsistent with the FAA, all provisions of this paragraph are subject to the general qualification that state laws, requirements and

rules, including, but not limited to, state filing limitations (such as statute of limitations and statutes of repose), may affect how and when arbitration may be initiated and administered. The following is a brief description of the steps to initiate arbitration and the arbitration process:

(a) Step 1 – Filing a Request. The party initiating arbitration must notify the AAA in writing of the request for arbitration under the terms of this Agreement. If Seller initiates arbitration, Seller will pay the AAA's filing fee. If Buyer initiates arbitration, Buyer will pay the lesser of 1/2 of the AAA filing fee or the amount provided by the AAA rules and Seller will pay the other 1/2 or remainder. All other AAA arbitration fees and costs shall be paid in accordance with the applicable AAA fee schedule.

(b) Step 2 - Hearing. The arbitration will be held at a location agreed to by the parties, usually in the metropolitan area where the Property is located. The hearing typically will be scheduled by the arbitrator at a time mutually agreeable to all parties. At the hearing, the arbitrator will hear and consider evidence presented by all parties. If a party timely notifies the AAA of a request for a record of the hearing prior to the earlier of the hearing date or the date in the AAA's rules, if specified, the arbitrator will preserve all evidence presented at the arbitration. Oral evidence will be preserved in a manner that it can be converted into a written transcript. The costs of the record will be paid by the party requesting the record or shared equally among the parties requesting a copy.

(c) Step 3 - Award. The arbitrator's award will decide the relief to be awarded and, if the Dispute relates to a construction issue that is not subject to arbitration under the Home Warranty, and if requested by a party, the scope and manner of correction. The arbitrator's award shall be consistent with this Agreement, based on applicable law (except to the extent the FAA overrides and preempts state, local or other law), and shall include findings of fact and conclusions of law. If permitted by the AAA rules, either party may request a written explanation of the award. Each party shall bear its own attorney's fees and expenses (including without limitation the costs and fees of any expert witnesses) in the arbitration, any confirmation proceeding and any appeal. Arbitrator compensation, expenses, and administrative fees (which include filing and hearing fees) shall not be subject to reallocation.

(i) Appeal. Each party shall have the right to appeal the arbitrator's award to the AAA by filing a written notice with the AAA (with a copy to the other party) within 30 days of the date of the arbitrator's award. The party appealing the award shall pay the fees necessary to initiate the appeal. If both sides appeal, the fees shall be split 50/50. The notice of appeal must include the specific items the party seeks to change in the award and the supporting facts and law. The appeal shall be heard by a panel of three arbitrators from the AAA. The appeal shall be conducted in accordance with the applicable rules of the AAA and provisions of this Section as if the claim was being initially filed with the AAA, except that: (i) the only issues to be determined on appeal are the issues described in the notice of appeal and any issues raised by the non-appealing party in response to the issues in the notice of appeal, (ii) the arbitrators' award on appeal shall be final, binding and non-appealable, and (iii) no new evidence shall be accepted or considered by the arbitrators.

(ii) Award after Appeal. The award of the arbitrator shall be final, subject to appeal as provided above. If a notice of appeal from the initial hearing is not received by the AAA within 30 days after the date of the initial award, then the initial award shall be final. Once the award is final, it will be binding on and enforceable against the parties, except as modified, corrected, or vacated according to the applicable arbitration rules and procedures or to the extent not inconsistent with the FAA or applicable state law. Either party may present the final award to any court having jurisdiction over the Dispute to enter that award as a judgment of the court.

(d) Step 4 - Repairs. To the extent the award pertains to a construction issue that is not subject to arbitration under the Home Warranty and requires Seller to make repairs, then unless designated otherwise in the award (and unless appealed), Seller will, within 10 days after a final award, elect to either perform the correction awarded by the arbitrator or, at Seller's option, pay Buyer the reasonable cost of such correction. If Seller elects to perform a correction under an award, Seller will complete the correction within 60 days after a final award or as may be specified by the arbitrator. If the correction cannot be completed in that time, the arbitrator must grant reasonable additional time to make the correction. If Buyer believes that the correction was not performed satisfactorily or in a timely manner, Buyer may have those issues determined in a later arbitration. If the cost of correction is not specified in the award and Seller elects to pay Buyer the reasonable cost of the correction, Buyer may have the amount of that payment reviewed in a later arbitration.

12.7 Expenses. Except as stated above, each party shall bear its own attorney's fees and other expenses incurred in connection with a Dispute. However, if a party to this Agreement files a court action in violation of this Section 12 and the other party is required to compel arbitration by filing a motion with the court, the court shall award the moving party its court costs and reasonable attorneys' fees incurred in connection with the motion.

Buyer's Initials:	Rubrica ~~Yglesio Luciano~~ Moyses Silva De Souza					

13. GENERAL.

13.1 Binding Agreement; Assignment. This Agreement is binding upon Buyer and Seller and their respective heirs, executors, administrators and successors. This Agreement may not be assigned by Buyer without the written consent of Seller. Any attempted assignment by Buyer without Seller's written consent shall be of no force or effect.

13.2 Multiple Buyer Parties. If "Buyer" under this Agreement includes more than one person or entity, then each person signing as a Buyer party will be jointly and severally liable hereunder for the obligations and actions of each Buyer party. Seller will have the right to rely on the signature of any Buyer party as having the authority to bind all Buyer parties with respect to all matters relating to this Agreement. Any communication from a Buyer party, orally, electronically or in writing, will be binding on all Buyer parties. No Buyer party may use the failure of one or more Buyer parties to join in the execution of an amendment or other document as a defense to the enforcement of this Agreement or any amendment or other document executed in compliance with this section.

13.3 Notices. Except as otherwise set forth in this Agreement, all notices must be in writing and must be given by (a) hand delivery or courier service, (b) mail (registered, certified, or first class, with postage pre-paid), or (c) overnight delivery service, addressed to Buyer or Seller at the address for the applicable party in Section 1 of this Agreement. Notices sent by mail will be deemed to be given and received 3 days after deposit in a post office or official depository of the United States postal service. Notices sent by hand delivery, courier service or overnight delivery service will be deemed given and received upon actual or first attempted delivery of the notice. If "Buyer" under this Agreement includes more than one person or entity, then notice to any Buyer party will constitute notice to all Buyer parties.

13.4 Time of the Essence. Time is of the essence for every provision of this Agreement, including without limitation Buyer's performance of all of Buyer's obligations to close the purchase of the Property on the Closing Date.

13.5 Buyer's Performance. Buyer understands that Seller will construct the Home using Seller's standard construction and contract processes and procedures. Buyer agrees to: (i) make choices or take other actions required of Buyer under this Agreement within the indicated time frames; (ii) communicate with Seller's designated representatives to perform certain aspects of this Agreement, such as Seller's designated field manager, sales consultant, closing administrator or other representatives of Seller; (iii) not engage in harassing, abusive, foul, threatening, offensive or otherwise inappropriate behavior towards Seller's personnel or contractors; (iv) communicate Buyer's acceptance or approval of work which complies with this Agreement or the plans and specifications referenced herein; and (v) not take any action that impedes, obstructs

or interferes with the performance of Seller under this Agreement. After Closing, if Buyer requests service under the Home Warranty, Buyer will provide Seller's personnel and contractors with access to the Home during Seller's normal working hours and cooperate with them during the process of investigating and, if applicable, correcting the warranty issue. If Buyer or other occupants of the Home impede, obstruct or interfere with the efforts of Seller's personnel or contractors to provide warranty service, or engage in harassing, abusive, foul, threatening, offensive or otherwise inappropriate behavior towards Seller's personnel or contractors, then Seller will be relieved from its obligation to provide such warranty service.

13.6 Agency. Seller's sales consultants and other employees solely represent Seller. If Buyer has engaged any real estate agent, broker or other party to represent Buyer in this transaction, Buyer will be solely responsible for compensating such party, unless and to the extent Seller has agreed in writing to compensate such party.

13.7 Independent Contractors. Buyer understands Seller may refer Buyer to vendors or companies who provide real estate or other services designed to assist Buyer in purchasing or moving into the Home or with services related to the Home. Those companies are independent contractors and are not affiliated with Seller or its affiliates. Any warranties or representations for such services are warranties and representations given by the independent contractors only and not by Seller or its affiliates. Seller will not be responsible for the quality of any products or services provided by those companies.

13.8 Dates. If the final day of a period or date of performance under this Agreement falls on a Saturday, Sunday or federal holiday, then the final day of any such period or date of performance will be deemed to be the next day which is not a Saturday, Sunday or federal holiday.

13.9 No Investment Representation. None of Seller's employees or representatives is authorized to make any representation regarding economic benefits to be derived from this transaction. Economic benefits to be derived from purchasing a home will vary depending upon many factors, including market conditions and individual circumstances. Buyer may not rely on any statement made by any employee or representative of Seller regarding economic benefits of buying a home, but should instead rely only upon Buyer's own judgment and the advice of Buyer's attorneys, accountants and other advisors.

13.10 Invalid Provisions. If any provision of this Agreement is held to be illegal, invalid or unenforceable under present or future laws, such provision shall be fully severable, and the remainder of this Agreement shall remain in full force and effect and shall be construed and enforced as if such illegal, invalid or unenforceable provision had never been a part of this Agreement. In lieu of any such illegal, invalid or unenforceable provision, there shall be deemed added automatically as a part of this Agreement a provision as similar in terms to such illegal, invalid or unenforceable provision as may be possible and be legal, valid and enforceable.

13.11 Amendments; No Waiver. This Agreement may be amended or modified only by a written instrument executed by Buyer and an authorized agent of Seller (Buyer understands Sales Consultants and Field Managers are not authorized employees of Seller to execute amendments). Except as stated in this Agreement, no party shall be deemed to have waived any provision of this Agreement unless such waiver is stated in writing and signed by the party against whom enforcement of the waiver is sought. The waiver of a breach of any provision of the Agreement shall not constitute a waiver of that provision or a waiver of a future breach of that or any other provision.

13.12 Governing Law/Venue. Any arbitration or litigation arising out of this Agreement shall be conducted in the state, county and city in which the Property is located and shall apply the law of the state in which the Property is located.

13.13 Counterparts; Electronic Execution. This Agreement may be executed in counterparts, all of which together will constitute this Agreement. This Agreement may be signed and transmitted electronically; an electronic or electronically transmitted signature of any person will be considered an original signature; and an electronic signature or copy hereof will have the same binding effect as an original signature on an original document. No party may raise the use of an electronic signature or the transmission of this Agreement by electronic means as a defense to the enforcement of this Agreement or any amendment or other document executed in compliance with this section.

13.14 No Recordation. Buyer may not record this Agreement, a memorandum of this Agreement, lis pendens or other notice of this Agreement in the real property or other public records of the jurisdiction in which the Property is located. Buyer agrees Seller will be entitled to an immediate court order removing or expunging any such instrument if recorded by or on behalf of Buyer and ordering Buyer to pay Seller all legal fees and expenses incurred by Seller to obtain such order. Buyer agrees this Agreement does not provide Buyer with an interest in real property and Buyer will have no such interest until Buyer completes the Closing in accordance with this Agreement.

14. COMMUNITY DOCUMENTS. The documents marked below are **"Community Documents"** that apply to the Property and have been provided to Buyer or made available for Buyer's review prior to Buyer's execution of this Agreement.

[ ]	Articles of Incorporation of Community/Homeowners Association	[ ]	Acknowledgment of Assessments
[ ]	Bylaws of Community/Homeowners Association	[ ]	Club Membership Documents
[ ]	Declaration of Covenants, Conditions and Restrictions for Community/Homeowners Association	[ ]	Design Guidelines
[ ]	Supplemental Declaration	[ ]	Golf Course Disclosure
[ ]	Condominium Declaration	[ ]	_____

Buyer's Initials:	Rubrica YLMSDS Yglesio Luciano Moyses Silva De Souza					

If documents marked above indicate the Property is subject to a declaration, indenture or covenants for a community, homeowners or condominium association (**"Association"**), then Buyer agrees that by accepting title to the Property Buyer will be obligated to be a member of the Association and agrees that Buyer and the Property will be subject to the bylaws, rules, restrictions, obligations, encumbrances and other terms and conditions contained in the Community Documents pertaining to the Association and in the Association's other governing documents referred to in the Community Documents. Buyer understands the Association has the right to charge the owner of the Property for assessments and other charges as provided by the Association's governing documents. Those charges may include, without limitation, transfer fees, resale certification fees, capitalization charges and reserve contributions. Certain charges may be due by Buyer at Closing.

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15. ADDENDA. Buyer acknowledges that, prior to Buyer's execution of this Agreement, Buyer received or Buyer had the opportunity to review, either physically or electronically, each of the documents marked below. Buyer approves each document marked below and agrees each is considered an "addendum" to this Agreement and is incorporated by reference into and made a part of this Agreement.

Required Addenda and Disclosures:

[X]	Affiliated Business Arrangement Disclosure (Mortgage)	[X]	Financing Addendum
[X]	Affiliated Business Arrangement Disclosure (Insurance)	[X]	Floor Plan, Elevation and Features List for Home
[X]	Affiliated Business Arrangement Disclosure (Title)	[X]	Summary of Important Dates
[X]	Affiliate Incentive Addendum	[X]	Job Initiation Order/Change Order
[X]	Beware of Cybercrimes	[X]	Florida Addendum

Additional Addenda:

[ ]	Acknowledgement of No Solicitation	[ ]	Model Home Sale Addendum
[ ]	Age Verification Addendum	[ ]	Nonresident Addendum – California Residents
[ ]	Cash Incentive Addendum	[ ]	Nonresident Addendum – New York Residents
[ ]	Cash Prepayment Discount Addendum	[ ]	Notice of Assumed Name
[ ]	Commission Agreement and Certification	[ ]	Radon Testing
[ ]	Community Disclosure Addendum	[ ]	Smart Home Components Addendum
[ ]	FHA Addendum	[ ]	Started/Completed Home Addendum
[ ]	Home Energy Ratings Addendum	[ ]	VA Addendum
[ ]	Home Equity Conversion Mortgage Amendment	[ ]	_____
[ ]	IRS 1031 Exchange	[ ]	_____
[ ]	Lot Not Owned Addendum	[ ]	_____
[ ]	_____	[ ]	_____

Buyer's Initials:	Rubrica YLMSDS Yglesio Luciano Moyses Silva De Souza					

16. THIS AGREEMENT; ENTIRE AGREEMENT. "This Agreement" as used herein means this Home Purchase Agreement, the JIO, each addendum and other document attached or otherwise incorporated by reference into this Home Purchase Agreement, and each amendment hereafter executed by Buyer and Seller. This Agreement constitutes the entire agreement and understanding between Buyer and Seller and neither Buyer nor Seller will be bound by any understanding, statement, agreement, promise or representation, express or implied, written or oral, not expressly set forth in this Agreement. Buyer has listed below any understanding, agreement, promise or representation by Seller or its employees or representatives not specifically stated in this Agreement and upon which Buyer is relying in purchasing the Property:

[x] None.

[ ] The following additional understandings, promises or representations should be set forth in this Agreement:

_____ DS GL

Initials:	Rubrica YLMSDS Yglesio Luciano Moyses Silva De Souza						Seller

17. SELLER'S SIGNATURE REQUIRED; LEGALLY BINDING AGREEMENT. THIS AGREEMENT WILL NOT BE BINDING UNTIL EXECUTED BY BUYER AND AN AUTHORIZED EMPLOYEE OF SELLER (SELLER'S SALES CONSULTANTS ARE NOT AUTHORIZED EMPLOYEES TO EXECUTE THIS AGREEMENT OR ANY AMENDMENT OR ADDENDUM HERETO). BUYER SHOULD READ AND UNDERSTAND ALL PROVISIONS BEFORE SIGNING. IF BUYER DOES NOT UNDERSTAND ANY PROVISION, BUYER SHOULD SEEK LEGAL ADVICE.

BUYER: Assinado por: Yglesio Luciano Moyses Silva De Souza 31AD751684404C3...

Yglesio Luciano Moyses Silva De Souza	8/1/2025 Date		Date
	Date		Date
	Date		Date

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SELLER: Pulte Home Company, LLC

DocuSigned by:
Gabriela Lugo
C851EDBA36AC421...

By: _____
Its: Authorized Agent

Date: 8/4/2025



"We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity throughout the Nation."

Docusign Envelope ID: 5DCDFBA2-659E-4B6F-A7C0-55C6EA58B0A9

Buyer: Yglesio Luciano Moyses Silva De Souza
Address: 15874 Cape Coral Loop
Lot: 27901
Windsor Cay Resort

HPA No. PHD0195368

Homebuyers – Beware of Wire Fraud and Other Cybercrimes

Buying a home is an exciting time. But please be careful not to let cyber criminals turn your dream experience into a nightmare.

We have all seen the headlines telling us about cybercrime and companies and individuals who have been hacked. Like many industries, the real estate industry has seen a significant increase in cybercrime. And the risk is growing as criminals find new ways to obtain information pertaining to real property transactions in an effort to divert and steal funds through malicious wire fraud schemes.

Cyber criminals typically begin their fraudulent schemes way before the attempted theft occurs. They often begin with a common technique called “phishing”. This can take the form of email messages, fake websites or phone calls to fraudulently obtain your private information. Through a seemingly harmless communication, criminals trick people into inputting their information or clicking a link that allows hackers to steal computer or email logins and passwords.

Once hackers gain access to an email account, they will monitor messages to find someone in the process of buying a home. The hackers may be experts in real estate transactions. The criminals may hack various parties involved in the home buying transaction, including homebuyers, real estate agents, lenders, title companies or attorneys. Then, around the time the homebuyer is supposed to wire funds for their home purchase, the homebuyer receives what seems like a perfectly normal email apparently from a professional associated with the transaction. This email will include wiring instructions for wiring funds to a fraudulent account. If you take the bait and wire funds to a fraudulent account, your money could be stolen.

Please take precautions so you won’t become a victim of cybercrime. Be careful to protect your personal information and passwords. Do not send sensitive information using unsecure email. Do not click on links or attachments in unsolicited emails.

Here are some tips from the Federal Bureau of Investigation (FBI) to protect against wire fraud and other cybercrimes:

1. **Call, don’t email:** Confirm by phone all wiring instructions you receive before transferring funds. Use a phone number for the title company that you obtain from a trusted source.
2. **Be suspicious:** Carefully scrutinize all email requests for information or transfers of funds to determine if the emails appear out of the ordinary. It’s not common for title companies to change wiring instructions and payment information.
3. **Confirm everything:** Ask your bank to confirm not just the account number but also the name on the account before sending a wire transfer.
4. **Verify immediately:** You should call the title company or your real estate agent to verify your funds were received by the title company or other proper party. Detecting that you sent money to a wrong account within 24 hours may give you the best chance of recovering your money.
5. **Forward, don’t reply:** When responding to an email, hit forward instead of reply and then start typing in the person’s email address. Criminals use email addresses that are very similar to the real one for a company. By typing in email addresses you will ensure the intended recipient’s correct email address is used.

If you discover that you have been a victim of wire fraud or another cybercrime, immediately contact your financial institution and notify the FBI or other law enforcement authorities. If the fraud or crime involves a real estate transaction, be sure to contact the title company, settlement agent, escrow agent or attorney handling the transaction.

Buyer’s Initials:	Rubrica YLMSDS Yglesio Luciano Moyses Silva De Souza					

Buyer: Yglesio Luciano Moyses Silva De Souza
Address: 15874 Cape Coral Loop
Lot:
Windsor Cay Resort

HPA No. PHD0195368

FLORIDA ADDENDUM

This Addendum amends and supplements that Home Purchase Agreement dated 8/1/2025 (the **"Agreement"**) between Buyer and Seller for the Property referenced above. Each capitalized term used but not defined in this Addendum has the meaning given to that term in the Agreement. If there is a conflict between the terms of this Addendum and the Agreement, this Addendum will prevail.

1. **Disclosure Summary**. Buyer acknowledges that prior to the execution of the Agreement he or she has received a Disclosure Summary as required by Florida Statutes, Section 720.401. A copy of the Disclosure Summary is incorporated by reference herein and is attached hereto as **Exhibit "A"**. **BUYER SHOULD NOT EXECUTE THIS CONTRACT UNTIL BUYER HAS RECEIVED AND READ THE DISCLOSURE SUMMARY.**

IF THE DISCLOSURE SUMMARY REQUIRED BY SECTION 720.401, FLORIDA STATUTES, HAS NOT BEEN PROVIDED TO THE PROSPECTIVE BUYER BEFORE EXECUTING THIS CONTRACT FOR SALE, THIS CONTRACT IS VOIDABLE BY BUYER BY DELIVERING TO SELLER OR SELLER'S AGENT OR REPRESENTATIVE WRITTEN NOTICE OF THE BUYER'S INTENTION TO CANCEL WITHIN 3 DAYS AFTER RECEIPT OF THE DISCLOSURE SUMMARY OR PRIOR TO CLOSING, WHICHEVER OCCURS FIRST. ANY PURPORTED WAIVER OF THIS VOIDABILITY RIGHT HAS NO EFFECT. BUYER'S RIGHT TO VOID THIS CONTRACT SHALL TERMINATE AT CLOSING.

2. **Chapter 558 Notice of Claim**. Pursuant to Section 558.005, Florida Statutes:

ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.

3. **Notice to Buyer of Right to Have Deposit Funds Placed in Escrow Account**. Pursuant to Section 501.1375, Florida Statute, Seller is required to place the Deposit in an interest-bearing escrow account unless: (i) Buyer consents to allow Seller to use the Deposit rather than place it in an interest bearing escrow account; or (ii) Seller obtains a master surety bond from a licensed bonding company protecting Buyer against default by Seller. The master surety bond is intended to guaranty that Buyer's Deposit will be returned to Buyer if this Agreement is terminated and Seller is obligated to return the Deposit to Buyer but fails to do so. The following notice is required pursuant to Section 501.1375, Florida Statutes:

THE BUYER OF A ONE-FAMILY OR TWO-FAMILY RESIDENTIAL DWELLING UNIT HAS THE RIGHT TO HAVE ALL DEPOSIT FUNDS (UP TO 10 PERCENT OF THE PURCHASE PRICE) DEPOSITED IN AN ESCROW ACCOUNT. THIS RIGHT MAY BE WAIVED, IN WRITING, BY THE BUYER.

Florida law also provides that if Buyer declines to consent to Seller's use of the Deposit, Seller has the right to charge the Buyer the cost of the premium for the master surety bond and Seller may then use the Deposit without Buyer's consent. Seller has obtained a master surety bond that is held by PGP Title of Florida, Inc. ("PGP Title"), and intends to use the Deposit rather than placing it in an interest bearing escrow account. Therefore, Buyer may elect to consent to Seller's use of the Deposit without the requirement of the master surety bond, in which case Buyer will not be assessed any portion of the bond premium and the Deposit will not be covered by the bond in the event of default by Seller. In the alternative, Buyer may elect to be covered by the master surety bond, in which case Buyer will be assessed a portion of the bond premium in the amount of Fifty Dollars ($50) which shall be charged to Buyer at Closing, and the Deposit will be covered by the bond in the event of default by Seller. Buyer acknowledges that in no event will the Deposit be placed in an interest-bearing escrow account.

BY SIGNING THIS FLORIDA ADDENDUM, BUYER HEREBY WAIVES THE RIGHT TO HAVE THE DEPOSIT ESCROWED. BUYER AGREES TO MAKE ALL DEPOSIT PAYMENTS DIRECTLY TO SELLER IN ACCORDANCE WITH SECTION 3 OF THE AGREEMENT.

[ ] Buyer covered by master surety bond; $50 allocated share of bond premium

[X] Buyer waives master surety bond; no allocated share of bond premium

4. **Radon Gas Disclosure**. Pursuant to Section 404.056, Florida Statutes:

"RADON GAS": RADON IS A NATURALLY OCCURRING RADIOACTIVE GAS THAT, WHEN IT HAS ACCUMULATED IN A BUILDING IN SUFFICIENT QUANTITIES, MAY PRESENT HEALTH RISKS TO PERSONS WHO ARE EXPOSED TO IT OVER TIME. LEVELS OF RADON THAT EXCEED FEDERAL AND STATE GUIDELINES HAVE BEEN FOUND IN BUILDINGS IN FLORIDA. ADDITIONAL INFORMATION REGARDING RADON AND RADON TESTING MAY BE OBTAINED FROM YOUR COUNTY HEALTH DEPARTMENT.

Seller further disclaims and Buyer waives any warranties, express or implied, that could be construed to cover the presence of radon or other environmental pollutants. The only warranty Seller provides to Buyer is found in Section 9 of the Agreement, entitled "Warranty".

5. **Energy-Efficiency Disclosure**. Pursuant to Section 553.996, Florida Statutes, Buyer hereby acknowledges receipt of a copy of the information brochure originally prepared by or on behalf of the Department of Community Affairs of the State of Florida, notifying Buyer of the option for an energy-efficiency rating of the Home, a copy of which is attached hereto as Exhibit "B". Buyer is further notified that pursuant to Section 553.9085, Florida Statutes, the energy performance level resulting from compliance with such section shall be disclosed if requested by Buyer utilizing the display card attached hereto as Exhibit "C". Any request to have the energy-efficiency rating or energy performance level provided to Buyer must be delivered to Seller in writing, and shall be at Buyer's cost and expense. This paragraph and any information provided pursuant hereto is only for purposes of complying with the requirements of Chapter 553, Florida Statutes, and this Agreement is not contingent upon Buyer approving same.

6. **Florida Homeowners' Construction Recovery Fund**. Pursuant to Section 489.1425, Florida Statutes:

PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS:

Phone: (850) 487-1395
Address: 2601 Blair Stone Road
Tallahassee, FL 32399-0783

7. **Property Tax Disclosure**. Pursuant to Section 689.261, Florida Statutes:

BUYER SHOULD NOT RELY ON THE SELLER'S CURRENT PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT THE BUYER MAY BE OBLIGATED TO PAY IN THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE COUNTY PROPERTY APPRAISER'S OFFICE FOR INFORMATION.

8. **Homeowners Association Budgets**. Pursuant to Section 720.303(6)(c), Florida Statutes, Seller provides Buyer with the following statutory disclosures, as applicable:

THE BUDGET OF ASSOCIATION DOES NOT PROVIDE FOR FULLY FUNDED RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS REGARDING THOSE ITEMS. OWNERS MAY ELECT TO PROVIDE FOR FULLY FUNDED RESERVE ACCOUNTS UNDER SECTION 720.303(6), FLORIDA STATUTES, UPON OBTAINING THE APPROVAL OF A MAJORITY OF TOTAL VOTING INTERESTS OF THE ASSOCIATION BY VOTE OF THE MEMBERS AT A MEETING OR BY WRITTEN CONSENT.

THE BUDGET OF THE ASSOCIATION PROVIDES FOR LIMITED VOLUNTARY DEFERRED EXPENDITURE ACCOUNTS, INCLUDING CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE, SUBJECT TO LIMITS ON FUNDING CONTAINED IN OUR GOVERNING DOCUMENTS. BECAUSE THE OWNERS HAVE NOT ELECTED TO PROVIDE FOR RESERVE ACCOUNTS UNDER SECTION 720.303(6) FLORIDA STATUTES, THESE FUNDS ARE NOT SUBJECT TO THE RESTRICTIONS ON USE OF SUCH FUNDS SET FORTH IN THAT STATUTE, NOR ARE RESERVES CALCULATED IN ACCORDANCE WITH THAT STATUTE.

9. **Flood Disclosure**. Buyer acknowledges that prior to the execution of the Agreement, Seller has completed and provided the following flood disclosure as required by Section 689.302, Florida Statute:

FLOOD DISCLOSURE

Flood Insurance: Homeowners' insurance policies do not include coverage for damage resulting from floods. Buyer is encouraged to discuss the need to purchase separate flood insurance coverage with Buyer's insurance agent.

(1) Seller has ☐ has not ☒ filed a claim with an insurance provider relating to flood damage on the property, including, but not limited to, a claim with the National Flood Insurance Program.

(2) Seller has ☐ has not ☒ received federal assistance for flood damage to the property, including, but not limited to, assistance from the Federal Emergency Management Agency.

(3) For the purposes of this disclosure, the term "flooding" means a general or temporary condition of partial or complete inundation of the property caused by any of the following:

(a) The overflow of inland or tidal waters.

(b) The unusual and rapid accumulation of runoff or surface waters from any established water source, such as a river, stream, or drainage ditch.

(c) Sustained periods of standing water resulting from rainfall.

10. **Florida Title Insurance and Closing Requirements**. In Florida, providing certain closing and settlement services in connection with a real estate transaction may be deemed the practice of law, if not provided in connection with the issuance of a title insurance policy. Therefore, for PGP Title of Florida, Inc. dba PGP Title ("PGP Title") to act as Closing Agent and provide closing and settlement services under the Agreement, PGP Title must issue a policy of title insurance, either an Owner's Policy of Title Insurance or a Loan Policy of Title Insurance or both, as part of your purchase transaction. Buyer may, subject to lender or third-party requirements, elect not to purchase an Owner's or Loan Policy of title insurance; however, if Buyer makes that election and a policy of title insurance is not issued as part of the purchase transaction, then Buyer must choose a closing agent other than PGP Title. Buyer is not obligated to use PGP Title and is entitled to choose a closing agent of Buyer's own selection, as more fully addressed in the Finance Addendum. Buyer hereby acknowledges and agrees to the terms and conditions set forth in the Florida Title Insurance and Closing Requirements.

Rubrika
YLMSDS _____ Buyer Initial _____ Buyer Initial

11. **Sinkhole Exclusion**. Certain areas of Florida have experienced "sinkhole" soil settlement activity. Seller has consulted with soil engineers about the potential for sinkhole development in the area, and it has been advised that no soil study or investigation can offer any guarantee that sinkholes will not develop on a specific parcel of land. Seller has also been informed that soil engineers can conduct testing and exploration of potential sinkhole sites in an attempt to assess the possibility of future sinkhole development. Seller assumes no responsibility to

make any tests; however, Seller will permit the Buyer to do so, at the Buyer's expense, if the Buyer so desires. Seller makes no warranties or representations, express or implied, about the existing or future soil conditions on the Lot. Seller expressly disclaims any liability of any type for any damages whether direct or indirect, or consequential, which the Property may suffer because of settlement, sinking or collapse of the earth on the Lot.

12. **Marital Status**. Buyer's marital status to be included on the Deed under this Agreement shall be:

_____X_ Legally Married _____ Single

[USE IF APPLICABLE]

13. **Community Development District Disclosure.**

THE _____ COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

Dated: 8/1/2025

BUYER:

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Yglesio Luciano Moyses Silva De Souza	8/1/2025 Date	_____	Date
_____	Date	_____	Date
_____	Date	_____	Date

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EXHIBIT "A"

DISCLOSURE SUMMARY FOR

Windsor Cay 40'

1. AS A BUYER OF PROPERTY IN THIS COMMUNITY, BUYER WILL BE OBLIGATED TO BE A MEMBER OF A HOMEOWNERS' ASSOCIATION.
2. THERE HAVE BEEN OR WILL BE RECORDED RESTRICTIVE COVENANTS GOVERNING THE USE AND OCCUPANCY OF PROPERTIES IN THIS COMMUNITY.
3. BUYER WILL BE OBLIGATED TO PAY ASSESSMENTS TO THE ASSOCIATION. ASSESSMENTS MAY BE SUBJECT TO PERIODIC CHANGE. IF APPLICABLE, THE CURRENT AMOUNT IS $419/mth PER _____. BUYER WILL ALSO BE OBLIGATED TO PAY ANY SPECIAL ASSESSMENTS IMPOSED BY THE ASSOCIATION. SUCH SPECIAL ASSESSMENTS MAY BE SUBJECT TO CHANGE. IF APPLICABLE, THE CURRENT AMOUNT IS $_____ PER _____.
4. BUYER MAY BE OBLIGATED TO PAY SPECIAL ASSESSMENTS TO THE RESPECTIVE MUNICIPALITY, COUNTY, OR SPECIAL DISTRICT. ALL ASSESSMENTS ARE SUBJECT TO PERIODIC CHANGE.
5. BUYER'S FAILURE TO PAY SPECIAL ASSESSMENTS OR ASSESSMENTS LEVIED BY A MANDATORY HOMEOWNERS' ASSOCIATION COULD RESULT IN A LIEN ON BUYER'S PROPERTY.
6. THERE MAY BE AN OBLIGATION TO PAY RENT OR LAND USE FEES FOR RECREATIONAL OR OTHER COMMONLY USED FACILITIES AS AN OBLIGATION OF MEMBERSHIP IN THE HOMEOWNERS' ASSOCIATION. IF APPLICABLE, THE CURRENT AMOUNT IS $_____ PER _____.
7. THE DEVELOPER MAY HAVE THE RIGHT TO AMEND THE RESTRICTIVE COVENANTS WITHOUT THE APPROVAL OF THE ASSOCIATION MEMBERSHIP OR THE APPROVAL OF THE PARCEL OWNERS.
8. THE STATEMENTS CONTAINED IN THIS DISCLOSURE FORM ARE ONLY SUMMARY IN NATURE, AND AS A PROSPECTIVE BUYER, BUYER SHOULD REFER TO THE COVENANTS AND THE ASSOCIATION GOVERNING DOCUMENTS BEFORE PURCHASING PROPERTY.
9. THESE DOCUMENTS ARE EITHER MATTERS OF PUBLIC RECORD AND CAN BE OBTAINED FROM THE RECORD OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED, OR ARE NOT RECORDED AND CAN BE OBTAINED FROM THE DEVELOPER.

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EXHIBIT "B"

ENERGY EFFICIENCY RATING BROCHURE 553.996



Thinking About Buying a Home?
Get An EnergyGauge® Rating!

Congratulations on your decision to purchase a home.

As you know, there are a lot of factors to consider before signing on the dotted line. By now, you've probably checked out the location of the home you like the best. You know how much the seller wants, how many bedrooms there are, whether your dining room table will fit, where you'll park your car and lots of other important things.

But wait, there's still one more important thing you really ought to do.

You wouldn't buy a car without asking how many miles-per-gallon it gets, would you? So why would you even think of buying a house without knowing how much the power bills will be? That's why now is the perfect time to get an EnergyGauge® rating on the house.

Since 1994, there has been a voluntary, statewide energy-efficiency rating system for homes in Florida. Prospective homeowners just like you, all around the state, are getting their homes rated before they make their purchase.

There are several very important reasons why:

▲ **Energy ratings give homebuyers a market-place yardstick that measures the benefits of energy-efficiency.** You get detailed estimates of how much your energy use will cost.

▲ **Energy ratings give you clear and specific information that lets you compare similar homes on their energy use.** Two homes might look similar, but one may be efficient and comfortable, and the other an energy-guzzler with a very uncomfortable interior.

Consider the Benefits:

- ▲ More Home for Less Money
- ▲ Tested Quality Construction
- ▲ Enhanced Indoor Comfort
- ▲ Superior Energy Efficiency
- ▲ More Environmental Sustainability
- ▲ Improved Mortgage Options
- ▲ Greater Resale Value

▲ Maybe most important of all, **the national Home Energy Rating System (HERS) Index on the energy rating can qualify you for a number of special mortgage programs that offer lower interest rates, lower closing costs, and other benefits.** Some lenders may offer special financing.

Before buying your next home, hire a Certified Energy Rater to do a rating.

Your builder or Realtor can help you find a Certified Rater in your area. After the rating, you'll get an easy-to-understand Energy Guide that estimates how much it will cost to pay for energy used in that home.

For many years, buyers have had home inspectors look over a home before making their purchase. This is a great way to find out about potential house problems before you make your purchase. Smart homebuyers around the country are now also asking for a home energy rating to look specifically at the energy-use in a home and determine efficiency. Because energy costs can equal house payments, the relatively small cost of a home energy rating can easily be offset by many years of lower energy payments.

You're already familiar with the miles-per-gallon stickers on new automobiles, and the yellow Energy Guide labels on home appliances. Shoppers use this information to figure out how much that car or appliance is really going to cost them. This information gives the buyer a good estimate of what it will cost to operate that car or use that appliance, over and above the purchase price. A car or product that is cheaper to buy can often be more expensive to operate, so this information can be very important to assure that you make the best purchase decision.

Here's how the EnergyGauge® program works.

After the rating, you'll get an easy-to read form like the one on the next page. The Rating Guide has a scale that allows you to compare the specific home you're looking at with the most efficient and the least efficient homes of the same size, with the same number of bedrooms available in your part of the state today.

One of the keys to the success of this program is the uniformity of ratings, made possible by the use of the EnergyGauge® software developed by the Florida Solar Energy Center®. It has been specially designed to let Raters input the key data on the home and obtain accurate information for comparison purposes.

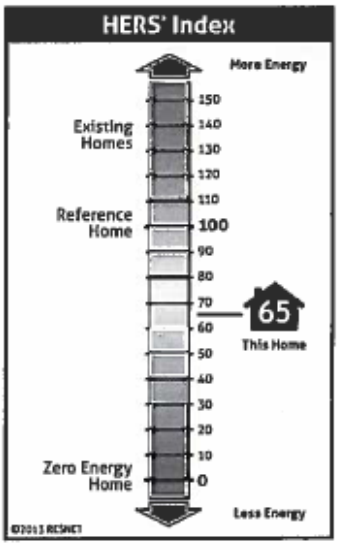

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EXHIBIT "B" (continued)

ENERGY EFFICIENCY RATING BROCHURE 553.996

Beyond a home energy rating, how can you reduce your energy use and save money?

That's easy. While the design and construction of your home, and the efficiency of its appliances and equipment, control the most significant portion of its energy use, occupant lifestyle will still have a big effect on exactly how much energy gets used. Your comfort preferences and personal habits - the level at which you set the thermostat, whether or not you turn off lights and fans when leaving a room, how much natural ventilation you use, and other factors - will all affect your home's actual monthly energy use.

Florida's program parallels national activities.

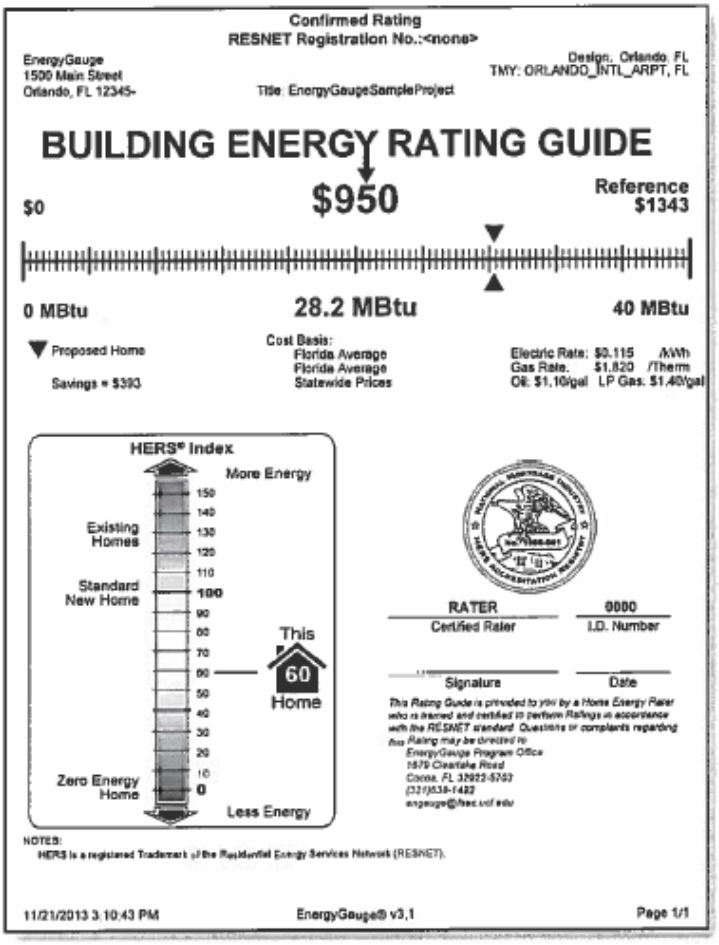
The Residential Energy Services Network (RESNET) sets the national standards for the Home Energy Rating System (HERS), and the Florida Solar Energy Center's Energy Gauge system meets these standards. The Florida Building Energy Rating Guide provides a HERS Index for the home. This national score enables homes to qualify for national mortgage financing options requiring a HERS Index. This index is computed in accordance with national guidelines, considering the heating, cooling, water heating, lighting, appliance, and photovoltaic energy uses. HERS awards stars to the rating.

Tell your Realtor or builder that you want to get the home rated before you buy it.

They can give you the names of Raters in your area. Additional information on the program is available from the Energy Gauge Program Office at 321-638-1422, or visit our Web site at **www.floridaenergycenter.org.**

Who does Energy Ratings?

It is important to note that only Certified Raters are allowed to perform ratings. These Raters have undergone rigorous training programs and have passed the RESNET National Core exam and the required challenge exams. They are also required to undergo continuing education classes and additional exams to keep their certifications current. An on-going quality control program also watches over their Ratings and their work. All their Ratings are submitted to a central registry that checks them for accuracy and compiles generic building data.



Energy Ratings in Florida

The Florida Building Energy-Efficiency Rating Act (Florida Statute 553.990) was passed by the State Legislature in 1993 and amended in 1994. It established a voluntary statewide energy-efficiency rating system for homes. The Rating System has been adopted by DCA Rule 9B-60. Modifications were made by the Legislature in 2013.

Energy Gauge

The EnergyGauge® Program Building Energy Rating System

1679 Clearlake Road
Cocoa, Florida 32922-5703
Phone: 321-638-1422
Fax: 321-638-1010
E-Mail: info@energygauge.com
www.floridaenergycenter.org

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EXHIBIT "C"

ENERGY EFFICIENCY DISPLAY CARD 553.9085

FORMS

ENERGY PERFORMANCE LEVEL (EPL) DISPLAY CARD

ESTIMATED ENERGY PERFORMANCE INDEX* =
The lower the Energy Performance Index, the more efficient the home.

1. New Home or addition _____
2. Single family or multiple family _____
3. Number of units, (if multi-family) _____
4. Number of bedrooms _____
5. Is this a worst case? (yes or no) _____
6. Conditioned floor area _____ sq. ft.
7. Glass type & area
   a. U-Factor: _____ _____ sq. ft.
   (Or single or double Default) _____ sq. ft.
   b. SHGC**: _____ _____ sq. ft.
   (Or clear or tint Default) _____ sq. ft.
8. Floor types, Insulation level
   a. Slab-on-grade, edge insulation R=_____
   b. Wood, raised R=_____
   c. Concrete, raised R=_____
9. Wall types, Insulation level
   Exterior
   a. Wood frame R=_____
   b. Metal frame R=_____
   c. Concrete block R=_____
   d. Log R=_____
   e. Other _____ R=_____
   Adjacent
   a. Wood frame R=_____
   b. Metal frame R=_____
   c. Concrete block R=_____
   d. Log R=_____
   e. Other _____ R=_____
10. Ceiling types, Insulation level
    a. Under attic R=_____
    b. Single assembly R=_____
    c. Knee walls/skylight walls R=_____
    d. Radiant barrier installed R=_____
11. Ducts, Location & Insulation Level
    a. Supply ducts: _____ R=_____
    b. Return ducts: _____ R=_____
12. Cooling systems Capacity: _____
    a. Split system SEER:_____
    b. Single package SEER:_____
    c. Ground/water source COP:_____
    d. Room unit EER:_____
    e. PTAC EER:_____
    f. Gas-driven COP:_____
13. Heating Systems Capacity:_____
    a. Split system heat pump HSPF:_____
    b. Single package heat pump HSPF:_____
    c. Electric resistance COP:_____
    d. Gas furnace, natural gas AFUE:_____
    e. Gas furnace, LPG AFUE:_____
    f. Gas-driven heat pump Recov. EFF.: _____
14. Water heating systems
    a. Electric resistance EF:_____
    b. Gas fired, natural gas EF:_____
    c. Gas fired, LPG EF:_____
    d. Solar System with tank EF:_____
    e. Dedicated heat pump with tank EF:_____
    f. Heat recovery unit HeatRec%
    g. Other: _____ _____
15. HVAC credits claimed (Alternate Point System Method only)
    a. Ceiling fans _____
    b. Cross ventilation _____
    c. Whole house fan _____
    d. Multizone cooling credit _____
    e. Multizone heating credit _____
    f. Programmable thermostat _____

*NOTE: This is not a Building Energy Rating. If your index is below 70, your home may qualify for energy efficiency mortgage (EEM) incentives if you obtain a Florida Building Energy Rating. Contact the EnergyGauge Hotline at (321) 638-1492 or see the Energy Gauge web site at www.energygauge.com for information and a list of certified Raters. For information about Florida's Energy Efficiency Code, contact the Florida Building Commision's support staff.

**Label required by Section 303.1.3 of the *Florida Building Code, Energy Conservation*, if not DEFAULT.

I certify that this home has complied with the Florida Energy Efficiency Code through the above energy saving features which will be installed (or exceeded) in this home before final inspection. Otherwise, a new EPL Display Card will be completed based on installed Code compliant features.

Builder Signature:_____ Date:_____

Address of New Home:_____ City/FL Zip: _____

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EXHIBIT "D"

[OPTIONAL PROVISION TO BE ADDED TO FLORIDA ADDENDUM (NON-CONDOMINIUM), IF APPLICABLE.]

This section ___X___ DOES apply. This section _____ DOES NOT apply.

Special Districts. Notice and Disclosure of Community Development District and Obligation for Payment of Assessments.

1. Notice and Disclosure. A Community Development District is established for implementing and maintaining certain benefits and infrastructure improvements in Windsor Cay 40'. Windsor Cay 40' is located within the boundaries of such a Community Development District. Bonds have been or will be issued by the See Community District (the "District") for improvements to be constructed in Windsor Cay 40' including without limitation, certain roads and rights-of-ways; central irrigation quality (IQ) water lines; the sanitary sewer system; potable water system; the surface water drainage and management system; wetlands and conservation or preservation areas, and other improvements permitted, including but not limited to, under Chapter 190 or Chapter 298, Florida Statutes, as may be amended from time to time.

2. Obligation to Pay Non-Ad Valorem Assessments. This Notice and Disclosure is to inform those individuals or entities owning or purchasing real property within Windsor Cay 40', as amended from time to time, that the Property will be subject to, and the owners of same will be obligated to pay, the non-ad valorem assessments that may be levied and assessed by the District against property owners. Seller estimates that, as of the date of the Agreement, the annual non-ad valorem assessment due by each owner to the District should be approximately $ 1600-1800/pdh per annum, and will be due and payable for a period of 30 (___) years. Annual operating and maintenance assessments for the District shall continue beyond this _____ year period. Buyer acknowledges that upon purchasing the Property, Buyer shall be responsible for payment of any such non-ad valorem assessments as shall be levied by the District, and that such assessments are subject to change depending upon the District's budget and projected costs for maintenance or improvements in Lake.

A copy of this Notice and Disclosure will be executed by the parties hereto at Closing. The District's non- ad valorem assessments will be assessed for the purpose of paying such maintenance and debt obligations as will be incurred by the District for the construction and maintenance of public improvements within its jurisdiction. The District's non-ad valorem assessment will appear as a separate and distinct line item on the LakeCounty Tax Collector's annual real estate tax bill and will be required to be paid directly to the LakeCounty Tax Collector. In the event that the District's non-ad valorem assessment is not paid by the owner, the owner's Property may be subject to the same collection provisions of the Florida Statutes as apply to ad valorem taxes.

[IF APPLICABLE]Seller does not control the District and the figures provided herein are based upon estimates provided by the District.

Assinado por:
Uglesio Luciano Moyses Silva De Souza 8/1/2025
31AD751684404C3...
Buyer Signature Date

_____ _____
Buyer Signature Date

_____ _____
Buyer Signature Date

Docusign Envelope ID: 5DCDFBA2-659E-4B6F-A7C0-55C6EA58B0A9

Buyer: Yglesio Luciano Moyses Silva De Souza
Address: 15874 Cape Coral Loop
Lot::27901
Windsor Cay Resort

HPA No. PHD0195368

CASH INCENTIVE ADDENDUM

This Addendum amends and supplements that Home Purchase Agreement dated 8/1/2025 (the **"Agreement"**) between Buyer and Seller for the Property referenced above. Each capitalized term used but not defined in this Addendum has the meaning given to that term in the Agreement. If there is a conflict between the terms of this Addendum and the Agreement, this Addendum will prevail.

HOW TO GET THE "CASH INCENTIVE": To take advantage of Seller's Cash Incentive program, Buyer must do each of the following:

- Finalize all color selections and options 30 Days after the date Buyer signs the Agreement and do not make any changes, additions or deletions thereafter.
- Close the purchase of the Home by paying all cash without financing any portion of the Total Purchase Price with any lender.
- Close the purchase of the Home on the Closing Date set by Seller as provided in Section 8.2 of the Agreement.

WHAT THE CASH INCENTIVE PROVIDES: If Buyer satisfies all of the above requirements, then, at Closing, Buyer will be eligible to receive a total cash incentive equal to $_____, which Buyer may use to (i) pay for Closing Costs as defined in Section 8.6 of the Agreement, (ii) pay the cost of options or upgrades to the Home selected by Buyer, and/or (iii) reduce the Total Purchase Price.

The "Other Sales Program Amount" set forth in the JIO or Change Order includes the portion of the above cash incentive allocated to pay Closing Costs. The amount of the "Sales Program" set forth in the JIO or Change Order includes the portion of the above cash incentive allocated to pay options or upgrades to the Home or to reduce the Total Purchase Price.

DOES BUYER WISH TO PARTICIPATE IN SELLER'S CASH INCENTIVE PROGRAM?

[x] Yes, Buyer elects to participate in Seller's Cash Incentive program and agrees to satisfy the requirements listed above as a condition to receiving the cash incentive described above.

Buyer elects to allocate $ 120000 of the cash incentive toward Closing Costs and $ _____ of the cash incentive toward the cost of options or upgrades to the Home.

[ ] No, Buyer does not wish to participate in Seller's Cash Incentive program. Buyer understands the only result of this choice is Buyer will not be eligible to receive the cash incentive described above.

Dated: 8/1/2025

BUYER:

Docusigned by:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Yglesio Luciano Moyses Silva De Souza	8/1/2025 Date		Date
	Date		Date
	Date		Date

Docusign Envelope ID: 5DCDFBA2-659E-4B6F-A7C0-55C6EA58B0A9

Buyer: Yglesio Luciano Moyses Silva De Souza
Address: 15874 Cape Coral Loop
Lot: 27901
Windsor Cay Resort

HPA No. PHD0195368

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

Homeowners' Insurance

Seller/Owner: Pulte Home Company, LLC

Buyer: <<Customers>>

The purpose of this Disclosure Statement is to provide Buyer notice that Pulte Home Company, LLC (**"Seller"**) has a business relationship with Pulte Insurance Agency, Inc. (the **"Agency"**). Seller and Agency are both wholly owned affiliates of PulteGroup, Inc. Because of this relationship, this referral may provide Seller a financial or other benefit.

The Agency is an insurance agent which provides, among other products, homeowner's and flood insurance. Buyer may receive an insurance quote on the Property from the Agency. Set forth below is an estimated charge or range of charges for the settlement services listed. Buyer is NOT required to use Agency as a condition for the purchase of the Property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. BUYER IS FREE TO SHOP AROUND TO DETERMINE THAT BUYER IS RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Settlement Service	Estimated Range of Charges - Annual Premium
Homeowner's Insurance	.2% - 2.5% of Home Price
Flood Insurance	.1% - 1.0% of Home Price

ACKNOWLEDGEMENT: Buyer has read this Disclosure Statement and understands that Seller is referring Buyer to purchase the above-described settlement services from Agency and that Seller may receive a financial or other benefit as a result of this referral.

Dated: 8/1/2025

BUYER:

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Yglesio Luciano Moyses Silva De Souza	8/1/2025 Date		Date
	Date		Date
	Date		Date

Docusign Envelope ID: 5DCDFBA2-659E-4B6F-A7C0-55C6EA58B0A9

Buyer: Yglesio Luciano Moyses Silva De Souza
Address: 15874 Cape Coral Loop
Lot: 27901
Windsor Cay Resort

HPA No. PHD0195368

ACKNOWLEDGMENT OF NO SOLICITATION

The undersigned Buyer (whether one or more) acknowledges Pulte Home Company, LLC (**"Seller"**) has advised Buyer that homes in Windsor Cay Resort may not be currently approved for sale to residents of some states who visit the community in response to advertisements or other communications delivered within their particular home state, depending on that state's laws. Buyer acknowledges and confirms Buyer did not contact Seller about this community or visit this community in response to a solicitation (i.e., contact by telephone, mail, email or otherwise) sent or made to Buyer in Buyer's home state by Seller or any of its employees, brokers or agents.

Seller has provided general information to Buyer regarding this community in reliance upon the statements contained above.

Dated: <<Current Date>>

BUYER:

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Yglesio Luciano Moyses Silva De Souza	8/1/2025 Date		Date
	Date		Date
	Date		Date

Docusign Envelope ID: 5DCDFBA2-659E-4B6F-A7C0-55C6EA58B0A9

Buyer: Yglesio Luciano Moyses Silva De Souza
Address: 15874 Cape Coral Loop
Lot:27901

HPA No. PHD0195368

8/1/20258/1/20258/1/20258/1/20258/1/2025

DEPOSIT IN INSTALLMENTS ADDENDUM

This Addendum amends and supplements that Home Purchase Agreement dated 8/1/2025 (the **"Agreement"**) between Buyer and Seller for the Property referenced above. Each capitalized term used but not defined in this Addendum has the meaning given to that term in the Agreement. If there is a conflict between the terms of this Addendum and the Agreement, this Addendum will prevail.

As an accommodation to Buyer, Seller agrees to allow Buyer to pay the Deposits in installments as indicated by the payment schedule below. Buyer understands and agrees that Seller shall have no obligation under the Agreement and no obligation to commence construction of the Home until the total amount of the Deposits has been received by Seller. Buyer's failure to timely pay each installment may result in a delay in the commencement of construction of the Home and will constitute a default by Buyer under the Agreement.

Deposit Installment Payments			
Payment No.	Payment Amount	Due Date	Date Rec'd/Amount Rec'd
1	$ 8000	8/1/25	
2	$ 12000	8/1/25	
3	$ 105,000	8/4/25	
4	$		
5	$		
Total Deposits	$ 125,000		

Except as modified by this Addendum, all remaining provisions of the Agreement remain unchanged and in full force and effect.

BUYER:

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

8/1/2025

Yglesio Luciano Moyses Silva De Souza — Date

Date

Date

Date

Date

Date

Date

SELLER: Pulte Home Company, LLC

DocuSigned by:
Gabriela Lugo
C851EDBA36AC421...

By: _____
Its: Authorized Agent

Date: _____

Docusign Envelope ID: 5DCDFBA2-659E-4B6F-A7C0-55C6EA58B0A9

Buyer: Yglesio Luciano Moyses Silva De Souza
Address: 15874 Cape Coral Loop
Lot: 27901
Windsor Cay Resort

HPA No. PHD0195368

BUILDING INSPECTION ADDENDUM

This Addendum amends and supplements that Home Purchase Agreement dated 8/1/2025 (the **"Agreement"**) between Buyer and Seller for the Property referenced above. Each capitalized term used but not defined in this Addendum has the meaning given to that term in the Agreement. If there is a conflict between the terms of this Addendum and the Agreement, this Addendum will prevail.

Buyer may, at Buyer's expense, hire an independent building inspector (**"Inspector"**) to examine the Property immediately prior to the Pre-Closing Orientation. Seller agrees to permit Inspector to enter the Property prior to Closing provided that:

1. Any inspection must take place under the supervision of Seller's Field Manager or the Manager's designee.
2. The Inspector must complete any desired inspections on the date scheduled so as not to delay Seller's construction schedule or the Closing Date. Seller is not obligated to permit inspections before or after the time set.
3. The Inspector must be licensed to conduct residential property inspections in Lake, FL.
4. The Inspector must provide to Seller a copy of the Inspector's business license and a certificate of insurance demonstrating that the Inspector has a current general liability policy in a sum not less than $250,000.00 at least three (3) days prior to any scheduled inspection. Any Punch List Items will not be matters to which the Inspector may take exception or identify as problems.
5. Buyer must provide Seller a copy of the Inspector's report upon Buyer's receipt.

If Buyer believes any items identified in the Inspector's report are items which must be completed by Seller, Buyer shall notify Seller of each such item in writing prior to the Pre-Closing Orientation. Seller agrees to repair all items which should be corrected in order to complete the Home in accordance with Agreement or which Seller would be required to correct under the Home Protection Plan.

Dated: 8/1/2025

BUYER:

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Yglesio Luciano Moyses Silva De Souza	8/1/2025 Date		Date
	Date		Date
	Date		Date

Docusign Envelope ID: 5DCDFBA2-659E-4B6F-A7C0-55C6EA58B0A9

Home Purchase Agreement
HPA No. PHD0195368
HPA Date: 8/1/2025
Buyer: Yglesio Luciano Moyses Silva De Souza
Address: 15874 Cape Coral Loop
Lot: 27901

THIS IS AN INTERNAL COMPANY DOCUMENT. IT IS NOT AN ADDENDUM TO THE HOME PURCHASE AGREEMENT.

HPA CERTIFICATION

This certification pertains to the Home Purchase Agreement referenced above (the **"Agreement"**). Each capitalized term used but not defined in this certification has the meaning given to that term in the Agreement.

I am a sales professional for Seller and have prepared the Agreement. In connection with submitting the Agreement for Seller's approval and execution, I certify as follows:

1. While working with the Buyer, selling the Property, and preparing the Agreement, I followed all company policies and procedures (national and local) and believe I complied with all applicable laws.

2. In particular, I believe I (and, to my knowledge, any other company employee involved with this sale) complied with all Fair Housing laws. I understand The Fair Housing Act prohibits treating people differently or making a distinction between people (for or against) on the basis of their protected class (e.g., race, color, religion, gender, disability, family status or national origin) in connection with the sale, rental, advertising or financing of housing. I understand the company is an equal opportunity housing provider and any discriminatory housing or lending practice is strictly prohibited.

3. The Agreement contains the entire agreement with the Buyer regarding the Property. There are no additional agreements (oral or in writing) with the Buyer regarding the Property. I have not made (nor, to my knowledge has any other company employee made) any promise, representation or warranty to the Buyer that is not contained within the Agreement.

Dated: 8/1/2025

Signed by:
Craig Russo
27277EE7EF624AF...

Craig Russo
Sales Professional

Docusign Envelope ID: 5DCDFBA2-659E-4B6F-A7C0-55C6EA58B0A9

Buyer: Yglesio Luciano Moyses Silva De Souza
Address: 15874 Cape Coral Loop
Lot27901
Windsor Cay Resort

HPA No. PHD0195368

RADON TESTING

This Addendum amends and supplements that Home Purchase Agreement dated 8/1/2025 (the **"Agreement"**) between Buyer and Seller for the Property referenced above. Each capitalized term used but not defined in this Addendum has the meaning given to that term in the Agreement. If there is a conflict between the terms of this Addendum and the Agreement, this Addendum will prevail.

If Buyer desires to conduct radon testing in the Home before Closing, Seller agrees to permit Buyer's testing agent access to the Home for testing purposes. Buyer must request the appointment with Seller for testing at least 5 business days prior to the desired testing date. Buyer's designated testing agent must perform the test within 10 business days after Buyer signs this Agreement, or if the Home is not yet constructed, within 5 days after Seller has advised Buyer that construction of the Home is complete. Seller's designated representative shall accompany Buyer's testing agent and shall monitor the test. The test shall be conducted at Buyer's sole expense. Buyer shall have 5 calendar days after the test is conducted to review the results and deliver written notice of unsatisfactory results to Seller. Failure to conduct the radon test or deliver written notice of unsatisfactory results within the time allowed shall be deemed an automatic waiver of any unsatisfactory results and the closing credit referenced below will not be paid to Buyer.

The results of the radon testing will be deemed satisfactory if the radon level is below 4 pCi/l. If the test result is unsatisfactory, Buyer shall submit a copy of the test results to Seller along with written notice of unsatisfactory results. Upon receipt of the notice and test results, Seller shall issue a closing credit to Buyer in the amount of $500.00 to offset Buyer's radon mitigation expenses. Buyer may not use the results of testing to delay Closing or to terminate the Agreement. **BUYER MAY NOT ENTER THE PROPERTY TO PERFORM ANY RADON MITIGATION UNTIL AFTER CLOSING.**

Buyer acknowledges that Seller is not an expert in radon and, therefore, Seller will not: (1) provide Buyer any advice regarding safe levels of radon, (2) conduct radon testing or mitigation, (3) recommend radon testing methods or mitigation techniques, (4) recommend companies to perform radon testing or mitigation or (5) estimate the cost of testing or mitigation.

Buyer hereby releases and holds Seller harmless and agrees to indemnify Seller against any and all claims relating to the existence of radon in the Home.

SELLER MAKES NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, ABOUT ANY ENVIRONMENTAL CONDITIONS, AND EXPRESSLY DISCLAIMS ANY LIABILITY FOR ANY TYPE OF DAMAGES THAT SUCH CONDITIONS MIGHT CAUSE TO THE HOME OR ITS OCCUPANTS.

Dated: <<Current Date>>

BUYER:

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Yglesio Luciano Moyses Silva De Souza	8/1/2025 Date		Date
	Date		Date
	Date		Date

NT_RadonTesting_4.0_120414

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Buyer: Yglesio Luciano Moyses Silva De Souza
Address: 15874 Cape Coral Loop
Lot:27901
Windsor Cay Resort

HPA No. PHD0195368

AUTHORIZATION TO RECEIVE HOMEOWNERS' INSURANCE QUOTE

Applicant(s): Yglesio Luciano Moyses Silva De Souza Brasil NA, NA NA Primary phone: (000) 000-0000 Secondary phone: Email: <<Email>>	Seller: Pulte Home Company, LLC 4901 Vineland Road, Suite 500, Orlando, FL 32811 HPA Date: 8/1/2025 HPA No.: PHD0195368 Sales Consultant: Craig Russo
Property: Address: 15874 Cape Coral Loop, Clermont, FL 34714 Community: Windsor Cay Resort	Home information: Property type: Secondary Plan: Lakeshore Square Footage: 2607 Total Price: $739,650.00 Est. Closing Date: 8/29/2025

Homeowners' insurance is one of the items that every new homeowner needs to consider as part of the home buying process. In many instances, homeowners' insurance is required in order to obtain a mortgage. In other instances, it is just the prudent thing to do to protect your largest investment.

Pulte Insurance Agency, Inc. ("Pulte Insurance") is an affiliate of Seller and is available to offer our homebuyers the opportunity to receive a free, no obligation homeowners' insurance quote. You may contact Pulte Insurance as follows:

Pulte Insurance Agency, Inc.
Phone: 888-214-9899
PulteInsuranceAgency@InsuranceMail.com

Please select one of the options below.

[X] Yes, I would like to have a Pulte Insurance representative contact me at the home and/or mobile telephone numbers listed above or by mail or email, and provide me with a free no obligation homeowner's insurance quote. I agree to allow Seller to send my information to Pulte Insurance in order that it may provide a quote. I may change my mind at any time and withdraw my consent for Seller to share my information with Pulte Insurance by providing notice to Pulte Mortgage, LLC at the following address which will be effective 5 business days after receipt:

MAIL: Pulte Opt Out, P.O. Box 5278, Denver, CO 80217-5278; or
EMAIL: privacy@pulte.com

Please include "Pulte Opt Out" in the subject line of your email. Please include the "HPA No." (which appears in the upper right hand corner of this page), as well as your name and contact information in your mail or email notice.

[ ] No, thank you. I do not wish to share my information to receive a free no obligation homeowners' insurance quote from Pulte Insurance.

Dated: 8/1/2025

BUYER:

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Yglesio Luciano Moyses Silva De Souza	8/1/2025 Date		Date
	Date		Date
	Date		Date

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Buyer: Yglesio Luciano Moyses Silva De Souza
Address: 15874 Cape Coral Loop
Lot: 27901
Windsor Cay Resort

HPA No. PHD0195368

HOME ENERGY RATINGS ADDENDUM

This Addendum amends and supplements that Home Purchase Agreement dated 8/1/2025 (the **"Agreement"**) between Buyer and Seller for the Property referenced above. Each capitalized term used but not defined in this Addendum has the meaning given to that term in the Agreement. If there is a conflict between the terms of this Addendum and the Agreement, this Addendum will prevail.

Seller utilizes The Home Energy Rating System (HERS)® Index Score to rate the as-designed floor plans of homes in many of its communities. According to Resnet, the lower the number, the more energy efficient the home. The HERS rating system was developed by the Residential Energy Services Network (**"RESNET"**). Using RESNET-approved computer software, an independent energy rater calculates a HERS Index Score of the Seller's floor plans. In some cases, the energy rater may also calculate the estimated energy costs. Seller does not warrant or guarantee a specific HERS Index Score, nor does Seller guarantee that specific energy costs or savings may be achieved.

Buyer understands:

(i) a HERS Index Score of Seller's floor plans are estimated at a specific point of time using a limited set of specific inputs, factors and assumptions, and Seller does not warrant or guarantee that the HERS Index Score will remain the same if tested, evaluated, measured or compared at any time after the original estimation, and Seller cautions Buyer that subsequent energy audits, if any, will demonstrate that energy ratings will vary over time;

(ii) the HERS Index Score assumes average residential use;

(iii) the estimated energy costs are not precise and Seller does not warrant or guarantee that any specific estimated energy or utility costs, savings, reductions, or percentage comparisons, or any other similar measurements, values or comparisons will be achieved or maintained by Buyer for the Home or for any appliances, features or fixtures within or outside the Home;

(iv) even if the Home is built as designed, Buyer's actual energy and other utility costs will vary over time, and may vary substantially and will depend on a number of factors, including but not limited to personal utility usage preferences, the rates, fees and charges of local energy or other utility providers, energy conservation practices, daily activities, home maintenance practices, household size, use of appliances, lighting and internal climate control systems, the surrounding climate and weather conditions, and many other variable factors;

(v) energy conservation practices are a key component in saving energy costs and that home furnishings and accessories, including window coverings (or lack thereof) will affect the costs to heat and/or cool the Home; and

(vi) energy costs may increase as the heating, ventilation and air conditioning equipment in the Home ages and that energy costs will increase if the heating and cooling equipment in the Home is not well maintained.

Seller reserves the right to modify or vary features as requested or approved by a governmental entity. Information regarding the energy efficiency ratings, if any, should not be used as the sole source of information when making purchasing decisions, investment decisions or tax decisions, or when executing other binding agreements.

For more information about RESNET or HERS ratings, see: http://www.resnet.us/home-energy-ratings.



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Buyer: Yglesio Luciano Moyses Silva De Souza
Address: 15874 Cape Coral Loop
Lot:27901
Windsor Cay Resort

HPA No. PHD0195368

SUMMARY OF IMPORTANT DATES

This is a summary of certain important dates and obligations contained in the Home Purchase Agreement dated 8/1/2025 (the **"Agreement"**) between Buyer and Seller for the Property referenced above. Each capitalized term used but not defined in this summary has the meaning given to that term in the Agreement. If there is a conflict between the terms of this summary and the Agreement, the Agreement will prevail.

Buyer acknowledges that some of the key obligations and deadlines of Buyer contained in the Agreement are summarized below and agrees to comply with each obligation by taking the required action by the applicable due date.

Obligation/Action Required	Due Date	Calendar Date[1]
Initial Earnest Money - Buyer to deliver initial earnest money deposit (Section 3.2).	On the date Buyer signs Agreement	8/1/25
Loan Application - Buyer to submit Loan Application to Buyer's lender (Financing Addendum).	Within 3 days after Buyer signs Agreement	
Loan Approval - Buyer to deliver "Notice of Loan Approval" to Seller (Financing Addendum).	Within 30 Days days after Buyer signs Agreement	
Evidence of Cash Availability [*Cash buyer only*] - Buyer to provide Seller with evidence Buyer will have cash required to Close the purchase of the Property (Financing Addendum).	Within 5 business days after Seller's request	8/6/25
Option Selections (Section 5.1) • For a home to be constructed, Buyer to make final selections of all color choices and non-structural options and upgrades.	Within 30 Days after Buyer signs Agreement	
• If Buyer is purchasing a partially completed home, Buyer to make option selections (to the extent option selections are available).	Within 7 days after Buyer signs Agreement	
• If Buyer is purchasing a completed home, no option selections will be available.	N/A	
Option Deposits – Buyer to deliver additional Deposits for options/upgrades selected by Buyer (Section 5.1)	At time of option selection	N/A
Home Completion/Closing – Buyer must close the purchase of the Property on the Closing Date scheduled by Seller following substantial completion of the Home or as otherwise provided in the Agreement (Sections 8.2, 8.3 & 8.8).* * Seller encourages Buyer to contact its Sales Consultant for periodic updates on the status of construction. Notwithstanding Seller's estimate of substantial completion or any updates provided, Buyer understands actual completion and Closing may be prior to or after those estimated dates due to uncertainties in timing inherent in construction and factors outside Seller's control, such as weather, labor scheduling, supply delays, and municipal inspection schedules. Please see Section 8.3 of the Agreement.	Seller estimates the Home will be substantially completed and the Closing will occur during the following time period: August 2025	

[1] The column above titled "Calendar Date" is provided as a courtesy for Buyer to use to fill in and track the calendar dates of the due dates for Buyer's obligations set forth above. Accordingly, that column may be blank prior to and following the parties' execution of the Agreement and this summary. If any calendar date or other information inserted in that column conflicts with the due date for an obligation specified in the Agreement, the due date in the Agreement shall control.

Dated: 8/1/2025

BUYER:

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Yglesio Luciano Moyses Silva De Souza	8/1/2025 Date		Date
	Date		Date
	Date		Date

Docusign Envelope ID: 5DCDFBA2-659E-4B6F-A7C0-55C6EA58B0A9

Buyer: Yglesio Luciano Moyses Silva De Souza
Address: 15874 Cape Coral Loop
Lot: 27901
Windsor Cay Resort

HPA No. PHD0195368

FLORIDA POOL SAFETY ADDENDUM

This Addendum amends and supplements that Home Purchase Agreement dated 8/1/2025 (the **"Agreement"**) between Buyer and Seller for the Property referenced above. Each capitalized term used but not defined in this Addendum has the meaning given to that term in the Agreement. If there is a conflict between the terms of this Addendum and the Agreement, this Addendum will prevail.

Buyer may have purchased a swimming pool, spa or hot tub as part of the Agreement or Buyer may choose to build a pool, spa or hot tub after Closing. In either case, Buyer should be aware of the following:

1. **Background**. If the Agreement includes a pool, spa or hot tub, Florida law requires it to be equipped with at least one of the four specified required safety features set forth in Sec. 2 below and in Sec. 515.27, F.S. In addition, if Buyer elects to install a pool, spa or hot tub in the future, Buyer will be required as the owner to comply with the requirements summarized in this Addendum and as more particularly set forth in Chapter 515, Fla. Stat., a copy of which is attached to this Addendum as **Exhibit "A"**.

2. **Disclosure**. The four specified safety features are:

   (a) The pool must be isolated from access to a home by an enclosure that meets the pool barrier requirements of Sec. 515.29, F.S.;

   (b) The pool must be equipped with an approved safety pool cover;

   (c) All doors and windows providing direct access from the home to the pool must be equipped with an exit alarm that has a minimum sound pressure rating of 85 dB A at 10 feet; or

   (d) All doors providing direct access from the home to the pool must be equipped with a self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor.

Note: Sec. 515.27(2), F.S. states, "A person who fails to equip a new residential swimming pool with at least one pool safety feature as required in subsection (1) commits a misdemeanor of the second degree, punishable as provided in s. 775.082 or s. 775.083 …" Under Chapter 515, Florida Statutes, a nonportable spa or hot tub is considered a "pool" and is subject to the same requirements.

3. **Noninterference**. Buyer agrees not to disable, tamper with, or otherwise take any action to interfere with the operation of any device or structure provided in order to comply with Ch. 515.

4. **Safety Features or "Pool Ready"**. If the Agreement does not expressly state that a pool will be included as part of the Home, the Home will not be "Pool Ready" as provided in Ch. 515. Buyer acknowledges that Seller does not routinely design or construct Homes in a manner that complies with Sec. 515.27(1), Fla. Stat., if a pool is not included in the Agreement.

5. **Agreement to Comply With Statute**. If Buyer does not buy a pool as part of the Agreement, but elects to install a pool, spa or hot tub in the future through his or her own work, or under a contract with a pool contractor ("Contractor") other than Seller, Buyer agrees:

(a) Buyer and its Contractor(s) shall design and construct the pool in compliance with Chapter 515, F.S., and any rules, amendments, or other applicable law imposing safety requirements on pools (collectively "Pool Requirements"), and if necessary shall make additions or modifications to the Home as necessary to comply with the Pool Requirements;

(b) Buyer agrees, for itself, its family members (and to the fullest extent permitted by law, its guests, invitees, and others who may use Owner's pool) ("Users"), that none of them shall have any claim against Seller, and covenant not to sue Seller, and covenants that no User shall sue Seller, for any failure to comply with any Pool Requirements; and that Owner assumes full responsibility for compliance with all the Pool Requirements;

(c) Buyer recognizes and stipulates that Seller did not know, or have reason to know, of Buyer's decision to construct a pool through persons other than Seller, and accordingly, Buyer did not direct or require Seller to install any feature required by Sec. 515.27(1), unless expressly provided in the Agreement; and

(d) Buyer will not rely on Sec. 515.27(1), F.S. as means of compliance with Ch. 515, unless Buyer's Contractor or a licensed design professional expressly certifies in writing to Buyer that the Home complies with one of the four safety features referenced in Sec. 515.27(1), F.S., and Buyer agrees, for itself and Users, that none of them shall have any claim against Seller, and covenants that none of them shall sue Seller for any failure to comply with Sec. 515.27(1) F.S., unless expressly provided in the Agreement.

6. **Pool Safety Booklet**. A copy of the APSP Pool Safety Booklet may be requested APSP at:

APSP
2111 Eisenhower Ave.
Alexandria, VA 22314
703-838-0083
www.TheAPSP.org

7. **Chapter 64E-21, F.A.C**. Attached as **Exhibit "B"** to this Addendum is a copy of Chapter 64E-21, F.A.C. promulgated by the Florida Department of Health relating to Drowning Prevention Education/Public Information Publication.

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EXHIBIT "A"

CHAPTER 515 FLORIDA STATUTES

RESIDENTIAL SWIMMING POOL SAFETY ACT

515.21 Short title.—This chapter may be cited as the "Preston de Ibern/McKenzie Merriam Residential Swimming Pool Safety Act." History.—s. 1, ch. 2000-143.

515.23 Legislative findings and intent.—The Legislature finds that drowning is the leading cause of death of young children in this state and is also a significant cause of death for medically frail elderly persons in this state, that constant adult supervision is the key to accomplishing the objective of reducing the number of submersion incidents, and that when lapses in supervision occur a pool safety feature designed to deny, delay, or detect unsupervised entry to the swimming pool, spa, or hot tub will reduce drowning and near-drowning incidents. In addition to the incalculable human cost of these submersion incidents, the health care costs, loss of lifetime productivity, and legal and administrative expenses associated with drownings of young children and medically frail elderly persons in this state each year and the lifetime costs for the care and treatment of young children who have suffered brain disability due to near-drowning incidents each year are enormous. Therefore, it is the intent of the Legislature that all new residential swimming pools, spas, and hot tubs be equipped with at least one pool safety feature as specified in this chapter. It is also the intent of the Legislature that the Department of Health be responsible for producing its own or adopting a nationally recognized publication that provides the public with information on drowning prevention and the responsibilities of pool ownership and also for developing its own or adopting a nationally recognized drowning prevention education program for the public and for persons violating the pool safety requirements of this chapter. History.—s. 1, ch. 2000-143.

515.25 Definitions.—As used in this chapter, the term:
(1) "Approved safety pool cover" means a manually or power-operated safety pool cover that meets all of the performance standards of the American Society for Testing and Materials (ASTM) in compliance with standard F1346-91.
(2) "Barrier" means a fence, dwelling wall, or nondwelling wall, or any combination thereof, which completely surrounds the swimming pool and obstructs access to the swimming pool, especially access from the residence or from the yard outside the barrier.
(3) "Department" means the Department of Health.
(4) "Exit alarm" means a device that makes audible, continuous alarm sounds when any door or window which permits access from the residence to any pool area that is without an intervening enclosure is opened or left ajar.
(5) "Indoor swimming pool" means a swimming pool that is totally contained within a building and surrounded on all four sides by walls of or within the building.
(6) "Medically frail elderly person" means any person who is at least 65 years of age and has a medical problem that affects balance, vision, or judgment, including, but not limited to, a heart condition, diabetes, or Alzheimer's disease or any related disorder.
(7) "Outdoor swimming pool" means any swimming pool that is not an indoor swimming pool.
(8) "Portable spa" means a nonpermanent structure intended for recreational bathing, in which all controls and water-heating and water-circulating equipment are an integral part of the product and which is cord-connected and not permanently electrically wired.
(9) "Public swimming pool" means a swimming pool, as defined in s. 514.011(2), which is operated, with or without charge, for the use of the general public; however, the term does not include a swimming pool located on the grounds of a private residence.
(10) "Residential" means situated on the premises of a detached one-family or two-family dwelling or a one-family townhouse not more than three stories high.
(11) "Swimming pool" means any structure, located in a residential area, that is intended for swimming or recreational bathing and contains water over 24 inches deep, including, but not limited to, in-ground, aboveground, and on-ground swimming pools; hot tubs; and nonportable spas.
(12) "Young child" means any person under the age of 6 years. History.—s. 1, ch. 2000-143.

515.27 Residential swimming pool safety feature options; penalties.—
(1) In order to pass final inspection and receive a certificate of completion, a residential swimming pool must meet at least one of the following requirements relating to pool safety features:
(a) The pool must be isolated from access to a home by an enclosure that meets the pool barrier requirements of s. 515.29;
(b) The pool must be equipped with an approved safety pool cover;
(c) All doors and windows providing direct access from the home to the pool must be equipped with an exit alarm that has a minimum sound pressure rating of 85 dB A at 10 feet; or
(d) All doors providing direct access from the home to the pool must be equipped with a self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor.
(2) A person who fails to equip a new residential swimming pool with at least one pool safety feature as required in subsection (1) commits a misdemeanor of the second degree, punishable as provided in s. 775.082 or s. 775.083, except that no penalty shall be imposed if the person, within 45 days after arrest or issuance of a summons or a notice to appear, has equipped the pool with at least one safety feature as required in subsection (1) and has attended a drowning prevention education program established by s. 515.31. However, the requirement of attending a drowning prevention education program is waived if such program is not offered within 45 days after issuance of the citation. History.—s. 1, ch. 2000-143.

515.29 Residential swimming pool barrier requirements.—
(1) A residential swimming pool barrier must have all of the following characteristics:
(a) The barrier must be at least 4 feet high on the outside.
(b) The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.

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(c) The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section.
(d) The barrier must be placed sufficiently away from the water's edge to prevent a young child or medically frail elderly person who may have managed to penetrate the barrier from immediately falling into the water.
(2) The structure of an aboveground swimming pool may be used as its barrier or the barrier for such a pool may be mounted on top of its structure; however, such structure or separately mounted barrier must meet all barrier requirements of this section. In addition, any ladder or steps that are the means of access to an aboveground pool must be capable of being secured, locked, or removed to prevent access or must be surrounded by a barrier that meets the requirements of this section.
(3) Gates that provide access to swimming pools must open outward away from the pool and be self-closing and equipped with a self-latching locking device, the release mechanism of which must be located on the pool side of the gate and so placed that it cannot be reached by a young child over the top or through any opening or gap.
(4) A wall of a dwelling may serve as part of the barrier if it does not contain any door or window that opens to provide access to the swimming pool.
(5) A barrier may not be located in a way that allows any permanent structure, equipment, or similar object to be used for climbing the barrier. History.—s. 1, ch. 2000-143.

515.31 Drowning prevention education program; public information publication.—
(1) The department shall develop a drowning prevention education program, which shall be made available to the public at the state and local levels and which shall be required as set forth in s. 515.27(2) for persons in violation of the pool safety requirements of this chapter. The department may charge a fee, not to exceed $100, for attendance at such a program. The drowning prevention education program shall be funded using fee proceeds, state funds appropriated for such purpose, and grants. The department, in lieu of developing its own program, may adopt a nationally recognized drowning prevention education program to be approved for use in local safety education programs, as provided in rule of the department.
(2) The department shall also produce, for distribution to the public at no charge, a publication that provides information on drowning prevention and the responsibilities of pool ownership. The department, in lieu of developing its own publication, may adopt a nationally recognized drowning prevention and responsibilities of pool ownership publication, as provided in rule of the department. History.—s. 1, ch. 2000-143.

515.33 Information required to be furnished to buyers.—A licensed pool contractor, on entering into an agreement with a buyer to build a residential swimming pool, or a licensed home builder or developer, on entering into an agreement with a buyer to build a house that includes a residential swimming pool, must give the buyer a document containing the requirements of this chapter and a copy of the publication produced by the department under s. 515.31 that provides information on drowning prevention and the responsibilities of pool ownership. History.—s. 1, ch. 2000-143.

515.35 Rulemaking authority.—The department shall adopt rules pursuant to the Administrative Procedure Act establishing the fees required to attend drowning prevention education programs and setting forth the information required under this chapter to be provided by licensed pool contractors and licensed home builders or developers. History.—s. 1, ch. 2000-143.

515.37 Exemptions.—This chapter does not apply to:
(1) Any system of sumps, irrigation canals, or irrigation flood control or drainage works constructed or operated for the purpose of storing, delivering, distributing, or conveying water.
(2) Stock ponds, storage tanks, livestock operations, livestock watering troughs, or other structures used in normal agricultural practices.
(3) Public swimming pools.
(4) Any political subdivision that has adopted or adopts a residential pool safety ordinance, provided the ordinance is equal to or more stringent than the provisions of this chapter.
(5) Any portable spa with a safety cover that complies with ASTM F1346-91 (Standard Performance Specification for Safety Covers and Labeling Requirements for All Covers for Swimming Pools, Spas and Hot Tubs).
(6) Small, temporary pools without motors, which are commonly referred to or known as "kiddie pools." History.—s. 1, ch. 2000-143.

EXHIBIT "B"

CHAPTER 64E – FLORIDA ADMINISTRATIVE CODE

64E-21.001 Drowning Prevention Education/Public Information Publication.

(1) The educational program required in Section 515.31, F.S., shall be the 1995 American Red Cross Community Water Safety Course which is incorporated by reference and available at a cost from the American Red Cross Chapter located within any Florida County.

(2) Information on drowning prevention and responsibilities of pool ownership is contained in the 1994 U.S. Consumer Product Safety Commission publication Number 362, Safety Barrier Guidelines for Home Pools which is incorporated by reference and available at no charge from the Consumer Product Safety Commission, Washington, D.C. 20207.

(3) In accordance with Section 515.33, F.S., the document containing the requirements of this chapter shall be Sections 515.21 through 515.37, F.S., 2000, which are incorporated by reference and available at a cost from the Law Book Services Office, Room 612, 111 West Madison Street, Tallahassee, Florida 32399-1400.

Specific Authority 515.31, 515.35 FS. Law Implemented 515.31, 515.33 FS. History–New 7-1-01.

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Buyer: Yglesio Luciano Moyses Silva De Souza
Address: 15874 Cape Coral Loop
Lot: 27901
Windsor Cay Resort

HPA No. PHD0195368

COMMISSION AGREEMENT AND CERTIFICATION

COMMISSION AGREEMENT. The real estate broker identified below (**"Broker"**), or Broker's real estate agent, if applicable, registered the undersigned buyer(s) (collectively, **"Buyer"**) as Broker's client with respect to the community known as Windsor Cay Resort. Buyer has now signed a Home Purchase Agreement dated 8/1/2025 (the **"Agreement"**) with Pulte Home Company, LLC (**"Seller"**) to purchase a home in Windsor Cay Resort (each capitalized term used but not defined herein shall have the meaning assigned to that term in the Agreement). If, and only if, Buyer fully consummates the Closing and funding of the Home purchase pursuant to the Agreement, then, at Closing, Seller agrees to pay Broker a real estate commission of 10% of the Base Plan Sales Price, for services rendered as Buyer's broker in this transaction.

REAL ESTATE BROKER INFORMATION

Broker Company Name:	Authentic Real Estate Team
Broker Company entity name shown on tax return (if different than above name)	
Broker Company Address:	610 Sycamore St. #315 Celebration, FL 34747
Broker Company State License ID:	8282-2456009
Broker Company Tax ID No.	CQ1061597

REAL ESTATE AGENT INFORMATION

Agent Name:	Cristiano Almeida
Agent Email Address:	chris@authenticorlando.com
Agent Primary Phone Number:	3214029442
Agent Secondary Phone Number:	
Agent's State License ID:	SL3601646

This information will be used to issue an IRS Form 1099 at the end of the tax year. Broker confirms the information set forth above is correct. Broker should call Craig Russo at Windsor Cay Resort to modify this information if it is incorrect or changes. No commission will be earned or paid if the Closing does not occur for any reason. Broker certifies Broker is a licensed real estate broker in the state where the Property is located or otherwise has the lawful right to receive a commission upon the sale of the Property within such state. Broker also certifies Broker's real estate agent, if applicable, is a licensed real estate agent in the state where the Property is located. If Broker's agent is executing this agreement and certification on behalf of Broker, Broker's agent warrants he or she has been duly authorized to do so. Broker's agent will look solely to Broker for any share of the commission to which Broker's agent may be entitled. This agreement contains the complete agreement between Seller and Broker pertaining to any commission payable with respect to the Agreement.

BUYER AND BROKER CERTIFICATION. In connection with Buyer's contemplated home purchase from Seller pursuant to the Agreement, Broker and Buyer each certify that no commission split, share or rebate; gift or gift card; giveaway; discount on commission to sell Buyer's existing home; "buy out" of Buyer's existing home; "buy out" of Buyer's remaining lease payments on a rental home or apartment; service (other than traditional buyer's broker services); or other thing of value has been or will be given by Broker (or any agent of Broker) to Buyer or any other party involved in this transaction at any time before or after the Closing except as follows: _____

Buyer and Broker understand the Agreement and this certification will be provided to Buyer's lender and appraiser for purposes of Buyer's financing arrangements.

W-9 CERTIFICATIONS BY BROKER - Under penalties of perjury, the undersigned representative of Broker certifies:

1. The payee's TIN (Broker Company Tax ID No.) is correct,
2. The payee (Broker) is not subject to backup withholding due to failure to report interest and dividend income,
3. The payee (Broker) is a U.S. person, and
4. The FATCA code entered above (if any) indicating that payee (Broker) is exempt from FATCA reporting is correct (this item 4 does not apply).

The Internal Revenue Service does not require your consent to any provision of this document other than the certifications required to avoid backup withholding.

Select Broker's federal tax classification: [ ] Individual/sole proprietor; [ ] C Corporation; [ ] S Corporation;

[ ] Partnership; [ ] Trust/estate; [x] Limited Liability Company

If Broker is a Limited Liability Company, select tax classification: [ ] C Corporation; [x] S Corporation;

[ ] Partnership (or if Broker is not a Limited Liability Company, select [ ] N/A)

[*signature page follows immediately on next page*]

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Dated: 8/1/2025

BROKER:
Authentic Real Estate Team

Signed by:
By: Cristiano Almeida
FDF44F65C8AE485...
Broker or its authorized agent

8/1/2025
Date

SELLER:
Pulte Home Company, LLC

DocuSigned by:
By: Gabriela Lugo
C851EDBA36AC421...
Its Authorized Agent

8/4/2025
Date

BUYER:

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...
Yglesio Luciano Moyses Silva De Souza

8/1/2025
Date

Date

Date

Date

Date

Date

Date

Docusign Envelope ID: 5DCDFBA2-659E-4B6F-A7C0-55C6EA58B0A9

Buyer: Yglesio Luciano Moyses Silva De Souza
Address: 15874 Cape Coral Loop
Lot:
Windsor Cay Resort

HPA No. PHD0195368

COMMUNITY DISCLOSURE ADDENDUM

This Addendum amends and supplements that Home Purchase Agreement dated 8/1/2025 (the **"Agreement"**) between Buyer and Seller for the Property referenced above. Each capitalized term used but not defined in this Addendum has the meaning given to that term in the Agreement. If there is a conflict between the terms of this Addendum and the Agreement, this Addendum will prevail.

1. Community Documents. All lots in Windsor Cay Resort (the "Community") are subject to 1. the Declaration of Covenants, Conditions and Restrictions for Windsor Cay Homeowners Association, and Articles of Incorporation and Bylaws of Windsor Cay Homeowners Association, Inc. (the "Association"). These instruments subject the lots to the jurisdiction of the Association and the assessments and restrictions as imposed therein. An Architectural Review Committee ("Committee") which functions as part of the Association has been established to provide a system of review for the construction or modification of all improvements within the property. No improvements, alterations or modifications to the property shall be commenced without prior written approval of the Committee. This includes but is not limited to any signs, exterior painting, fences, walls, pools, screened enclosures, landscaping, walkways, swing-sets, play equipment, satellite dishes, any other yard apparatus or building additions, modifications or alterations to structure or site including grading and excavation.

It is your responsibility to obtain Committee approval for any improvements, alterations, or modifications to your property. The procedure for approval will require you to contact the management company for the Association for the instructions to submitting required documents.

IT IS YOUR FURTHER RESPONSIBILITY TO READ THE ASSOCIATION DOCUMENTS CAREFULLY AND BE AWARE OF THE SPECIFIC RESTRICTIONS ON THE USES OF THE PROPERTY, ASSESSMENTS, MAINTENANCE OF EASEMENTS, AND ALL THAT PERTAINS TO YOUR PROPERTY AND THE COMMUNITY AS A WHOLE.

2. Short Term Rental Disclosure. YOU ARE HEREBY ADVISED THAT THE WINDSOR CAY RESORT COMMUNITY IS PERMITTED TO CONTAIN AND DOES CONTAIN HOMES THAT ARE MARKETED, SOLD, AND RESOLD TO INDIVIDUALS AND GROUPS THAT RENT SUCH HOMES ON A SHORT TERM BASIS. Buyer acknowledges that neither Pulte Home Corporation, nor its employees, sales staff, or any other party has induced Buyer to enter into this Agreement with any promise of economic benefits available from renting the Home after the purchase of the Property. Pulte Home Corporation prohibits any statements or representations about potential rental income or the investment value of any unit. Buyer understands that Homes cannot be occupied as a full time residence and acknowledges that the Buyer has no obligation to participate in or enter into any rental pool or agreement which may be available. Buyer acknowledges that Pulte Home Corporation has advised them, and they understand that Pulte HomeCorporation is not affiliated with any real estate brokers or management companies involved with short term rental programs in the Windsor Cay Resort Community. Outside real estate brokers are not agents of Pulte Home Corporation. Nothing contained in this Agreement and no act by Seller or any outside broker shall be construed to create or evidence a partnership, agency or joint venture relationship between the parties. The undersigned hereby acknowledges that they understand the potential impacts on the Windsor Cay Resort Community resulting from such short-term rentals.

BUYER ACKNOWLEDGES AND AGREES THAT PULTE HOME CORPORATION ASSUMES NO LIABILITY TO BUYER OR THEIR SUCCESSORS OR ASSIGNS IN CONNECTION WITH THE SHORT TERM RENTALS IN THE WINDSOR CAY RESORT COMMUNITY, AND BUYER HEREBY RELEASES AND DISCHARGES PULTE HOME CORPORATION FROM ANY AND ALL LIABILITY FROM SUCH SHORT TERM RENTALS.

BUYER'S ACKNOWLEDGEMENT

Buyer acknowledges, warrants, represents, and agrees that this Agreement is being entered into by Buyer without reliance on any representations concerning any potential for future profit, any rental income potential, tax advantages, depreciation, appreciation, or investment potential and without reliance upon any monetary financial advantages. Buyer acknowledges and agrees that no such representations have been made by Seller, or any of its employees, sales staff, or representatives.

Initials: YLMSDS

Buyer's Initials _____ Buyer's Initials _____

2. Short Term Rentals. Short term rentals subject to and in accordance with the Short Term Rental Declarations and Short Term Rental and Occupancy restrictions (maximum length of occupancy in any Home and multiple Homes collectively **limited to ninety (90) consecutive days and a maximum of ninety (90) days in any calendar year),** there shall be no leasing of Homes. Homes may be rented (**short term rentals only**), licensed or occupied (i) subject to the Short Term Rental and Occupancy Restrictions and (ii) only in their entirety and no fraction or portion may be rented. No bed and breakfast facility may be operated out of a Home. Individual rooms of a Home may not be rented or occupied on any basis. All short term rental or occupancy agreements of homes (collectively, "Rental Agreements") are subject to the provisions of the Windsor Cay Resort Community Declaration. All Rental Agreements shall be subject to the Short Term Rental and Occupancy Restrictions. There shall be **NO LEASING** of any homes allowed in the community.

Buyer: Yglesio Luciano Moyses Silva De Souza
Address: 15874 Cape Coral Loop HPA No. PHD0195368
Lot:
Windsor Cay Resort

3. Transient Residency NO PERSON SHALL RESIDE AS A PERMANENT RESIDENT IN ANY DWELLING UNIT WITHIN THE WINDSOR CAY RESORT COMMUNITY. The community can only be used for Transient Occupancy as a Short Term Rental. Short term rentals subject to and in accordance with the Short Term Rental Declarations and Short Term Rental and Occupancy restrictions (maximum length of occupancy in any Home and multiple Homes collectively **limited to ninety (90) consecutive days and a maximum of ninety (90) days in any calendar year),** there shall be no leasing of Homes. Homes may be rented (**short term rentals only**), licensed or occupied (i) subject to the Short Term Rental and Occupancy Restrictions and (ii) only in their entirety and no fraction or portion may be rented.

4. Association Assessments and Charges. Buyer shall pay Assessments payable to the Association, prorated for the month in which the Closing occurs (based on the then current assessments at the time of Closing). Assessments will be established, though at this time have not been set. Buyer understands that the estimated operating budget for Association is only an estimate of what it will cost to run Association. The Association may make changes in the budget at any time to cover increases or decreases in expenses or estimates in the budget. Without limiting the generality of this Section, those changes will not give Buyer any right to cancel the Agreement. Buyer acknowledges that among other charges provided for in the Community Documents, an Initial Contribution will be established, though at this time have not been set. Buyer acknowledges that upon closing of the Home, Buyer shall pay to the Association the Initial Contribution which shall not be credited against Assessments due from Buyer.

5. Regulation of Short Term Rentals and Rental Agents. Homes shall be rented for short term rentals without the prior written approval of the Association, the Owner of a Home is required to provide to the Association, prior to the commencement of any short term rentals, the name and contact information for the firm or individual representing the Owner as the Owner's rental agent with respect to their Home (each a "Rental Agent"). A requirement that ALL Owners engage with only Rental Agents who are on the list of APPROVED Rental Agents maintained by the Windsor Cay Resort Homeowners Association (each an "Approved Rental Agent") to rent and manage Homes in WINDSOR CAY. Requiring Owners to confirm, on a quarterly basis (or with such other frequency as determined by the Windsor Cay Resort Homeowners) and using forms and reporting procedures adopted and amended by the Board from time to time, the identity and contact information for their Rental Agents.

6. Community Development District. WINDSOR CAY is within the jurisdiction of the Windsor Cay Community Development District, **("CDD")** and subject to CDD Assessments. Portions of WINDSOR CAY that may be owned by the CDD, including, but not limited to, open space areas, drainage systems, the SWMS, utilities Conservation Easement Property and/or wetland conservation areas and recreational facilities.

7. CDD Assessments. The CDD Assessments, including the CDD Debt Service Assessments and CDD O&M Assessments, if any, will not be taxes but, under Florida law, constitute a lien co-equal with the lien of state, County, municipal, and school board taxes and may be collected on the ad valorem tax bill sent each year by the Tax Collector of Lake County and disbursed to the CDD. The homestead exemption is not applicable to the CDD Assessments. Because a tax bill cannot be paid in part, failure to pay the CDD Assessments or any other portion of the tax bill will result in the sale of tax certificates and could ultimately result in the loss of title to the property of the delinquent taxpayer through the issuance of a tax deed. Any future CDD Assessments and/or other charges due with respect to the CDD Facilities are direct obligations of Owner and are secured by a lien against Owner's Lot and Home. Failure to pay such sums may result in loss of an Owner's Lot and Home.

8. Drainage/ Water Management Access Easement Disclosure. Your lot may be subject to a drainage easement. The easement location is shown on the subdivision plat and will also be shown on your final survey if your property is subject to a drainage access easement. The easement is required because an element of the master drainage system may be located within the boundaries of your lot. These include inlets, storm water drainage lines, ditches, lakes, ponds, and/or swales. These elements are important parts of the overall drainage system for your subdivision. The drainage system will be maintained by the Association, the Water Management District or the appropriate entity. By purchasing this lot and signing below, you acknowledge and agree not to alter this area and grant access to maintenance personnel as necessary if your lot is subject to the easement. Your lot may be subject to a water management access easement. This easement location is shown on the Plat and your final survey if your property is subject to a water management access easement. This easement gives the Water Management District the right to enter onto that part of your lot covered by the easement, if any, and allow their personnel a way to inspect drainage improvements on your lot or on neighboring lots, in order to assure that this part of the drainage system has been properly constructed and maintained. By purchasing this lot and signing below, you acknowledge and agree not to alter this area and grant access to maintenance personnel as necessary if your lot is subject to the easement.

9. Buffer/ Landscape Easement Disclosure. Your lot may be subject to a buffer easement. The easement location is shown on the Plat and will also be shown on your final survey if your property is subject to a buffer easement. The easement is required because earthen berms and/or landscaping will be installed in the easement area. The buffer easement will be maintained by the Association or other appropriate entity. By purchasing this lot and signing below, you acknowledge and agree not to alter this area and grant access to maintenance personnel as necessary if your lot is subject to the easement. Buyer acknowledges that (a) portions of their lot may be adjacent to a community landscape buffer; (b) these areas may be lit and there may be noise associated with the maintenance of these areas and (c) the parks and common areas will be property of the Association and or Association will be responsible for all maintenance activities in these areas.

10. Commerical Parcel. Buyer acknowledges there is or may be noise, lighting, traffic, etc., associated with the current use of the adjacent property as a commercial parcel. In spite of the current use of the adjoining property, the plans may change, the property could be rezoned or repurposed, and no particular use is assured now or in the future. Seller makes no representations whatsoever with regard to the current or future use of the adjoining property.

11. Access; Gates, Private Streets. The WINDSOR CAY RESORT Community is gated with private streets, which are owned and maintained by the Association. The currently planned entrance will be gated with mechanical swing gates. Access will be granted by either call box system and man gate attendant. Gates may be open until the Community is substantially complete. Gates are designed as traffic control devices to limit access only during certain hours of operation and are not intended to represent that the Community is a secure environment. Gates will be owned, maintained, and controlled by the Association.

12. GENERAL. SELLER MAKES NO REPRESENTATIONS WHATSOEVER WITH REGARD TO THE CURRENT OR FUTURE DEVELOPMENT OR USE OF ANY OF THE SURROUNDING PROPERTIES OR WHAT MIGHT EVENTUALLY BE CONSTRUCTED UPON ANY OF THE SURROUNDING PROPERTIES, IF ANYTHING. THE CURRENT ZONING DESIGNATIONS OF ALL SURROUNDING PROPERTIES CAN BE RESEARCHED AT THE PLANNING AND ZONING OFFICES OF ORANGE COUNTY AND/OR THE CITY OF OCOEE. IF THE CURRENT AND/OR POTENTIAL FUTURE DEVELOPMENT AND/OR USES OF THESE PROPERTIES ARE IMPORTANT TO BUYER'S DECISION TO PURCHASE A HOME IN THE COMMUNITY, BUYER SHOULD PERFORM AN INDEPENDENT INVESTIGATION. BUYER AGREES THAT SELLER SHALL HAVE NOT OBLIGATION OR LIABILITY TO BUYER AS TO THE CURRENT OR FUTURE DEVELOPMENT OR USE OF ANY OF PROPERTY SURROUNDING THE COMMUNITY.

13. Garages Each Single Family Home shall have an enclosed garage sufficient, at a minimum, to contain two (2) vehicles. No garage shall be converted into a general living area or any use other than as a garage for vehicles. Garage doors shall remain closed at all times except when vehicular or pedestrian access is required or during times when the Owner or Renter is conducting maintenance or cleaning the garage.

14. Parking Vehicles shall not be parked in streets, private roadways or alleyways within WINDSOR CAY and shall only be parked in areas designated for parking vehicles in WINDSOR CAY or in the garage or driveway of the respective Owners' Lot and shall not block the sidewalk. Parking for Townhomes shall be provided through shared surface parking. No more than four (4) vehicles may be parked on any Single Family Lot at any one time and no more than two (2) vehicles may be parked in the driveway of any Single Family Lot at one time. Any vehicles parked within the streets or private roadways of WINDSOR CAY or parked within WINDSOR CAY in violation of any Rules and Regulations with respect to parking promulgated by the Board shall be subject to towing without further notice other than such notice or notices, if any, required by law.

15. Views. Future development and construction activities can and will modify the view from home sites. Trees and other foliage may be added or removed. Additional housing and other improvements will be added. Seller does not warrant or guarantee any existing views will be maintained in the future relative to the Home because future development and construction activities will modify views from home sites.

16. Long Term Development. BUYER ACKNOWLEDGES THAT SOME AREAS OF THE COMMUNITY MAY BE UNDER DEVELOPMENT FOR AN EXTENDED TIME. INCIDENT TO THE DEVELOMENT PROCESS, THE QUIET ENJOYMENT OF THE COMMUNITY MAY BE UNAVOIDABLY INTERFERED WITH TO SOME EXTENT BY THE CONSTRUCTION OPERATIONS. Construction, development, and sales activities will occur after Buyer occupies the Home. Depending upon Buyer's sensitivities, this may result in some inconvenience to Buyer and Buyer's family and guests due to increased noise, dust, road closures, operation of the model homes and sale offices, and other activities. Construction activities can occur at various hours throughout the day, and sales activities can result in additional traffic and visitors throughout the Community, particularly before the Community is completely built out. Neither Seller nor any other builder that may be active in the Community can guarantee that Buyer will not be affected or impacted as a result of the overall construction and development of the Community. Seller gives no guarantees or assurances on the active time of the Community model homes.

17. Pedestrian Path Disclosure. Buyer acknowledges that (a) there may be a pedestrian path located adjacent to their Lot; (b) the concreate path is for use by the general public within the Community, and (c) the pedestrian path will be property of the Association and the Association will be responsible for maintenance.

18. Park/Common Area Disclosure. Buyer acknowledges that (a) portions of their Lot may be adjacent to a community park or common area; (b) these areas may be lit and there may be noise associated with these areas and will be accessible to all residents within the Community; and (c) the parks and common areas will be property of the Association and the Association will be responsible for maintenance and operating hours.

19. Trash Collection. Trash should be placed in bags in trash bins and will be collected by a third party vendor employed by the Association scheduled Monday-Saturday. The cost of trash collection is included on Buyer's monthly HOA assessments.

20. Trash Compactors . Buyer acknowledges that there will be onsite trash compactors at Windsor Cay Resort and these compactors may contain periodic traffic, noise, wildlife, odor and etc., associated with the current use of onsite trash compactors. The

buyer also acknowledges that the onsite trash compactors are for the sole use of the Homeowners Asssocation Staff to operate the association and not intended to be used by owners, management companies or renters.

21. Fences/Screens. No fences shall be erected or installed by any Owner on any Lot.

22. Wildlife. BY ACCEPTANCE OF A DEED, EACH OWNER ACKNOWLEDGES THAT THE COMMON AREAS MAY CONTAIN WILDLIFE WHICH INCLUDES, BUT IS NOT LIMITED TO, INSECTS, ALLIGATORS, COYOTES, RACCOONS, BIRDS OF PREY, SNAKES, DUCKS, DEER, SWINE, TURKEYS, BEARS, AND FOXES. DECLARANT AND THE ASSOCIATION SHALL HAVE NO RESPONSIBILITY FOR MONITORING SUCH WILDLIFE OR NOTIFYING OWNERS OR OTHER PERSONS OF THE PRESENCE OF SUCH WILDLIFE. EACH OWNER OR LESSEES AND HIS OR HER IMMEDIATE FAMILY MEMBERS, GUESTS AND INVITEES ARE RESPONSIBLE FOR THEIR OWN SAFETY.

23. Short Term Rental Fees. The Windsor Cay Homeowners Association may impose a fee (each a "Short Term Rental Fee") in connection with each period for the short term rental or occupancy of a Home in order to offset in part the administrative and other costs associated with such short term rental and occupancy, including trash service and additional maintenance and repairs to Lots and Common Areas. The amounts of such Short Term Rental Fees shall be determined by the Windsor Cay Resort Homeowners Association Board of Directors, which amounts may be modified from time to time and may vary based upon the size of the Home, time of the year, the length of stay, number of occupants or any other considerations as determined by the Board of Windsor Cay Resort Homeowners in its sole discretion.

24. Water Treatment Facility. Buyer acknowledges that there is a water treatment facility and it may contain periodic traffic, noise, lighting, odor and etc., associated with the current use of the adjacent property as a water treatment facility. In spite of the current use of the adjoining property, the plans may change, the property could be rezoned or repurposed, and no particular use is assured now or in the future. Seller makes no representations whatsoever with regard to the current or future use of the adjoining property.

25. Business License Tax Receipts. Owners who desire to engage in short term rental shall obtain from the County and the State of Florida all necessary business licenses and sales tax reporting licenses and receipts necessary for same (together "Business Tax License Receipts), and shall renew such business tax license receipts on an annual basis and provide copies of same to the Association on an annual basis.

26. Mailboxes. No mailboxes or routine, daily mail delivery to individual dwelling units is allowed

27. Bulk Rate Contract for Cable Television and Internet Services
Seller, for the benefit of the Association, the Windsor Cay Resort Homeowenrs Association has contracted for the provision of cable television and Internet services to all homeowners within the Community pursuant to a bulk rate service contract with SPECTRUM. The initial term of such contract is 5 years, but such contract may be renewed and extended by the Association in accordance with the terms of the Declaration. The charges and other expenses of such contract will be included as a common expense of the Association and, therefore, will be paid by each homeowner as part of their Association assessments. In connection with the bulk rate service contract, Seller may receive compensation from the service provider for granting marketing rights and/or performing marketing activities and/or development work in the Community. No owner will be required to use any telecommunications services provided under such contract; however, if an owner or resident elects to use another service provider, there will be no resulting reduction, credit or offset in assessments and/or charges payable to the Association. Additional information regarding such service contract agreement and the services provided thereunder can be reviewed by submitting a records request to the Windsor Cay Resort Homeowners Association.

28. Telecommunication Services, including Cable Television and Telephone. Neither Seller nor the Association controls the installation of any telecommunication service, which includes cable television and telephone service within the Community. Neither Seller nor Association makes any representation regarding timing of installation. Installation of cable television and phone service may not occur immediately after Closing. Additionally, Seller does not control placement of cable television, telephone service connector boxes, and street lighting or lampposts.

29. Landscaping; Landscape Maintenance. All landscaping throughout the Community will be installed according to an approved master landscape plan. Landscape material installed on Buyers' properties will not be as mature as that used at the model homes. Each lot/owner shall bear the cost of irrigation usage on their lots and from their lot line to the paved areas of the private streets. The Association will be responsible for all other landscape maintenance, including lawn care and irrigation control of the privately-owned individual single-family and Townhome yards within the Community. No alterations to the landscaping can be made unless authorized by the Architectural Review Committee. When submitting for landscape modifications, all lot owners who live in Windsor Cay Resort are required use Windsor Cary Resort Homeowner Associations contracted landscape vendor for landscape modifications. Any and all costs, estimates and landscape modification plans put together by the Homeowners Associations contracted landscape vendor will need to be submitted together with the required Architectural Review Paperwork for Windsor Cay Resort. Outside landscape vendors are **strictly prohibited** from submitting costs, estimates or landscape modification plans to the Architectural Review Committee, along with making any landscape alternations to homeowner lots.

Buyer: Yglesio Luciano Moyses Silva De Souza
Address: 15874 Cape Coral Loop
Lot:
Windsor Cay Resort

HPA No. PHD0195368

Dated: 8/1/2025

BUYER:

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

8/1/2025

Yglesio Luciano Moyses Silva De Souza — Date

Date — Date

Date — Date

Date — Date

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Buyer: Yglesio Luciano Moyses Silva De Souza
Lot: 27901
Address: 15874 Cape Coral Loop
Windsor Cay 40'

HPA No. PHD0195368

FINANCING ADDENDUM

This Addendum amends and supplements that Home Purchase Agreement dated 8/1/2025 (the **"Agreement"**) between Buyer and Seller for the Property referenced above. Each capitalized term used but not defined in this Addendum has the meaning given to that term in the Agreement. If there is a conflict between the terms of this Addendum and the Agreement, this Addendum will prevail.

1. **PAYMENT**. Buyer elects to pay the Total Purchase Price as follows ***(choose one):***

   [X] **Cash** - Buyer will pay cash for the Property. Within 5 business days of a request by Seller, Buyer agrees to provide Seller evidence that Buyer will have the cash required to Close the purchase of the Property on the date Seller reasonably anticipates that Closing will occur.

   [ ] **Mortgage Loan** - Buyer will obtain the following type of mortgage loan for the Property ***(choose one):***

   [ ] CONV [ ] FHA [ ] VA

2. **LENDER**. If Buyer has selected above that Buyer will obtain a mortgage loan, then Buyer selects the following lender from which Buyer will seek a loan ***(choose one)***:

   [ ] **Pulte Mortgage** - Seller encourages buyers to use Seller's affiliated mortgage company, Pulte Mortgage, LLC (**"Pulte Mortgage"**). Seller's experience has shown that using Pulte Mortgage enables a smooth and timely closing. Buyer acknowledges that Seller disclosed to Buyer that (i) Pulte Mortgage is a company affiliated with Seller, (ii) Buyer is not obligated to use Pulte Mortgage, although Seller may offer certain incentives to Buyer if Buyer chooses to use Pulte Mortgage to finance the purchase of the Property, and (iii) Buyer is entitled to choose a lender of Buyer's own selection. By checking this box, Buyer authorizes Seller to share Buyer's information with Pulte Mortgage so Pulte Mortgage may provide financing information to Buyer. Buyer may change his or her mind at any time and withdraw Buyer's consent for Seller to share Buyer's information with Pulte Mortgage by providing notice as follows which will be effective 5 business days after receipt:

   MAIL: Pulte Opt Out, P.O. Box 5278, Denver, CO 80217-5278; or
   EMAIL: privacy@pulte.com

   Please include "Pulte Opt Out" in the subject line of your email. Please include your name, contact information and the "HPA No." (appears in the upper right hand corner of this page) in your mail or email notice.

   [ ] **Other lender** (provide information below):

   Name:
   Address:
   Phone/Email:
   Contact Person:

3. **LOAN APPLICATION AND APPROVAL**. If Buyer has selected above that Buyer will obtain a mortgage loan, then Buyer shall apply for a loan and seek loan approval as follows:

   a. **Loan Application**. Within 3 days after the date Buyer executes this Addendum, Buyer shall submit an application to Buyer's lender selected above for any loans desired by Buyer (collectively, the **"Loan Application"**). Buyer agrees to provide Buyer's lender with all supporting documentation requested by the lender within 3 days after such request.

   b. **Notice of Conditional Loan Approval**. Buyer shall use good faith efforts to obtain as soon as possible a written statement from Buyer's lender stating Buyer has been approved for a loan in the amount requested by Buyer pursuant to the Loan Application and specifying all conditions necessary for the lender to fund the loan (**"Notice of Conditional Loan Approval"**). Buyer shall promptly deliver or have its lender deliver a copy of the Notice of Conditional Loan Approval to Seller. Buyer authorizes its mortgage lenders and/or mortgage brokers to disclose to Seller and Closing Agent information and documents regarding the progress, status and conditions of the Loan Application and Notice of Conditional Loan Approval.

   c. **No Loan Approval; Right to Terminate**. If Buyer is unable to obtain a Notice of Conditional Loan Approval and Buyer is not in default under the Agreement or this Addendum, then Buyer may terminate the Agreement by delivering notice thereof to Seller and the Deposits (excluding any nonrefundable Deposits for options or upgrades) will be returned to Buyer. However, once Buyer obtains a Notice of Conditional Loan Approval, Buyer will no longer have any right to terminate the Agreement or receive a return of the Deposits pursuant to the preceding sentence, even if (a) Buyer is subsequently unable to satisfy any conditions necessary for the lender to fund the loan, (b) Buyer is unable to obtain final loan approval, or (c) Buyer elects to terminate Buyer's loan application prior to Closing or otherwise chooses for any reason not to proceed with the closing of Buyer's loan.

   d. **Loan Approval Deadline**. If Buyer has not delivered a Notice of Conditional Loan Approval to Seller on or before 30 days after the date of Buyer's execution of the Agreement (**"Loan Approval Deadline"**), then, at any time thereafter, Seller may (a) terminate the Agreement by delivering written notice thereof to Buyer, or (b) deliver to Buyer a notice of financing deficiency (**"Financing Deficiency Notice"**). If Seller delivers a Financing Deficiency Notice to Buyer, Buyer shall have 3 business days after Buyer's receipt thereof in which to provide Seller with (i) a Notice of Conditional Loan Approval, or (ii) written notice of Buyer's election to terminate the Agreement. If Seller terminates the Agreement as provided in clause (a) above or Buyer terminates the Agreement as provided in clause (ii) above, then the Agreement will terminate immediately upon receipt of such party's notice of termination, Seller will be released from any further liability or obligation related to the Agreement, and, provided Buyer is not in default under the Agreement, Seller shall refund the Deposits (excluding any nonrefundable Deposits for options or upgrades) paid by Buyer. If Buyer fails to timely respond to the Financing Deficiency Notice by acting as set forth in clauses (i) or (ii) above, then (x) Buyer will no longer have any right to terminate the Agreement as described in clause (ii) above or any right to receive a return of the Deposits pursuant to the preceding sentence, and (y) at any time prior to Buyer delivering a Notice of Conditional Loan Approval to Seller, Seller may declare Buyer in default under the Agreement.

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e. **No Adverse Action**. Buyer agrees to diligently pursue the satisfaction of all conditions set forth in the Notice of Conditional Loan Approval and agrees to maintain the validity of the Notice of Conditional Loan Approval from the date obtained by Buyer until the Closing. Further, Buyer agrees not to take any action (or fail to act) the consequence of which might adversely affect Buyer's Loan Application or Notice of Conditional Loan Approval, or delay Closing. At any time after the Loan Approval Deadline, Seller may request that Buyer provide Seller reasonable proof that Buyer's Notice of Conditional Loan Approval remains valid so that Buyer will be able to obtain the loan(s) on the date Seller reasonably anticipates that the Closing will occur (e.g., a letter from Buyer's lender). Buyer shall provide Seller such proof within 5 business days of Seller's request.

f. **Buyer's Obligation to Notify Seller**. Within 3 days after receipt thereof, Buyer shall provide Seller a copy of any correspondence from Buyer's lender that (i) lender has approved making a loan to Buyer (even if subject to conditions), (ii) Buyer has failed to qualify for, or been otherwise denied, a loan, or (iii) the approval or approval conditions of Buyer's loan have changed from that reported in any prior correspondence. Buyer shall notify Seller of any reason that substantially impairs Buyer's ability to perform under the Agreement, within 3 days of Buyer becoming aware of such reason.

g. **Seller Not Providing Loan**. Buyer acknowledges that Seller is not a lender, does not provide mortgage loans, and has not agreed to provide Buyer with a loan. Buyer agrees that neither Seller nor any employee or agent of Seller has made any agreement or representation, or given Buyer any assurance, that Buyer will be eligible for, qualify for, or receive, a loan, a particular interest rate, or any particular loan term. Buyer shall rely only upon loan information provided to Buyer by Buyer's lender and Buyer understands that all loan terms and other arrangements pertaining to any loan financing will be solely between Buyer and Buyer's lender. This Addendum does not constitute a loan application, a loan approval or a loan commitment by Seller or any lender. Unless otherwise specified in the Agreement or required by applicable law, Buyer will be responsible for all costs and fees related to Buyer's financing.

h. **Changing Lender/Loan Program**. Buyer acknowledges a change of lender or loan terms may result in a delay of Closing, which may subject Buyer to the rights and remedies of Seller as provided in Sections 8.8 and 10.1 of the Agreement.

i. **Interest Rate Lock**. Buyer understands interest rates fluctuate according to market conditions. If Buyer desires to lock in an interest rate, it is Buyer's responsibility to obtain an interest rate lock from Buyer's lender.

j. **Appraised Value of Options**. Buyer acknowledges that the appraised value of the Property (or the amount of any loan) may not increase in direct proportion to the price increase attributable to the addition of some options, upgrades or premiums. If the appraised value of the Property (or the amount of any loan) does not correspondingly increase, Buyer will be responsible for payment of any shortfall in cash at Closing.

4. **TITLE AND SETTLEMENT/CLOSING SERVICES.** Seller encourages buyers to use Seller's preferred closing agent/title company/settlement provider, PGP Title of Florida, Inc., a Florida corporation dba PGP Title ("PGP"), as the closing agent to provide title and settlement/closing services. Seller's experience has shown that using PGP Title of Florida, Inc., a Florida corporation dba PGP Title ("PGP") enables a smooth and timely closing. Buyer is not obligated to use PGP Title of Florida, Inc., a Florida corporation dba PGP Title ("PGP") and is entitled to choose a closing agent of Buyer's own selection.

Buyer selects the following person or company to be the **"Closing Agent"** under the Agreement ***(choose one):***

[X] PGP Title of Florida, Inc., a Florida corporation dba PGP Title ("PGP")
Address: 4901 Vineland Road, Suite 400 Orlando, FL 32811
Phone: 407-661-2150 / pgpnfl@titlemail.com
Contact person:

[ ] **Other title/settlement/closing company** (provide information below):

Name:
Address:
Phone/Email:
Contact Person:

The Closing Agent selected by Buyer shall provide title services and coordinate the Closing, including issuingproviding or ordering a commitment to issue Buyer or causing the issuance to Buyer at Closing of an owner's policy of title insurance policy for the Property. Buyer may contact the Closing Agent to select the company that will underwrite the owner's policy of title insurance for the Property. Seller encourages Buyer to obtain and review the title commitment prior to Closing. Seller has no obligation to review, cure or advise Buyer regarding any title matters pertaining to the Property.

Dated: 8/1/2025

BUYER:

Assinado por:
Yglesio Luciano Moyses Silva De Souza
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Yglesio Luciano Moyses Silva De Souza	8/1/2025 Date		Date
	Date		Date
	Date		Date

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Buyer: <<Customers>>
Address: <<Lot Address>>
Lot: <<Lot/Block Full Number>>
<<Community Marketing Name>>

HPA No. <<Sales Agreement Number>>

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

PGP Title of Florida, Inc dba PGP Title

Premier Land Title Insurance Company

Seller/Owner: <<Seller Name>>

Buyer: <<Customers>>

The purpose of this Disclosure Statement is to provide Buyer notice that <<Seller Name>> (**"Seller"**) has a business relationship with PGP Title, Inc. (**"PGP"**) and Premier Land Title Insurance Company (**"Premier"**). Seller, PGP and Premier are wholly owned affiliates of PulteGroup, Inc. Because of these relationships, this referral may provide PGP and/or Premier a financial or other benefit.

PGP provides escrow and other services. Premier provides title insurance and other services. Set forth below is an estimated range of charges for the services listed. Buyer is NOT required to use PGP and/or Premier as a condition for the purchase of the Property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. BUYER IS FREE TO SHOP AROUND TO DETERMINE THAT BUYER IS RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Settlement Service	Estimated Range of Charges
Owner Policy of Title Insurance	$5.75 per thousand to $100,000.00 $5.00 per thousand $100,000.00 to $1,000,000.00 $2.50 per thousand $1,000,000.00 to $5,000,000.00
Loan Policy of Title Insurance **	$25.00
Title Endorsements/Supplemental Coverage***	$25.00 - $600.00
Abstract or Title Search Fees	$200.00 - $350.00
Settlement Fee (includes Delivery Services/Handling/ Administrative and Wire Fees)	$700.00 - $1000.00
E-Recording Fee	$5.00 - $7.00 per document
Recording Fees (per document; Deed, Mortgage)	$10.00 for the first page; $8.50 per page thereafter
Documentary Tax Stamp	
Deed	*varies by county*
Mortgage Note	*varies by county*
Intangible Tax Stamp – Mortgage	*varies by county*

* Policy Premiums for title insurance are regulated by the Florida Department of Financial Services and are determined by the purchase price of the property. A schedule of premium rates is available upon request.

** This fee represents the additional premium for a Loan Policy of Title Insurance when it is issued simultaneously with an Owner Policy of Title Insurance. If issued separately, the premium for a Loan Policy of Title Insurance is calculated in the same manner as the Owner Policy of title Insurance and is based on the loan amount.

*** This range of fees represents the additional premium for endorsement and supplemental coverages typically requested by lenders. The owner may also request additional coverages and premium would be charged in accordance with the promulgated rates determined by the Florida Department of Financial Services.

ACKNOWLEDGEMENT: Buyer has read this Disclosure Statement and understands that PGP is referring Buyer to purchase the service described above from Premier and that PGP may receive a financial or other benefit as the result of this referral.

Dated: <<Current Date>>

BUYER:

Assinado por:
Uglesio Luciano Moyses Silva De Souza 8/1/2025
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<<Primary Buyer Name>>	Date	<<Co-Buyer 1 Name>>	Date
<<Co-Buyer 2 Name >>	Date	<<Co-Buyer 3 Name>>	Date

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Buyer: Yglesio Luciano Moyses Silva De Souza
Address: 15874 Cape Coral Loop
Lot:27901
Windsor Cay Resort

HPA No. PHD0195368

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

Pulte Mortgage LLC dba Pulte Mortgage

Seller/Owner: Pulte Home Company, LLC

Buyer: Yglesio Luciano Moyses Silva De Souza

The purpose of this Disclosure Statement is to provide you notice that Pulte Home Company, LLC ("**Seller**") has a business relationship with Pulte Mortgage LLC dba Pulte Mortgage ("**Pulte Mortgage**"). Seller and Pulte Mortgage are both wholly owned affiliates of PulteGroup, Inc. Because of this relationship, this referral may provide Seller a financial or other benefit.

Pulte Mortgage offers a broad array of loans, allowing applicants numerous options for program terms, rates, and costs. Set forth below are the estimated charges by Pulte Mortgage for the loans that Close. Buyer is NOT required to use Pulte Mortgage as a condition for the purchase of the Property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICE. BUYER IS FREE TO SHOP AROUND TO DETERMINE THAT BUYER IS RECEIVING THE BEST SERVICE AND THE BEST RATE FOR THESE SERVICES.

Settlement Service	Estimated Range of Charges
Origination Fee	0- to 1%
Discount Points	0- to 5 points
Underwriting Fee	$695
Second Mortgage Fee	$0 - $1,500
Credit Report Fee	$227
Appraisal Fee	$0 - $750
Tax Service Fee	$0 - $100
Final Inspection or Lender Certification Fee	$0 - $300
Processing Fee	$695
Flood Certificate	$0 - $25
MERS Registration	$0 - $30
Bond Program Participation Fee	$0 - $275
Bond Program Funding Fee	$0 - $400
Mortgage Credit Certificate Issuance Fee	$0 - $500

This Disclosure is provided to Buyer(s) pursuant to 24 CFR Section 3500.

ACKNOWLEDGEMENT: Buyer has read this Disclosure Statement, and understands that Seller is referring Buyer to purchase the settlement service described above from Pulte Mortgage and that Seller may receive a financial or other benefit as the result of this referral.

Dated: 8/1/2025

BUYER:

Assinado por:
Yglesio Luciano Moyses Silva De Souza
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Yglesio Luciano Moyses Silva De Souza	8/1/2025 Date		Date
	Date		Date
	Date		Date

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WINDSOR CAY RESORT

PHASE 1 - SITE PLAN

1442

Lake County, Florida

Pulte HOMES

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Lakeshore


Elevation FM2A


Elevation FM3


Elevation CO3


Elevation MD1

Rubrica

YLMSDS

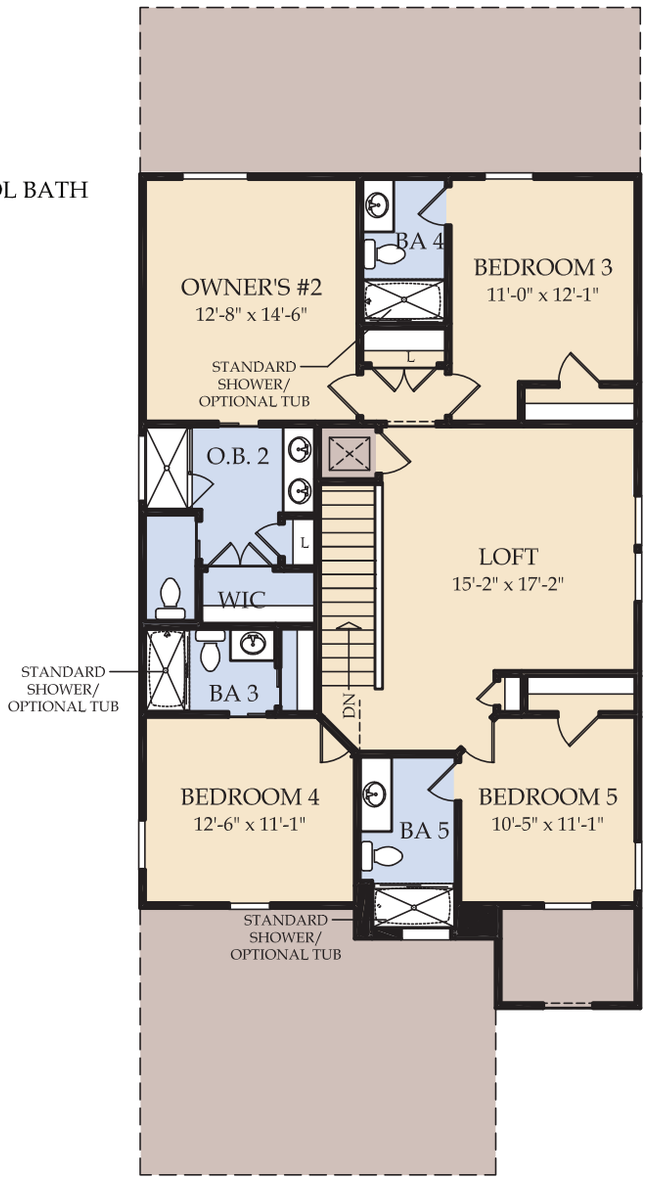
Lakeshore

242 Square Meters - 2,611 Square Feet | 5 Bedrooms | 5 Baths

First Floor



Second Floor



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More Life Built In®

Windsor Cay Resort | Single-Family & Townhomes Included Features

Luxurious Custom Interior
- Custom Interior Color Packages
- Sherwin Williams® Interior Paint
- 9'-4" Ceilings on First Floor
- 8' Ceilings on Second Floor
- White 3-1/4" Baseboards
- White 6'-8" 2-Panel Textured Interior Doors
- Dexter® by Schlage® Torino Lever Chrome Door Hardware
- 1st Floor Stair Rail Painted Handrail with White Spindles (per plan)
- Owner's Entry Drop Zone™ at Garage Entry with Bench and Storage (Per Plan - Design Will Vary Per Plan Location and Area Size)
- 2" White Blinds with Valence on all Operable Windows
- 3" White Vertical Blinds with Valence at Sliding Glass Door
- 18" Ceramic Tile Installed Diagonal in Foyer, Entry, Laundry, Kitchen, Bathrooms, Dining or Cafe, and Gathering Room
- Shaw® Carpet with 5 lbs. Pad in all Bedrooms, Stairs and Loft
- Knockdown Textured Ceilings and Orange Peel Textured Walls

Bathroom Features
- 3cm Granite Countertop with Eased Edge and 4" Granite Backsplash
- Vanity Cabinets at 36" Height in all Full Bathrooms
- Cabinet door and Drawer Hardware
- White Porcelain Undermount Sinks with Countertop Width Mirror in all Full Bathrooms
- White Pedestal Sink with Beveled Oval Mirror in Powder Bathrooms
- White Elongated Toilets
- Moen® Brantford Faucets in all Bathrooms
- Chrome 24" Towel Bar and Toilet Paper Holder in all Full Baths
- Chrome Towel Ring and Toilet Paper Holder in Powder Bath
- Ceramic Floor Tile
- Ceramic Corner Shelf in all Showers
- Owner's Bathroom (Per Plan)
  - Shower Wall Tile with Vikrell Pan
  - Shower Enclosure with Glass Swing Door
- Secondary Bathrooms
  - 1st Floor Shower Complete with Recessed Shower Floor Tile and Wall Tile to Match Floor Tile
  - 2nd Floor Shower Complete with White Shower Pan and Wall Tile
  - Shower Enclosure with Glass Bi-Pass Doors

Kitchen Features
- Granite Countertop with Eased Edge and 4" Granite Backsplash
- Cabinets with 36" Uppers with Crown Molding
- Cabinet Door and Drawer Hardware
- 50/50 Stainless Steel Undermount Sink
- Moen® Method® Chrome Faucet

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YUMSDS

Featured Electric Appliances
- Whirlpool® Stainless Steel Over the Range Microwave with Hidden Recirculating Vent
- Whirlpool® Stainless Steel Dishwasher
- Whirlpool® Stainless Steel Ceramic Glass Top Range Self-Cleaning System
- Whirlpool® Stainless Steel Side by Side Refrigerator
- Whirlpool® Top Load Washer Management System and Fabric Sense™ Wash System
- Whirlpool® Dryer

Electrical Features
- Electrical Pre-wire with Switch for Ceiling Fans in all Bedrooms, Loft and Gathering Room
- Pre-Wired Telephone (CAT5e) Outlet in Kitchen and Owner's Suite
- Pre-Wired Cable (RG6) Outlet in all Bedrooms, Loft and Gathering Room
- 14" Leviton Central Wiring Enclosure with Flush Mount Cover
- Exterior Electrical Outlets (Location Per Municipal Code)
- Upgraded Seagull Lighting® Packager

Exterior Highlights
- Sherwin Williams® Loxon Exterior Paint
- Heated Outdoor Pool with Paver Lanai (Size Per Plan)
- Therma-Tru® 6'8" Front Door
- Door Bell
- Chamberlin® Lift Master Garage Door Opener with Two Remote Controls and Mounted Keypad
- Sentricon® System with Always Active Technology on the Perimeter of Home
- Taexx® Built-In Pest Control Defense System
- Professionally Designed Landscaping Package
- Whole Yard Irrigation with St. Augustine Sod
- Two Exterior Hose Bibs (Location Per Plan)

Energy Efficient Features
- Energy Efficient Air Conditioning and Heat Pump Unit (15 SEER)
- Programmable Thermostat
- R-30 Ceiling Insulation
- R-4.1 Insulation w/Vapor Shield on Block Walls - R-11 on 2x4 Walls
- Air Infiltration Sealant Applied Around all Exterior Openings
- Vinyl Low-E Dual Pane Windows
- Aluminum Low-E Dual Pane Sliding Glass Doors
- Off Ridge Vent and Flow-Thru Soffit Systems for Effective Attic Ventilation

Special Features
- 10-Year Pulte Protection Plan – An Insured Warranty
- Access to Customized Owner's Entry Web Portal Featuring Tips for Taking Care of Your New Home and Exclusive Partner Discounts

Floor plans, features, options, elevations, designs, materials and dimensions are subject to change without notice. Square footage and dimensions are estimated and may vary in actual construction. Floor plans and elevations are artist's conception and are not inter cific detailing. Window elevations vary based on front elevation. 2023 Pulte Home Company, LLC. All rights reserved. CGC1516628 3-23-23

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More Life Built In®

Windsor Cay Resort | Single-Family & Townhomes Included Features

*Single-Family Homes Quality Construction

- Concrete Block Construction on 1st Floor
- Reinforced Concrete Slabs with Vapor Barrier
- Full-Wrap Cementitious Trowel Textured Exterior Finish
- Shingle Roof
- Professionally Engineered Roof Trusses with Hurricane Tie Downs for Wind Protection
- Underground Utilities
- Smoke Detectors (Location per Municipal Code

Rubrica
YLMSDS

*Single-Family Homes Pool Specifications

- Hideaway and Seashore Pools: 12′ x 24′ Hand Sculptured Gunite Heated Swimming Pool with 20′ x 30′ Lanai Paver Deck.
- Baymont and Clearwater Pools : 12′ x 26′ Hand Sculptured Gunite Heated Swimming Pool with 20′ x 40′ Lanai Paver Deck
- A Recessed Underwater Swimout Bench
- Pool Light
- 3′ to 5′ Pool Depths
- Heated Pool
- Required Child Barrier Protection Fence
- Dome Roof Screen Enclosure with 1 Door, Gutters and Downspout
- Homes do not Include a Mailbox

*Townhomes Quality Construction

- Frame Construction
- Reinforced Concrete Slabs with Vapor Barrier
- Professionally Shingle Roof Trusses with Hurricane Tie Downs for Wind Protection
- Underground Utilities
- Smoke Detectors (Location per Municipal Code)

Floor plans, features, options, elevations, designs, materials and dimensions are subject to change without notice. Square footage and dimensions are estimated and may vary in actual construction. Floor plans and elevations are artist's conception and are not inter cific detailing. Window elevations vary based on front elevation. 2023 Pulte Home Company, LLC. All rights reserved. CGC1516628 3-23-23

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Job Initiation Order

Yglesio Luciano Moyses Silva De Souza - The Cove at Nona Sound - 03505

CHANGE ORDER INFORMATION
Created Date: **12/03/2025**
Number: **0**
Type: **Spec Customer**

BUYER INFORMATION
Buyer: **Yglesio Luciano Moyses Silva De Souza**
Home Phone : **(000) 000-0000**
Email : **Yglesio@yahoo.com**
Current Address: **Brasil**
NA, NA NA

AGREEMENT INFORMATION
Agreement ID: **PHD0209489**
Agreement Created Date: **12/03/2025**
Approved Date:
Community: **The Cove at Nona Sound**
Phase:
Garage:
Plan Name: **Dahlia**
Plan ID: **3064**
Elevation: **Elevation MD2**
Lot / Block:

Lot Address: **11405 Nona Sound Street**
Orlando, FL 32832

SALES CONSULTANT: **Craig Russo**
DESCRIPTION: **Spec Buyer**

OPTION SELECTIONS SUMMARY

EXTERIOR : CURB APPEAL			
ELEVATION	**Elevation MD2**	**QUANTITY: 1**	**$0.00**
COLOR SCHEME	**Modern - Ellie Gray - Dual Black Shingles**	**QUANTITY: 1**	**$0.00**
	EXTERIOR COLOR: **MD2 Ellie Gray - Dual Black Shingles - Cove**		
ELEVATION MODIFICATION 2	**Included Front Door**	**QUANTITY: 1**	**$0.00**
ROOMS : KITCHEN			
INTERIOR DESIGN PACKAGE	**Luxe Package**	**QUANTITY: 1**	**$18,600.00**

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CHANGE ORDER INFORMATION
Created Date: **12/03/2025**

BUYER INFORMATION
Buyer: **Yglesio Luciano Moyses Silva De Souza**

AGREEMENT INFORMATION
Agreement ID: **PHD0209489**
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Approved Date:

OPTION SELECTIONS SUMMARY

	Upgrade color choices of cabinet, soft close, countertop, floor tile, LVP, carpet, wall tile w/shower pan ilo vikrell at Owner's Bath (includes niche), tile walls at Secondary Bath, kitchen backsplash, large single bowl kitchen sink, square undermount bathroom sinks, kitchen faucet, bathroom faucets, door hardware upgrade, comfort height commodes, 1 dual media port at Owner's Bedroom, TV Prep @ Gathering Rm (in-wall support), LED lights through the living, and Pendant Prewire.		
INTERIOR DESIGN PACKAGE COLORS	**Luxe Package- Natural Color Style**	**QUANTITY: 1**	**$0.00**
	DOOR HARDWARE: **Barcelona and Seville** LUXE PACKAGE- KITCHEN FAUCET: **Moen Arbor Chrome** LUXE PACKAGE- KITCHEN SINK: **Single Bowl Stainless Steel- Undermount** FLOOR TILE: **12"x24" Palma White/ Stacked** CARPET: **Arrendale Turk / Ornamental Gate 122** WALL TILE: **4x16 Subway Bright White/ White Ice** COUNTERTOP: **Lyra Pol 3CM Silestone** LVP: **Lighthouse 5091** BACKSPLASH: **Flow Hexagon / White** CABINET: **Tilden White**		
APPLIANCE PACKAGES	**Included Appliance Package**	**QUANTITY: 1**	**$0.00**
	Included Kitchen Cabinet Layout	**QUANTITY: 1**	**$0.00**
ROOMS : OWNER'S BATH			
SHOWER ENCLOSURE	**Heavy Glass Shower Door**	**QUANTITY: 1**	**$1,400.00**

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Buyer: **Yglesio Luciano Moyses Silva De Souza**

AGREEMENT INFORMATION
Agreement ID: **PHD0209489**
Agreement Created Date: **12/03/2025**
Approved Date:

OPTION SELECTIONS SUMMARY

FINISHES : SMART HOME

SMART HOME PACKAGE	**Smart Home 2.0 Backbone Alt. 1** Ring Doorbell and Honeywell T10	**QUANTITY: 1**	**$0.00**
SMART HOME ADDITIONS	**Smart Home 2.0 Whole Home Wi-Fi** eero WAPs (qty per plan), 8 port Switch with POE, POE+ Injector, additional CAT 6 line from injector to WAP	**QUANTITY: 1**	**$1,200.00**
	Smart Home Door Lock Schlage Encode	**QUANTITY: 1**	**$900.00**
	Smart Home Garage Door Opener Choose from Liftmaster or Genie	**QUANTITY: 1**	**$900.00**

FINISHES : GARAGE

GARAGE ADDITIONS	**Garage Epoxy Finish** COLOR: **Pewter w/ Speckles**	**QUANTITY: 1**	**$2,100.00**

EXTRAS : INTERIOR/EXTERIOR

WHOLE HOUSE FINISH PACKAGES	**Move In Ready Package** Blinds, Refrigerator, Washer & Dryer	**QUANTITY: 1**	**$4,300.00**

EXTRAS : INTERNAL USE

INFO	**Included Features** Standard Gutters, 6'8" Front Door, Owners Shower Vikrell Surround. Paver porches and leadwalks, driveways are concrete. Walls and Ceilings to be painted SW: Extra White	**QUANTITY: 1**	**$0.00**

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Agreement ID: **PHD0209489**
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Approved Date:

ADJUSTMENTS TO PRICE

NAME	DESCRIPTION	AMOUNT
Quick Move-In Incentive		($59,400.00)
ADJUSTMENTS TO PRICE TOTAL		**($59,400.00)**

CLOSING COSTS INCENTIVE

NAME	DESCRIPTION	AMOUNT
Buyer Closing Costs - Any Lender		$25,000.00
CLOSING COSTS INCENTIVE TOTAL		**$25,000.00**

PRICING INFORMATION

Base Price	$449,990.00
Lot Premium	$0.00
Options	$29,400.00
Adjustments to Price	($59,400.00)
TOTAL PURCHASE PRICE	**$419,990.00**
Closing Costs Incentive	$25,000.00

Federal Housing Administration Amendatory Clause

If Buyer has elected to finance all or any portion of the purchase of the Property using a mortgage insurance by the Department of Housing and Urban Development ("HUD"), it is expressly agreed that notwithstanding any other provisions of the Agreement, the Buyer shall not be obliged to complete the purchase of the Property described herein or to incur any penalty by forfeiture of earnest money deposit or otherwise unless the Buyer has been given, in accordance with HUD/FHA or VA requirements, a written statement by the Federal Housing Commissioner, Department of Veteran Affairs, or a Direct Endorsement lender setting forth the appraised value of the Property of not less than the Total Purchase Price set forth in this CO. The Buyer shall have the privilege and option of proceeding with the consummation of the Agreement without regard to the amount of the appraised valuation. The appraised valuation is arrived at to determine the maximum mortgage HUD will insure. HUD does not warrant the value or the condition of the Property. Buyer should satisfy himself/herself that the price and condition of the Property are acceptable.

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Job Initiation Order

Yglesio Luciano Moyses Silva De Souza - The Cove at Nona Sound - 03505

CHANGE ORDER INFORMATION
Created Date: **12/03/2025**

BUYER INFORMATION
Buyer: **Yglesio Luciano Moyses Silva De Souza**

AGREEMENT INFORMATION
Agreement ID: **PHD0209489**
Agreement Created Date: **12/03/2025**
Approved Date:

Department of Veterans Affairs Amendatory Clause

If Buyer has elected to finance all or any portions of the purchase of the Property using a mortgage insured by the Department of Veterans Affairs ("DVA"), it is expressly agreed that, notwithstanding any other provisions of the Agreement, Buyer shall not incur any penalty by forfeiture of earnest money deposit(s) or otherwise be obliged to complete the purchase of the Property described herein, if the Total Purchase Price or cost exceeds the reasonable value of the Property established by the DVA. Buyer shall, however, have the privilege and option of proceeding with the consummation of the Agreement without regard to the amount of the reasonable value established by the DVA. (Authority: 38 U.S.C. 501.3703(c)(1)).

This Change Order (CO) amends and supplements that Home Purchase Agreement date 12/03/2025 between Buyer and Seller for the Property described above. Terms set forth in this CO shall have the same meaning as defined in the Agreement. In the event there is a conflict between the terms set forth herein and the agreement, this CO shall prevail. This CO and the Agreement contain the complete agreement of Buyer and Seller. All other terms and conditions of the Agreement (as may be amended by another addendum or amendment) remain unchanged.

IMPORTANT: THIS CO IS NOT BINDING UNTIL EXECUTED BY SELLER.

BUYER

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...
12/3/2025

Yglesio Luciano Moyses Silva De Souza 12/03/2025

ACCEPTED BY SELLER

DocuSigned by:
Gabriela Lugo
C851EDBA36AC421...
12/9/2025

Authorized Agent 12/03/2025

Docusign Envelope ID: 6036BB89-ADF1-48D8-A8AA-E25C48058AC7

HOME PURCHASE AGREEMENT

This Home Purchase Agreement (this **"Agreement"**) dated 12/3/2025, is between Buyer and Seller.

1. BUYER AND SELLER.

1.1 Buyer. "Buyer" is the party, or collectively, the parties, listed below:

Name: Yglesio Luciano Moyses Silva De Souza
Current Address: Brasil, NA, NA NA
Telephone: (Primary) (000) 000-0000; (Secondary)
E-mail address: Yglesio@yahoo.com

1.2 Seller. **"Seller"** is Pulte Home Company, LLC. Seller's address is 4901 Vineland Road, Suite 500, Orlando, FL 32811.

2. PROPERTY. Seller agrees to sell and Buyer agrees to purchase a home (the **"Home"**) located on the lot described below (the **"Lot"**) in The Cove at Nona Sound (the **"Community"**). Seller will construct the Home in substantial conformance with this Agreement and the Home Plan and Home Elevation identified below and the Home will contain the materials, fixtures and features described in the Features List for Home referenced in Section 15 below. The Home and Lot are collectively referred to as the **"Property"**.

Lot Mailing Address: 11405 Nona Sound Street, Orlando, Orange, FL 32827	
Lot Description (Lot/Block/Section or Phase):	
Condominium Unit No.: <<Unit Number>>	**Community:** The Cove at Nona Sound
Accounting Lot Number: 03505	**Accounting Community Name:** The Cove at Nona Sound
Home Plan: Dahlia	**Home Elevation:** Elevation MD2

3. PURCHASE PRICE AND DEPOSITS.

3.1 Total Purchase Price. Buyer agrees to pay Seller the Total Purchase Price for the Property, such amount being the Base Price of the Property as set forth on the attached Job Initiation Order or Change Order (the Job Initiation Order or Change Order, as applicable, as amended by any subsequent Change Order, the "**JIO**"), plus the price of all options, upgrades and premiums selected by Buyer on the JIO or any addenda. Buyer understands the current Total Purchase Price set forth on the JIO may change as provided in this Agreement and may be different than the final Total Purchase Price payable at Closing (as defined below).

3.2 Deposits. Buyer agrees to deliver the Deposits as required by this Agreement. "**Deposits**" mean the initial earnest money deposit and all other deposits and amounts paid in advance of Closing with regard to options, upgrades or premiums pursuant to this Agreement, the JIO or any addenda. Buyer's initial earnest money deposit is **$50,000.00** and is due upon Buyer's execution of this Agreement. Buyer understands Seller may require additional Deposits for certain options, upgrades and premiums. Except as expressly provided otherwise in this Agreement or by applicable law, all Deposits are nonrefundable when paid. The Deposits will be paid to Seller, may be used by Seller in its general operations, and may not be deposited into a separate bank account or escrow. If Buyer delivers the Deposits to Closing Agent (as defined in the Financing Addendum), Buyer authorizes Closing Agent to transfer the Deposits to Seller or Seller's account. In no event will Buyer be entitled to receive interest on the Deposits from Seller, whether deemed to accrue or actually accrued, except as provided in Section 10.2. All Deposits and other sums to be paid by Buyer **prior** to Closing must be paid in U.S. dollars through Seller's online payment portal using a debit card or by authorizing an ACH/direct debit payment (for sums due at Closing, see Section 8.4.b). If Buyer is entitled to a return of any Deposits, Buyer authorizes Seller to either return the Deposits to the account Buyer used to pay Deposits through Seller's online payment portal (if applicable) or deliver a check to Buyer. At Closing, the Deposits will be credited toward the Total Purchase Price.

4. PAYMENT OF PURCHASE PRICE; LENDER AND LOAN APPROVAL. In the attached Financing Addendum, Buyer elects whether to pay the Total Purchase Price in cash or by obtaining a mortgage loan. If Buyer elects to obtain a mortgage loan, then the Financing Addendum contains Buyer's selection of Buyer's lender from which Buyer will seek a loan and agreements regarding Buyer's obligation to apply for the loan and seek loan approval.

5. HOME OPTIONS, CONSTRUCTION MATERIALS AND THE LOT.

5.1 Buyer Option Selections. **Buyer must select all structural options on the date Buyer signs this Agreement.** Buyer must make a final selection of all non-structural options and upgrades within 30 Days after the date Buyer signs the Agreement. Buyer agrees to schedule and attend all necessary appointments to make Buyer's selections. Buyer's selections will be final and binding when made. If, after the above deadline for Buyer to make a final selection of options and upgrades, Buyer requests, and Seller approves (without any obligation to do so), an addition or change to any options or upgrades previously selected, Buyer will be charged a nonrefundable administrative fee of $250-$2500 for each changed or added option or upgrade. The price for each option will be the price in effect at the time of Buyer's selection. Unless Seller designates otherwise, Deposits for options and upgrades, if required, will be due at the time of Buyer's selection. If Buyer has not made an option selection within the time required above, Seller may make such selection for Buyer, in which case Buyer will be bound by such selection. If Seller requests Buyer to re-select an option which has become unavailable or is no longer offered by Seller, Buyer will do so within 5 days after being notified by Seller and the Total Purchase Price may be adjusted accordingly.

a. **Flooring**. Seller advises Buyer that certain areas of the Home may not be well suited for certain types of flooring (for example, hardwood or carpet may not be well suited for areas of the Home with a higher likelihood of moisture). Seller may, in its sole discretion, refuse to install certain types of flooring in areas of the Home Seller deems unsuitable for such flooring. If, at the request of Buyer, Seller agrees to install flooring that Seller deems to be unsuitable, Seller will not be responsible for any resulting damage and Buyer will not receive warranty coverage under the Home Warranty (defined below) for such flooring.

b. **Seller's Right to Change or Limit Designs and Options**. Seller reserves the right to limit options and upgrades offered with respect to the Home. Buyer will be entitled to select options only from those options available with respect to the Home at the time of Buyer's selection. Some options offered in other homes in the Community or in other communities may not be available with respect to the Home. If

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Seller changes the design of other homes in the Community or changes the options offered or features included in other homes, Seller will have no obligation to make those changes to the Home or make them available to Buyer.

c. **Partially and Fully Completed Homes**. Buyer understands that current plans offered for newly built homes may have standard materials and features not included in a completed or partially completed home. If Buyer is purchasing a partially completed home, the Home will include only those materials and features that were standard for the Home when construction commenced, those options already selected by Seller, and those options which Buyer selects (to the extent Seller permits additional option selections). If Buyer is purchasing a partially completed home, the above time deadline for option selections is not applicable to Buyer. Instead, Buyer must make any available option selections within 7 days after the date Buyer signs this Agreement. Buyer understands Buyer's ability to select options for a partially completed home will depend upon the level of completion of the home at the time Buyer signs this Agreement and Buyer may be entitled to select only limited options or no options. If Buyer is purchasing a completed home, Buyer agrees it is purchasing the Home as presently constructed.

5.2 Community Specific Models. The design, specification levels, available options and pricing of homes and options may vary by community, even for the same or similar models. If Buyer has seen a model of the Home in another of Seller's communities, Buyer understands there may be significant differences in design, specification levels, options and pricing between such model and a similar model in the Community.

5.3 Models and Decorative Items. Buyer understands model homes have been professionally decorated to show various decorative ideas, constructed using a variety of features and materials to show design concepts, and professionally landscaped, and that such decorative items, features, materials and landscaping may not be offered as options or otherwise included in the Home. Such decorative items, features, materials and landscaping which may not be offered in the Home include without limitation, furnishings; draperies and other window treatments; wallpaper; custom carpet; upgraded cabinetry; coordinated paint; special textures; built-in shelves; beams; special lighting fixtures; special ceiling and wall treatments; mirrors; entry ways, walkways, driveways and other hardscape items constructed using non-standard materials; patios; patio covers; pools and spas; and landscaping using different varieties and in greater quantities and sizes. Decorative items, materials, landscaping and hardscape items and other options and upgrades displayed by model homes will not be included as part of the Property except to the extent expressly identified as being part of the Home in Seller's plans and specifications for the Home or offered by Seller as an option for the Home and selected as an option by Buyer in accordance with this Agreement.

5.4 Material Substitutions, Variations and Marketing Materials. Due to governmental requirements, unavailability of materials, changes in options or other product offerings or changes in suppliers, Seller reserves the right to make changes to the Home and/or deviate from the features, plans or specifications as Seller determines necessary by lot and home, so long as Seller substitutes materials of equivalent quality and appearance. Determination of equivalency will be in Seller's sole discretion. Buyer acknowledges that color and texture variations occur in all natural and some man-made products due to manufacturing processes (e.g., granite, wood, tile and concrete) and that such variations are to be expected, and, provided such variations are within industry tolerances, they will not be considered a defect and Seller will have no liability or responsibility for such variations. Buyer agrees images that may be in advertising or marketing materials are for marketing purposes only and may not reflect exact home design, specific components or materials used in home construction, specific manufacturer or models of components, or exact colors or textures of materials, all of which may vary or change in the course of actual construction as described above.

5.5 Lot Premiums. Premiums for lots vary and are determined by the particular attributes of each lot as evaluated from time-to-time by Seller in its sole discretion. Buyer understands the characteristics that make the Lot unique may change over time, and the Lot may become more or less desirable as a result of such changes. Seller makes no representation or guarantee of the current or future value of Buyer's Lot. Further development of the Community or surrounding property, whether made by Seller, the developer or any other owner, may affect the Lot's value and Buyer's use and enjoyment of the Lot. Buyer releases Seller from and agrees Seller will not be responsible or liable for any such changes or obligated to return any Lot premium.

5.6 Plan and Garage Orientation; Lot Utilities and Easements. Buyer understands the Home and garage orientation (i.e., left or right) may be built opposite of the floor plan or garage orientation shown in a brochure, on a website, or by a model due to various factors, including lot shape and the location of utilities. Seller reserves the right, in Seller's sole discretion, to determine the location, configuration and orientation of the Home and the garage on the Lot. Seller will determine air conditioner locations, which may be different than the plot plans and marketing materials. Seller and/or utility companies may locate or relocate utilities and other neighborhood structures and improvements on the Lot, including utility lines, boxes, pedestals, and vaults; electric transformers; fire hydrants; cluster mailboxes, if applicable; light poles; and storm drainage pipes, which items may not be shown on any plans for the Property. Buyer accepts that the Lot may have some or all of these items. Prior to Closing, Seller reserves the right to grant utility, drainage and similar easements in or over the Lot customarily granted in the development of residential real estate projects.

6. COMMUNITY SALES AND DEVELOPMENT.

6.1 Seller's Right to Manage its Business and Respond to Market Conditions. Before or after Closing, with no obligation to Buyer, Seller may change prices, premiums, terms, features, options and concessions for any proposed or existing homes in the Community or any other community. Seller may change floor plans, sizes, elevations, options, designs and other characteristics of homes built in the Community. Seller may rent or lease homes in the Community. Buyer accepts that Seller may have sold or may hereafter sell lots or homes in the Community to other builders, to investors or to persons or companies which may use them for rental purposes. Seller has neither offered nor agreed to any price protection or other commitment to Buyer regarding the value or resale value of the Property (or any other property), and Seller will not have any obligation or liability whatsoever to Buyer if any price or home changes or changes in Seller's business directly or indirectly affect the value of the Property.

6.2 Development. Seller reserves the right to change the zoning or planned use of other property in the Community or surrounding property. Development plans for the Community may be amended or changed from time-to-time to provide for, among other things, changes in land use, improvements, street patterns, setbacks, the type, number, style and prices of homes, lot sizes and configurations, densities, and amenities. Seller or its affiliates may annex into the Community additional lands not currently described in the Community Documents (defined below) or withdraw from the Community property currently described in the Community Documents. This annexation or withdrawal may or may not require the consent of certain owners of lots in the Community. The plans for the Community and any master development which encompasses the Community may be periodically updated and remain subject to change. Buyer understands that no statement of any representative of Seller regarding the planned use of property in or adjacent to the Community should be understood by Buyer or anyone as a warranty or promise regarding any future development plans for such property, and no such statement will limit or affect Seller's right to change zoning, land use or its development plans in the future. Buyer waives all claims, including claims for damages and costs, against Seller, its partners and other affiliates, and all of their respective officers, directors, shareholders, employees and agents as a result of any changes to the zoning, land use or development plans for the Community or for adjacent properties or for the annexation into or withdrawal of land from the Community.

6.3 Surrounding Land Uses, Community Services, and School and Taxing Districts. Any statement made or information provided by a representative of Seller concerning the present or future zoning, use or condition of land near the Lot or around the Community, concerning fire, ambulance, law enforcement, waste management, mail delivery or other services that may be available to the Community, or concerning

schools, school boundaries, or taxing districts (or the current or future taxes or assessments or other costs associated with owning the Property) is based only on the limited information known to such person at the time of such statement or action. Mail service, the location of mailboxes (whether individually located in front of each home or clustered in groups) and the assignment of mailboxes are determined by the U.S. Postal Service. Buyer understands that such items may change and may affect the Lot, the Community or residents of the Community. Buyer confirms that prior to executing this Agreement, Buyer has reviewed such items with the applicable operators or owners of such land, the applicable governmental authorities or the applicable service providers or Buyer has elected, on Buyer's own accord and determination, to forgo such review. Buyer has not relied, and agrees not to rely, on any statement made or information provided by any representative of Seller concerning any of the matters described above and Buyer releases Seller from all claims related to any of such matters.

6.4 City and Other Boundaries; Potential Annexation. If the Property is located outside the limits of a municipality, the Property may now or later be included in or annexed into the extraterritorial jurisdiction or city limits of a municipality. Each municipality or other governmental authority maintains a map that depicts its boundaries and areas of extraterritorial jurisdiction. Notwithstanding any statement made, or map or other information provided, by Seller or its representatives, Seller makes no representation or warranty to Buyer regarding the current or future boundaries of any municipality, county or other governmental authority. Buyer should contact all municipalities or other authorities located in the general proximity of the Property to determine if the Property is located within a municipality or other governmental entity's jurisdiction or is likely to be included or annexed into a municipality or other jurisdiction, and any costs as a consequence thereof.

6.5 Flooding and Flood Insurance. The U.S. Federal Emergency Management Agency (FEMA) publishes Flood Insurance Rate Maps designating special flood hazard areas or zones. FEMA flood maps, and flood maps and flooding related regulations issued by other governmental authorities, may change. Seller has no control over such flood maps, the designation of flood hazard areas or flooding related regulations, and Seller will have no liability or responsibility for any changes to same. Accordingly, Seller makes no representation or warranty whether a particular lot is or will be located inside or outside of a flood hazard area or impacted by new regulations. Whether the Property is located inside or outside of a flood hazard area is not a guarantee that it will or will not flood. Flooding can occur on any property, particularly property in flat or low-lying areas and in areas subject to hurricanes and torrential rain events. Seller recommends that Buyer consider obtaining flood insurance even if the Property may not be located in a special flood hazard area and even if flood insurance is not required by Buyer's lender. Buyer accepts the obligations and consequences of owning real property, including without limitation Buyer's responsibility to obtain flood insurance if Buyer desires financial protection from potential flooding. Buyer agrees that neither Seller nor any of its representatives have made, and Seller is not making, any representation or warranty regarding the present or future location of flood hazard or zone designations, regarding whether the Property or Community may flood, or regarding the need for or availability of flood insurance. Buyer releases Seller, its affiliates and their employees from all claims, causes of action, damages, injuries and other liability arising out of or related to the flooding of the Property or the Community as a result of a major rain or storm event.

6.6 Water and Mineral Rights. Buyer understands water rights and interests in oil, gas and other minerals in, on or under the Lot and other portions of the Community (collectively, "Mineral Rights") may have been previously reserved or conveyed to other persons, and the owners or lessees of such Mineral Rights may have various rights. However, such rights may be limited or restricted by municipal or other applicable laws, or certain rights of entry may have been released. Buyer agrees neither Seller nor any of its representatives has made any representation or warranty regarding Mineral Rights, whether any person can or may exercise any Mineral Rights, or the effect any water, oil, gas or mineral exploration or production may have on the Community or the Property. Buyer releases Seller, its affiliates and their employees from all claims, causes of action, damages, injuries and other liability arising out of or related to the Mineral Rights or any exercise thereof.

7. HOME CONSTRUCTION.

7.1 Build Quality Pre-Closing Orientation. When the Home is substantially complete, Buyer will have the opportunity to attend a **"Build Quality Pre-Closing Orientation"**, which is a pre-closing meeting and walk-through of the Home. Seller will schedule the Build Quality Pre-Closing Orientation approximately two (2) to three (3) business days prior to Closing. Seller will make a reasonable effort to accommodate Buyer's schedule for such meeting, but Closing will not be delayed if Buyer is unable to participate. During the Build Quality Pre-Closing Orientation, Seller will orient Buyer with the operation of the Home and identify any construction items which remain to be completed. Seller's goal is to complete all remaining construction items before Closing, but that may or may not occur. The existence of remaining construction items at the time of Closing will not entitle Buyer to cancel this Agreement, delay Closing, withhold funds, or require an escrow of funds at Closing. After Closing, Seller will complete any remaining construction items as soon as reasonably practical, considering weather and other factors. Buyer will provide Seller with access to the Home during Seller's normal working hours after Closing to allow Seller to complete the remaining construction items. Buyer's failure to provide Seller with access or Buyer's refusal to allow Seller to complete any remaining construction items according to the method selected by Seller will relieve Seller from any further obligation to complete such remaining construction items and from any obligation therefor under the Home Warranty.

7.2 Construction Plans; Variances. At Closing, Seller will deliver the Home in substantial conformance with this Agreement, the Home Plan and Home Elevation identified in Section 2 above and the Home will contain the materials, fixtures and features described in the Features List for the Home. Notwithstanding anything to the contrary in this Agreement, Buyer understands variances from those plans may occur during construction for various reasons, including aesthetic reasons, to address field conditions, and to comply with building codes or other governmental requirements. Dimensions and area (square footage) measurements shown in advertisements, sales brochures and other marketing materials are approximations for illustrative purposes only. Accordingly, actual "as-built" dimensions and area (square footage) measurements may vary from those materials and the construction plans. Seller's detailed construction plans and specifications for the Home are proprietary and confidential and will remain Seller's property. Buyer is acquiring no rights in Seller's construction plans and specifications and Seller will be under no obligation to deliver them to, or review them with, Buyer.

7.3 Construction; Timing/Completion of the Home. This Agreement is a contract for the construction of a new home. Buyer agrees Buyer will be purchasing the Property at Closing as a completed home. Buyer will acquire no right, title or interest in or to the Property except the right and obligation to purchase the Property upon the Closing Date in accordance with the terms of this Agreement. Construction of the Home will begin and progress according to Seller's construction schedule, as determined by Seller. Buyer agrees Seller is not Buyer's contractor, the direction and supervision of trade contractors rests exclusively with Seller, and Buyer will not issue any instruction to, or otherwise interfere with, hinder, delay, or otherwise impede the construction or construction schedule of the Home. Buyer understands its failure to timely perform its obligations may delay the commencement or completion of the construction of the Home. Seller will use reasonable efforts to keep Buyer informed of its construction schedule but cannot guarantee any specific completion date or construction schedule except as set forth in this Agreement. Seller is not responsible for inconvenience, loss, expense or other consequences to Buyer resulting from delays in construction completion provided that the Home is completed within the time period set forth in this Section. Seller is not responsible for delays in the installation or service delays of telephone, cable television, mail or similar services at, or after Closing provided that all necessary and customary utilities are extended to the Home within the time period set forth in this Section.

Buyer and Seller intend for this sale to be exempt from the Interstate Land Sales Full Disclosure Act by qualifying for the exemption provided by 15 U.S.C. Section 1702(a)(2), and nothing herein contained will be construed or operate, as to any obligation of Seller or right of Buyer, in a manner that would render such exemption inapplicable. Accordingly, Buyer and Seller authorize any court interpreting this Agreement to construe it liberally so that such exemption is available. Notwithstanding anything in this Agreement to the contrary, Seller will be obligated to complete

the Home no later than two years after the date Buyer signs this Agreement, except for delays caused by acts of God or other matters that qualify under impossibility of performance principles recognized under the laws of the state in which the Property is located, in which case the completion date will be extended by an amount of time equivalent to such delays.

7.4 Fencing. Seller is not required to install fencing on the Lot unless Seller has agreed to install fencing in this Agreement. If fencing is included, Seller has the sole right to determine the location and extent of the fencing on the Lot. While Seller generally places fencing approximately on the property line, Seller and other builders sometimes place fencing in a different location because of governmental set back requirements, utility or other easements, existing trees, retaining walls or other reasons. If applicable, Buyer understands that maps, condominium plans, plot plans and site plans may not necessarily represent the actual location where fencing has been or will be located on the Lot. Unless Seller has expressly designated a specific fencing location as part of this Agreement, fencing will be in the "as built" location, even if such location is different from the location shown on any maps, plot plans, site plans or permits. Buyer will be responsible for coordinating the maintenance of any fencing that is used as a common boundary fence with the owner of the adjoining lot.

7.5 No Buyer Alterations or Additions. Buyer will not make any alterations or additions to the Home or Lot prior to Closing, including, but not limited to, the alteration or addition of any equipment, wiring, appliances, wall coverings, sprinkler systems or paint. If Buyer violates this provision, Buyer will be in default under this Agreement and liable and responsible for all damages caused by and consequences of such alterations or additions, including time delays incurred by Seller in removing or correcting the alterations or additions. At Buyer's expense, Seller may remove or correct any such alterations or additions made by Buyer or Buyer's agents and destroy or dispose thereof without liability or compensation to Buyer.

7.6 Insulation. Where construction allows, insulation will be installed in the Home as follows:

Exterior Walls (except garage and other non-air conditioned areas):		
Type: Reflective Insulation with Vaporshield	Thickness: 1/2 inch	R-value: 4.1

Ceiling (except over garage and other non-air conditioned areas):		
Type: 00	Thickness: 00	R-value: 30

Notwithstanding the foregoing, insulation may be of lesser thickness and R-value than indicated in certain areas where the design of the Home does not permit greater thickness. Examples of locations where thickness and R-value may vary include locations where studs are placed in walls, corners, windows, where roof trusses attach to outside walls, and in upper level ceilings above heated areas. R-values are based on the specifications of the manufacturer and/or installer of the insulation and Seller does not warrant or represent the accuracy of the manufacturer's or installer's calculation of these R-values. Seller has the right to make substitutions as to the type, thickness and R-value of insulation installed in the Home as long as there are no substantial changes in the R-value of the insulation installed in a substantial portion of the Home**.** Minimum heat pump or air conditioner seasonal energy efficiency rating will be 14.

7.7 Energy Efficiency/Energy Costs. Seller makes no representation or warranty regarding the energy efficiency or energy costs of the Home, Consumer Products, or any component of the Home regardless of any (i) brochures, pamphlets, advertising, or other documents that may have been reviewed by Buyer, or (ii) discussions Buyer may have had with Seller or its employees, agents, or vendors. Buyer acknowledges the energy efficiency of the Home and associated energy costs will vary over time depending on many factors, including, but not limited to, usage, rates, fees and charges of local utility providers, home maintenance practices, household size, lighting and internal climate control systems, and weather conditions.

7.8 Environmental Notice/Disclosure. **THE HOME AND ITS OCCUPANTS MAY BE EXPOSED TO VARIOUS ENVIRONMENTAL CONDITIONS IN OR NEAR THE HOME (INCLUDING, BUT NOT LIMITED TO, ELECTROMAGNETIC FIELDS FROM POWER LINES AND APPLIANCES, MOLD AND THE POSSIBILITY OF AIR, WATER, SOIL OR OTHER POLLUTION). FOR EXAMPLE, THE HOME IS CONSTRUCTED USING HUNDREDS OF NATURAL AND MAN-MADE MATERIALS WHICH COULD EXPOSE OCCUPANTS TO HARMFUL CHEMICALS, GASES AND ALLERGENS WHICH MAY AFFECT THEIR HEALTH. HARMFUL EMISSIONS (INCLUDING FORMALDEHYDE, PER- AND POLYFLUOROALKYL SUBSTANCES AND OTHER CHEMICALS) MAY BE PRODUCED FROM CARPETING, FLOORING, PRESSED WOOD PRODUCTS, INSULATION, PLASTICS, VARNISHES, GLUES AND OTHER BUILDING MATERIALS. ALSO, RADON IS A NATURALLY OCCURRING GAS WHICH EMANATES FROM CERTAIN SOILS THAT, WHEN IT ACCUMULATES IN HOMES, MAY PRESENT HEALTH RISKS. ONE OR MORE OF THESE ENVIRONMENTAL CONDITIONS MAY EXIST WITHIN OR AROUND THE HOME OR COMMUNITY. SELLER DOES NOT CLAIM ANY EXPERTISE CONCERNING SUCH CONDITIONS. SELLER MAKES NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, ABOUT ANY SUCH CONDITIONS, AND EXPRESSLY DISCLAIMS ANY LIABILITY FOR ANY TYPE OF DAMAGE OR INJURY SUCH CONDITIONS MAY CAUSE TO THE HOME OR ITS OCCUPANTS. BUYER ASSUMES THE RISK OF THE PRESENCE OF THE ABOVE CONDITIONS WITHIN OR AROUND THE HOME OR COMMUNITY AND RELEASES SELLER, ITS AFFILIATES AND THEIR EMPLOYEES FROM ALL CLAIMS, CAUSES OF ACTION, DAMAGES, INJURIES AND OTHER LIABILITY ARISING OUT OF OR RELATED TO ANY OF THE ABOVE CONDITIONS. FOR ADDITIONAL INFORMATION, SELLER RECOMMENDS THAT BUYER CONTACT ITS LOCAL, STATE OR FEDERAL ENVIRONMENTAL AGENCIES OR OTHER AVAILABLE SOURCES. BUYER WILL BE RESPONSIBLE, AT BUYER'S COST, TO ASCERTAIN WHETHER ANY OF THE ABOVE CONDITIONS MAY AFFECT THE HOME OR ITS OCCUPANTS AND, IF NECESSARY, TO TAKE APPROPRIATE REMEDIAL OR PROTECTIVE MEASURES.**

7.9 Termites. Buyer is advised and acknowledges that during construction, Seller may utilize a termite treatment or barrier or combination of methods in an attempt to prevent termite infestation in the Home. Buyer is advised that current governmental regulations limit the types and concentration of chemicals and the methods of application that can be used in attempting to prevent or eradicate termites. Consequently, termites may appear following completion of the Home. Buyer is advised that disturbance of the soil around the Home's foundation stem wall can destroy the termite treatment barrier. Seller recommends that Buyer retain the services of a qualified pest control company to regularly (at least annually) inspect the Home and apply the appropriate termite treatments or measures to prevent termite infestation. Except and to the extent limited or prohibited by applicable law or FHA/VA regulations, Buyer waives all claims against Seller for damages, losses, costs and expenses in connection with the existence of termites at the Home or on the Property and Buyer agrees to be solely responsible for preventing or exterminating termites in or around the Home in such manner as Buyer may determine.

7.10 Landscaping/Drainage. Prior to Closing, the Lot will have been graded for proper water drainage in accordance with grading and drainage plans for the Community. Unless otherwise set forth in this Agreement, the Lot will not be landscaped in any way. If Seller offers optional landscaping packages, Buyer should carefully review and understand the terms of each landscaping package. If Buyer elects to install Buyer's own landscaping (if that option is available), Buyer, after Closing, will install such landscaping within any required time period set forth in the

Community Documents. At Closing, Seller will have no further responsibility for soil erosion, soil conditions, drainage or landscaping installed by Seller and Buyer will be solely responsible for all such matters (unless and to the extent of any landscaping warranty to be provided by Seller as described in this Agreement). Seller will not be liable or responsible for damages or other effects caused or contributed to by any change to the grading or drainage of the Lot made by Buyer or Buyer's contractor or landscaper. Unless set forth in this Agreement, Seller is providing no warranty with respect to landscaping and will have no liability for landscaping that dies or is damaged following Closing.

7.11 Construction Noise and Activities; Entry Gates. The Lot is part of a larger community in which other homebuilding and development activities are being or may be conducted. Those activities will cause noise, vibration, dust, mud, construction traffic and other potential inconveniences and nuisances in areas around the Lot. Seller will exercise reasonable control over those activities conducted by Seller, but Buyer agrees Seller will have no liability or responsibility to Buyer as a result of any of those activities or any resulting inconveniences or nuisances. If there are entry gates to the Community, such gates may be open during development of the Community and there are no assurances regarding security or the effectiveness of such gates or that pedestrian or other access will be controlled.

7.12 Visits to the Construction Site and Assumption of Liability and Risk. Buyer understands that a construction site can be a dangerous place. Buyer and its visitors will not visit the Lot or any other construction site in the Community without permission and without a representative of Seller. Hard hats and closed toe shoes are required while visiting areas under construction. **Any entry to the Lot or any construction site is at Buyer's sole risk and Buyer waives the right to make claims against Seller for any personal injury or property damage that Buyer, Buyer's guests and/or minor children may incur. Buyer agrees to indemnify and hold Seller harmless from and against any and all personal injuries, property damage, or any other claim or injury incurred by Buyer, or Buyer's visitors on the Property, or on any construction site at the Community at any and all times before and after Closing.**

7.13 Loss of Property. Seller will bear the risk of loss or damage to the Property (e.g., by fire or other casualty) until the earlier of the Closing Date or the time Buyer takes possession of the Property. If the Property is damaged prior to the earlier of the Closing Date or the time Buyer takes possession of the Property, Seller will repair the damage as Seller reasonably determines necessary. If Seller determines the Home has been totally destroyed, Seller will give Buyer written notice of such total destruction. Upon receipt of such notice, Buyer will have 10 days to provide Seller written notice of its election to either (i) terminate this Agreement and receive a refund of all Deposits paid, or (ii) have Seller restore the Property. If Buyer elects to have Seller restore the Property, the time for Seller to complete the Home will be extended, if permitted, in accordance with Section 7.3. If Buyer fails to timely deliver written notice to Seller of Buyer's election, Buyer will be deemed to have elected to terminate this Agreement and receive a refund of all Deposits paid. After the earlier of the Closing Date and the time Buyer takes possession of the Property, Buyer assumes and will bear all risk of loss or damage to the Property.

8. CLOSING.

8.1 Closing Agent. In the attached Financing Addendum, Buyer has selected the Closing Agent to provide title and settlement/closing services for the closing of the purchase and sale transaction contemplated by this Agreement (the **"Closing"**).

8.2 Closing Time and Place. The Closing will occur through an escrow established with Closing Agent and will be held at the offices of Closing Agent unless otherwise provided in this Agreement or otherwise designated by Seller. The Closing will be held at the time and on the date (the **"Closing Date"**) designated by Seller by providing at least seven (7) days days prior written, electronic or oral notice to Buyer. The Closing will be held when the Home is substantially complete (*i.e.*, the Closing will be held even if some construction items remain to be completed) and, if applicable to the Home, a temporary or final certificate of occupancy or its local equivalent has been issued by the applicable governmental authority.

8.3 Seller Right to Extend Closing Date. Subject to Section 7.3, Seller will have the right to extend the Closing Date in order to substantially complete the construction of the Home, to complete any other construction item(s), to obtain a certificate of occupancy or similar permit, or as necessary to align with the schedules of other closings being handled by Seller or Closing Agent. Buyer understands any Closing Date provided to Buyer or set by Seller prior to the date the Home is substantially complete is only an estimated date and, due to uncertainties inherent in construction, is subject to change by Seller. Because the Closing Date may change, Buyer agrees to remain flexible regarding the Closing Date, including, without limitation, Buyer's moving schedule, notifications to landlords, the closing of any existing home, and interest rate changes and locks. Seller will have no liability to Buyer due to a delay or extension of the Closing Date regardless of the reason. Buyer agrees Seller will not be required to reimburse Buyer for any expenses (including temporary housing costs, rentals, interest rate changes or lock fees, storage, moving and travel expenses) related to any changes in the timing of construction of the Home and/or the Closing Date.

8.4 Closing Procedures. At Closing:

a. Seller will execute and deliver to Buyer a Special Warranty deed, subject to (i) taxes and assessments not yet due; (ii) the Community Documents and other restrictive covenants common to the Community; (iii) all matters affecting the Property shown on the recorded plat for the Community; (iv) water, oil, gas and mineral rights previously reserved or conveyed; (v) all easements, covenants, restrictions, encumbrances and other matters of record affecting the Property; (vi) all matters and conditions shown on the survey or that would be revealed by an accurate survey or inspection of the Property; and (vii) applicable building and zoning codes and other laws of governmental authorities. The deed will be prepared by Seller or its designee and will be deemed acceptable to each party if it meets the requirements stated herein and complies with applicable law.

b. Buyer will deliver the Total Purchase Price and all other sums payable by Buyer pursuant to this Agreement. All sums due from Buyer at Closing must be paid by wire transfer or other immediately available funds acceptable to Seller and Closing Agent.

c. Seller and Buyer will each execute and deliver any notices, statements, certificates, affidavits and other documents as may be required by this Agreement or applicable law to consummate the Closing.

After Buyer and Seller have complied with their respective Closing obligations, Closing Agent will record all documents to be recorded in the real property records and disburse all funds according to the approved settlement statement or Closing Disclosure, as applicable. All funds to be disbursed to Seller shall be disbursed by wire transfer or other immediately available funds acceptable to Seller. Buyer and Seller authorize Closing Agent to execute and submit on their behalf any required affidavit of value and preliminary change of ownership report using the Total Purchase Price for the established value**.** Following the Closing, Closing Agent (or a separate title agent, if applicable) will issue or cause the issuance of an owner's policy of title insurance for the Property to Buyer, if purchased by Buyer.

8.5 Possession and Keys. Buyer will not have any equitable right in the Property or be entitled to possession of the Property until the complete consummation of the Closing and funding of the Total Purchase Price and all other costs payable pursuant to this Agreement. Except as otherwise required by law, keys to the Property will not be released and access will not be provided until all funds due from Buyer (including all loan proceeds from Buyer's lender) have been delivered to the Closing Agent and all conditions to closing and funding have been satisfied. Buyer understands loan funding may take several days after Buyer has executed loan documents.

8.6 Closing Costs. Buyer is responsible for paying, at or before Closing, (i) all costs related to the owner's policy of title insurance; (ii) the cost of a survey of the Property (or reimbursing Seller for that cost if Seller has already paid for the survey); (iii) all escrow fees and other charges of Closing Agent related to this transaction; (iv) all costs related to Buyer's mortgage loan or other financing, including but not limited to, application and origination fees, points, interest rate buy down costs, interest rate lock charges, prepaid interest, survey fees, credit report charges, lender

title insurance policy charges, homeowner's and flood insurance premiums, mortgage insurance premiums, appraisal fees, tax certificate and tax service charges, flood certificate charges, underwriting and loan processing charges, document preparation charges, and impounds for taxes, assessments and insurance; (v) all recording fees and stamp, excise, documentary or other transfer fees or taxes; (vi) homeowner's association fees, (vii) Buyer's portion of the Closing prorations described in Section 8.7 below, and (viii) any other items described on the settlement statement or Closing Disclosure, as applicable, other than costs Seller has expressly agreed herein to pay (collectively, "**Closing Costs**").

8.7 Closing Prorations. All real estate taxes and assessments, dues and assessments under the Community Documents, utility charges, and other charges against the Property for the year of Closing will be prorated as of the Closing Date. The proration of real estate taxes and assessments will be based on the most recent tax bill issued prior to Closing. All prorations will be final and not subject to adjustment after Closing.

8.8 Closing Delay; Failure to Close. Buyer agrees the timely performance of its obligations to close on the scheduled Closing Date is an essential term of this Agreement. If Buyer fails to perform any of Buyer's obligations on or before the Closing Date, Buyer will be in default under this Agreement. Seller will be under no obligation to agree to delay the Closing Date. If Buyer asks to delay the Closing Date for any reason (including due to delays caused by Buyer's lender), and Seller agrees to same, then Buyer agrees to pay Seller an extension fee equal to $250 times the number of days from the scheduled Closing Date until the extended Closing Date. Unless Seller agrees otherwise, the extension fee will be due upon Seller's agreement to extend the Closing Date and will not be credited toward the Total Purchase Price.

8.9 Agreement Not Contingent on Sale or Rental of Other Property. Unless expressly set forth otherwise in this Agreement or an addendum to this Agreement, this Agreement is not contingent upon the sale, closing or rental of Buyer's existing home or other property. If Buyer elects to apply for mortgage financing contingent on the sale or rental of Buyer's existing home or other property, Buyer does so at Buyer's own risk.

8.10 Water and Mineral Rights. Buyer understands water rights and interests in oil, gas and other minerals in, on or under the Lot may have been previously reserved or conveyed to other persons, including without limitation to Seller or companies affiliated with Seller. Seller has not made any representation or warranty to Buyer that the Property includes any water rights or interests in oil, gas or other minerals. If the ownership or prior reservation or conveyance of water or mineral rights is important to Buyer, Buyer is advised to research same further prior to entering into this Agreement.

8.11 Seller Paid Closing Costs. Unless otherwise instructed by Buyer and Seller in writing, to the extent this Agreement provides Seller will pay any Closing Costs or provide Buyer with an incentive or other funds Buyer may use to pay Closing Costs, Seller's funds will be applied to charges in the following order to the extent such funds are available:

a. items Seller is legally required to pay pursuant to state or federal law;
b. items Seller specifically has agreed to pay in this Agreement;
c. "points and fees" as that term is defined in Title 12, section 1026.32(b)(1)(i) of the Code of Federal Regulations;
d. "finance charges" as that term is defined in Title 12, section 1026.4 of the Code of Federal Regulations;
e. items commonly and customarily paid by a seller in the local market; and
f. other charges appearing on the settlement statement or Closing Disclosure, as applicable.

Nothing in this subsection creates an obligation by Seller to pay any Closing Costs.

9. WARRANTY.

9.1 Home Warranty. Seller warrants the Home against defects in workmanship and materials in accordance with Seller's New Home Limited Warranty and Performance Standards (collectively, the **"Home Warranty"**). Buyer acknowledges reviewing or having the opportunity to review the Home Warranty prior to executing this Agreement. Buyer agrees to the terms and conditions of the Home Warranty, all of which are incorporated herein by reference.

9.2 Disclaimer of Warranties for Consumer Products, Elevators, Solar System and Smart Home Components. Prior to Buyer's execution of this Agreement, a copy of the warranties for Consumer Products (defined below) in the Home and, if installed in the Home, any elevator, Solar System (as defined below) and Smart Home Components (as defined below), were made available to Buyer for Buyer's review. At or after Closing, Seller will deliver to Buyer the actual warranties for the Consumer Products in the Home and, if applicable, any elevator, Solar System, and Smart Home Components, to the extent such warranties exist. The term **"Consumer Products"** means all appliances, pieces of equipment, or other items installed in the Home that are consumer products for purposes of the Magnuson-Moss Warranty Act (15 U.S.C. Section 2301, et. seq.). See the Home Warranty for examples of Consumer Products. The term **"Solar System"** means all components of the solar energy system, including, without limitation, the solar panels, electrical inverter, wiring, mounting hardware and other related equipment. The term "**Smart Home Components**" means all hardware, software and other components of any computer network, data network or telecommunications network within the Home, whether wired or wireless, including, without limitation, modems, routers, access points and extenders, and any home automation devices, smart devices, remote controls, connected devices or other components connected to any such network (which may include, by way of example, but not limitation, smart thermostats or other climate control devices, lighting controls, garage door controllers, door locks, security system interfaces or controllers, speakers, smart speakers, voice controls and intelligent personal assistants). **Buyer understands Consumer Products, elevators, Solar Systems and Smart Home Components are excluded from coverage under the Home Warranty.** To the extent Seller has been issued a warranty from any manufacturer or installer of Consumer Products and any elevator, Solar System, or Smart Home Components installed in the Home, Seller assigns to Buyer, to the extent assignable and without recourse to Seller, Seller's rights in such warranties, if any. The assignment will be effective as of the Closing Date. Any rights that inure to a homeowner under a manufacturer's or installer's warranty are the obligation of the manufacturer or installer, as applicable. Seller does not assume any obligation of the manufacturer or installer resulting from a manufacturer's or installer's warranty. **Seller disclaims all representations and warranties of any kind, express or implied, relating to Consumer Products and any elevator, Solar System and Smart Home Components, including, without limitation, any representation or warranty regarding use, fitness of use, workmanship or quality.** Seller will not be liable for any damage to a Consumer Product or any elevator, Solar System or Smart Home Components or for any damage caused by a Consumer Product or any elevator, Solar System (including roof penetrations) or Smart Home Components. However, to the extent provided in the Home Warranty, Seller will be responsible for damage to the Consumer Product, elevator, Solar System or Smart Home Components caused by Seller's improper installation of such Consumer Product, elevator, Solar System or Smart Home Components or other act by Seller only if Seller's installation or other act caused such damage. Seller's disclaimer of representations and warranties does not limit or otherwise affect the warranty of any manufacturer or installer. If a Consumer Product, elevator, Solar System or Smart Home Component malfunctions or is otherwise defective, Buyer agrees to follow the procedures in the applicable manufacturer's or installer's warranty documents.

9.3 NO OTHER WARRANTIES. TO THE FULLEST EXTENT PERMITTED BY LAW, EXCEPT FOR THE HOME WARRANTY AND ANY LANDSCAPE WARRANTY EXPRESSLY PROVIDED BY THIS AGREEMENT, IF APPLICABLE, ALL WARRANTIES REGARDING THE PROPERTY, INCLUDING BUT NOT LIMITED TO STATUTORY AND IMPLIED WARRANTIES (INCLUDING BUT NOT LIMITED TO ANY WARRANTY OF HABITABILITY, MERCHANTABILITY, WORKMANLIKE CONSTRUCTION OR FITNESS FOR A PARTICULAR PURPOSE), ARE HEREBY DISCLAIMED BY

SELLER AND WAIVED BY BUYER. THE HOME WARRANTY AND THE LANDSCAPE WARRANTY, IF APPLICABLE, ARE SUBSTITUTED IN PLACE OF ALL SUCH WARRANTIES. THIS MEANS THE HOME WARRANTY AND LANDSCAPE WARRANTY, IF APPLICABLE, ARE THE ONLY WARRANTIES THAT APPLY AND GOVERN BUYER'S AND SELLER'S RIGHTS AND OBLIGATIONS RELATED TO THE PROPERTY AND THERE ARE NO OTHER WARRANTIES, EXCEPT AS MAY BE REQUIRED BY APPLICABLE LAW. BUYER AGREES SELLER'S LIABILITY FOR ANY DEFECTIVE CONDITION WITH RESPECT TO THE PROPERTY, WHETHER IN CONTRACT, IN TORT, UNDER ANY WARRANTY OR OTHERWISE, IS LIMITED SOLELY TO SELLER'S OBLIGATIONS AND BUYER'S REMEDIES EXPRESSLY PROVIDED IN THE HOME WARRANTY. BUYER IS NOT WAIVING ANY WARRANTY APPLICABLE TO MATERIALS IN THE HOME THAT MAY BE PROVIDED DIRECTLY BY A MANUFACTURER.

9.4 Smart Home Components. Network performance in the Home, both wired and wireless, will vary due to differences in home design and construction, placement of furnishings and appliances, placement of network components, network usage, network configuration, number of users, types of uses and other conditions in the Home. Buyer will be responsible for arranging and paying all costs for internet service to the Home and determining Buyer's speed and data requirements, which may vary. Seller does not guarantee that any Smart Home Component or other network equipment will meet Buyer's particular needs. Buyer is solely responsible for configuring all Smart Home Components and network settings, including without limitation, security settings and features, and for securing any additional security equipment or service that Buyer may choose to use to secure Buyer's network. **SELLER DOES NOT REPRESENT OR WARRANT THAT ANY SMART HOME COMPONENT OR NETWORK DEVICE IS SECURE OR CAN PREVENT PRIVACY INTRUSIONS, MALWARE OR CYBER-ATTACKS, EVEN WHEN CORRECTLY CONFIGURED. SELLER IS NOT PROVIDING ANY GUARANTY OR WARRANTY FOR, AND HEREBY DISCLAIMS ALL RESPONSIBILITY FOR, THE PERFORMANCE, COVERAGE, SECURITY, PRIVACY AND OTHER ASPECTS OF ANY SMART HOME COMPONENT OR NETWORK DEVICES WITHIN THE HOME. THE INSTALLATION AND CONFIGURATION OF SMART HOME COMPONENTS MAY BE PERFORMED BY THIRD PARTIES AND NOT SELLER. SELLER DOES NOT GUARANTEE OR WARRANT THE INSTALLATION OF SMART HOME COMPONENTS OR ANY EQUIPMENT OR SERVICES PROVIDED BY THIRD PARTIES.**

9.5 Buyer's Maintenance Responsibility. Buyer will be solely responsible to perform routine general maintenance and repairs on the Home. Buyer's failure to maintain and repair the Home may reduce or negate warranty coverage under the Home Warranty.

9.6 Subsequent Owners. The Home Warranty automatically transfers to the subsequent owner of the Home upon the transfer of title to the Home. However, the transfer of the Home Warranty does not extend any warranty coverage period. Buyer agrees to provide a copy of the Home Warranty to a subsequent owner of the Home who purchases the Home from Buyer.

9.7 Subrogation. Buyer understands the Home Warranty is not a liability or other type of insurance policy, including a homeowner's insurance policy, which typically provides coverage for certain property damages and casualty losses. If Buyer receives from an insurance company or any other party payment or repairs arising from a construction defect or otherwise relating to the Property, then to the fullest extent permitted by law, Buyer waives for itself and on behalf of anyone acquiring rights through Buyer, including, but not limited to, any insurance company or other party, all subrogation and other claims against Seller for such payments or repairs received by Buyer.

9.8 Harmless Deviations. Seller is obligated to deliver the Home constructed in substantial conformance with this Agreement and the Home Plan. However, the Home Warranty does not cover, Seller shall not be responsible or liable for, and Buyer waives and releases Seller from, any non-conformity with or deviation from plans, specifications, manufacturer's recommendations or building code requirements, unless it creates a covered defect under the Home Warranty that (a) results in actual physical damage to the Home or (b) presents an immediate threat to the health or safety of the occupants of the Home.

9.9 Heavy Furnishings and Equipment. Prior to moving or installing heavy furnishings, equipment or other items (which may include, without limitation, waterbeds, safes, exercise equipment, large fish tanks, pianos, pool tables and spas) into the Home, including any attic space, balcony or deck, Buyer should consult a structural engineer to confirm any heavy items will not damage, overload, or exceed the structural design of, the flooring system, stairs or other portions of the Home. Buyer should not overload any portion of the Home, including stairs, balconies and decks, by over occupancy (too many people). Seller will not be responsible for any damages, loss or injuries arising out of heavy items in, or over occupancy of, any part of the Home.

10. DEFAULT AND REMEDIES.

10.1 Buyer's Default. Buyer will be in default under this Agreement if Buyer (i) notifies Seller or any employee of Seller, orally, electronically or in writing, that Buyer will not complete the purchase of the Property or will not perform any other obligation of Buyer set forth in this Agreement; or (ii) breaches any covenant or agreement of Buyer or otherwise fails to perform any obligation of Buyer under this Agreement or any addendum hereto as and when due. In addition to any rights and remedies provided to Seller elsewhere in this Agreement, upon a default by Buyer under this Agreement, Seller may, at its sole discretion, terminate this Agreement by delivering written notice of termination to Buyer and thereupon:

a. Seller will have no further obligation to Buyer under this Agreement, Buyer will have no further right, title, or interest in or to the Property, and Seller will be entitled to sell the Property to another party; and

b. Seller will be entitled to receive all Deposits made by Buyer as liquidated damages to Seller as a result of Buyer's default.

The amount of liquidated damages is intended as a reasonable estimate of Seller's actual damages, and not as a penalty, resulting from Buyer's default due to the difficulty and uncertainty in estimating or ascertaining, as of the date Buyer signs this Agreement, the actual damages Seller may suffer from Buyer's default, which damages will include without limitation the cost of administering this Agreement and the cost to take the Property off the market while this Agreement remains in effect. In each instance where this Agreement permits Seller to receive Buyer's Deposits as liquidated damages, Buyer will be deemed to have waived all challenges to the enforceability of such provision. This waiver includes, without limitation, any contention that the liquidated damages provision constitutes an unenforceable penalty, or that the liquidated damages do not bear a reasonable relationship to Seller's actual damages.

Upon receiving Seller's notice of termination, Closing Agent will be entitled to rely on such notice, without further documentation or authorization of any kind, that this Agreement has been terminated, that Seller is entitled to receive all Deposits, and that Buyer has no further right, title, or interest in the Deposits or the Property. No party may bring an action against or seek damages from Closing Agent for, nor will Closing Agent be liable for, any action taken by Closing Agent in accordance with this subsection and the instructions herein. Buyer agrees Seller will not waive any right to terminate this Agreement or receive the Deposits due to a default by Buyer because Seller delays or fails to enforce such rights.

10.2 Seller's Default. Seller will be in default under this Agreement if Seller fails to perform any obligation of Seller under this Agreement or any addendum hereto as and when due. Upon a default by Seller, Buyer may, as Buyer's sole and exclusive remedies, (i) terminate this Agreement and, if the Closing has not occurred, receive a return of the Deposits paid by Buyer (together with interest earned thereon, if required by law), and/or (ii) seek recovery against Seller of Buyer's actual damages by filing an arbitration action as provided in Section 12 below. Buyer waives all rights to seek specific performance. Notwithstanding the above and except as provided in this subsection below, Seller will not be

liable for any special, indirect, consequential or punitive damages, including, without limitation, any damages based on a claimed decrease in the value of the Property, even if Seller has been advised of the possibility of such damages. Any assertion of alleged defaults after Closing will be governed by, among other provisions, Sections 9 and 12. Notwithstanding any provision to the contrary in this Agreement, if Seller's default is based upon Seller's failure to complete the Home within the time period provided in Section 7.3 (Construction; Timing/Completion of the Home), then Buyer will have the right to seek all available remedies at law or in equity, without limitation, as a result of such failure.

11. INFORMATION SHARING TO FACILITATE HOME SALE; THIRD PARTY SERVICES. Many companies besides the homebuilder are involved in the sale of a home, such as the community developer, title companies, lenders and HOA management companies. To facilitate the construction of the Home and sale of the Property to Buyer, Seller may share this Agreement and information contained in this Agreement, including Buyer's name and contact information, with Seller's affiliates and other third parties, which may include, without limitation, design and option center operators, the developer of the Community, title companies, escrow agents, lenders, HOA management companies and governmental authorities and their agents. Seller may also share that information with companies that may offer goods and services to home buyers or may survey buyers about their experience in purchasing a home. Buyer agrees Seller may share such information as described above, and agrees those third parties may contact Buyer using Buyer's contact information to facilitate the Home purchase transaction or to offer their goods and services; but Buyer is under no obligation to purchase or receive any goods or services such parties may offer. Seller may receive referral fees or other compensation from such third parties where permitted by law. Seller is not responsible for the acts of any such parties or any promises, claims, products or services of such parties. More information regarding how Seller may use or share information pertaining to Buyer or this Agreement may be found at www.pulte.com/legal/privacy-policy.

12. ARBITRATION.

Agreement to Arbitrate Disputes

This Agreement provides that all Disputes (defined below) between Seller and Buyer will be resolved by BINDING ARBITRATION. This means both Seller and Buyer GIVE UP THE RIGHT TO GO TO COURT OR TO A JURY to assert or defend rights under this Agreement (EXCEPT for matters that may be taken to SMALL CLAIMS COURT as provided below). Seller's and Buyer's rights will be determined by a NEUTRAL ARBITRATOR and NOT by a judge or jury. Seller and Buyer are entitled to a FAIR HEARING, but the arbitration procedures are simpler and more limited than the rules applicable in a court. Arbitrator decisions are as enforceable as any court order and are subject to very limited review by a court. For more information, read the provisions regarding arbitration below, review the American Arbitration Association's Home Construction Arbitration Rules and related information at www.adr.org, call the American Arbitration Association at 1-800-778-7879, and consult an attorney if you so choose.

12.1 Agreement to Arbitrate Disputes. Seller prides itself on having many satisfied customers. However, if Seller and Buyer are unable to resolve a dispute relating to this Agreement or the Property, the parties believe it is best to have a fair and efficient way to resolve that dispute. Accordingly, Buyer and Seller agree that any controversy, claim or dispute that arises out of or is related to this Agreement or the Property (including without limitation any claims for breach of contract, death, personal injury, property damage, defective design or construction, negligence, misrepresentation and fraud), whether arising before or after Closing (collectively, **"Disputes"**), shall be resolved through binding arbitration. The arbitrator's decision shall be final and binding, subject to appeal as described below. Alternatively, if the Dispute does not exceed the maximum jurisdictional amount for a small claims court in the state where the Property is located, then Buyer or Seller may elect to have the Dispute resolved in a small claims court rather than by binding arbitration (however, any appeal of a small claims court judgment must be resolved through arbitration in accordance with this Section 12). Disputes subject to arbitration under the Home Warranty shall be arbitrated in accordance with the terms and conditions of the Home Warranty.

12.2 Applicable Law. The parties acknowledge this Agreement evidences a transaction involving interstate commerce because, among other reasons, this Agreement is for the construction of a home involving the incorporation of materials manufactured in states other than where the Property is located and interstate commerce was used to purchase and transport materials used in the construction. The Federal Arbitration Act (the **"FAA"**) shall govern the interpretation and enforcement of this provision. The agreements in this Section 12 shall survive the termination of this Agreement, the Closing of the purchase of the Property and/or the default of either party. Even if a part of these arbitration provisions is determined to be unenforceable under applicable law, the remainder shall survive, and the parties shall remain obligated to resolve disputes through binding arbitration as set forth herein.

12.3 Arbitrator – American Arbitration Association. The arbitration shall be conducted before an arbitrator appointed by the American Arbitration Association (the **"AAA"**). If the AAA declines to arbitrate a dispute, or if the AAA is not available, the parties will agree to an alternative arbitrator, or have a court appoint a new arbitrator who meets the qualification criteria of an AAA-trained arbitrator. With respect to a Dispute pertaining to a construction issue that is not subject to arbitration under the Home Warranty, the arbitrator shall have at least ten years of construction arbitration experience.

12.4 Arbitration Rules. The arbitration shall proceed in accordance with the AAA's rules applicable to the Dispute. With respect to any portion of the Dispute pertaining to a construction issue that is not subject to arbitration under the Home Warranty, the arbitration shall proceed in accordance with the AAA's Home Construction Arbitration Rules. If those rules have been repealed or replaced at the time the arbitration claim is filed, the AAA's rules then most applicable to residential construction shall apply. However, Seller will be entitled to visually inspect and perform testing as to any component claimed to have a construction defect and no AAA rule shall apply if it is inconsistent with the provisions of this Agreement.

12.5 Additional Parties or Claims. Any Dispute involving claims against Seller's parent, subsidiaries, successor entities, future acquired entities or affiliated companies or any of their respective officers, directors, agents, employees, or representatives also shall be resolved through binding arbitration as set forth herein. Buyer and Seller agree that this arbitration agreement inures to the benefit of those parties. Further, either Buyer or Seller may join as a party to the arbitration any third party consultant, contractor, supplier, manufacturer, engineer, architect or other professional involved in the manufacture, design or construction of any part of the Property. Except as provided above, the parties agree that any arbitration shall be between only Buyer and Seller and shall not be joined or consolidated with the claims or arbitration of any other party unless specifically agreed to in writing by Buyer and Seller, and agree the arbitrator is not authorized to permit any consolidation or joinder with any other party. Buyer waives the right to institute or participate in a class or any other type of representative arbitration or any type of legal action as a member or representative of a class for any Disputes and agrees the arbitrator is not authorized to permit any class or representative arbitration.

12.6 Arbitration Process. Buyer or Seller shall begin the arbitration process by filing a demand for arbitration with the AAA and serving a copy of the demand on the other party. The failure to initiate arbitration at any particular time shall not be considered a waiver of the right to compel arbitration of a Dispute. The only way this right to arbitrate claims may be waived is by a written agreement among the parties. To the extent not inconsistent with the FAA, all provisions of this paragraph are subject to the general qualification that state laws, requirements and

rules, including, but not limited to, state filing limitations (such as statute of limitations and statutes of repose), may affect how and when arbitration may be initiated and administered. The following is a brief description of the steps to initiate arbitration and the arbitration process:

(a) Step 1 – Filing a Request. The party initiating arbitration must notify the AAA in writing of the request for arbitration under the terms of this Agreement. If Seller initiates arbitration, Seller will pay the AAA's filing fee. If Buyer initiates arbitration, Buyer will pay the lesser of 1/2 of the AAA filing fee or the amount provided by the AAA rules and Seller will pay the other 1/2 or remainder. All other AAA arbitration fees and costs shall be paid in accordance with the applicable AAA fee schedule.

(b) Step 2 - Hearing. The arbitration will be held at a location agreed to by the parties, usually in the metropolitan area where the Property is located. The hearing typically will be scheduled by the arbitrator at a time mutually agreeable to all parties. At the hearing, the arbitrator will hear and consider evidence presented by all parties. If a party timely notifies the AAA of a request for a record of the hearing prior to the earlier of the hearing date or the date in the AAA's rules, if specified, the arbitrator will preserve all evidence presented at the arbitration. Oral evidence will be preserved in a manner that it can be converted into a written transcript. The costs of the record will be paid by the party requesting the record or shared equally among the parties requesting a copy.

(c) Step 3 - Award. The arbitrator's award will decide the relief to be awarded and, if the Dispute relates to a construction issue that is not subject to arbitration under the Home Warranty, and if requested by a party, the scope and manner of correction. The arbitrator's award shall be consistent with this Agreement, based on applicable law (except to the extent the FAA overrides and preempts state, local or other law), and shall include findings of fact and conclusions of law. If permitted by the AAA rules, either party may request a written explanation of the award. Each party shall bear its own attorney's fees and expenses (including without limitation the costs and fees of any expert witnesses) in the arbitration, any confirmation proceeding and any appeal. Arbitrator compensation, expenses, and administrative fees (which include filing and hearing fees) shall not be subject to reallocation.

(i) Appeal. Each party shall have the right to appeal the arbitrator's award to the AAA by filing a written notice with the AAA (with a copy to the other party) within 30 days of the date of the arbitrator's award. The party appealing the award shall pay the fees necessary to initiate the appeal. If both sides appeal, the fees shall be split 50/50. The notice of appeal must include the specific items the party seeks to change in the award and the supporting facts and law. The appeal shall be heard by a panel of three arbitrators from the AAA. The appeal shall be conducted in accordance with the applicable rules of the AAA and provisions of this Section as if the claim was being initially filed with the AAA, except that: (i) the only issues to be determined on appeal are the issues described in the notice of appeal and any issues raised by the non-appealing party in response to the issues in the notice of appeal, (ii) the arbitrators' award on appeal shall be final, binding and non-appealable, and (iii) no new evidence shall be accepted or considered by the arbitrators.

(ii) Award after Appeal. The award of the arbitrator shall be final, subject to appeal as provided above. If a notice of appeal from the initial hearing is not received by the AAA within 30 days after the date of the initial award, then the initial award shall be final. Once the award is final, it will be binding on and enforceable against the parties, except as modified, corrected, or vacated according to the applicable arbitration rules and procedures or to the extent not inconsistent with the FAA or applicable state law. Either party may present the final award to any court having jurisdiction over the Dispute to enter that award as a judgment of the court.

(d) Step 4 - Repairs. To the extent the award pertains to a construction issue that is not subject to arbitration under the Home Warranty and requires Seller to make repairs, then unless designated otherwise in the award (and unless appealed), Seller will, within 10 days after a final award, elect to either perform the correction awarded by the arbitrator or, at Seller's option, pay Buyer the reasonable cost of such correction. If Seller elects to perform a correction under an award, Seller will complete the correction within 60 days after a final award or as may be specified by the arbitrator. If the correction cannot be completed in that time, the arbitrator must grant reasonable additional time to make the correction. If Buyer believes that the correction was not performed satisfactorily or in a timely manner, Buyer may have those issues determined in a later arbitration. If the cost of correction is not specified in the award and Seller elects to pay Buyer the reasonable cost of the correction, Buyer may have the amount of that payment reviewed in a later arbitration.

12.7 Expenses. Except as stated above, each party shall bear its own attorney's fees and other expenses incurred in connection with a Dispute. However, if a party to this Agreement files a court action in violation of this Section 12 and the other party is required to compel arbitration by filing a motion with the court, the court shall award the moving party its court costs and reasonable attorneys' fees incurred in connection with the motion.

Buyer's Initials:	Rubrica ~~Yglesio Luciano~~ Moyses Silva De Souza					

13. GENERAL.

13.1 Binding Agreement; Assignment. This Agreement is binding upon Buyer and Seller and their respective heirs, executors, administrators and successors. This Agreement may not be assigned by Buyer without the written consent of Seller. Any attempted assignment by Buyer without Seller's written consent shall be of no force or effect.

13.2 Multiple Buyer Parties. If "Buyer" under this Agreement includes more than one person or entity, then each person signing as a Buyer party will be jointly and severally liable hereunder for the obligations and actions of each Buyer party. Seller will have the right to rely on the signature of any Buyer party as having the authority to bind all Buyer parties with respect to all matters relating to this Agreement. Any communication from a Buyer party, orally, electronically or in writing, will be binding on all Buyer parties. No Buyer party may use the failure of one or more Buyer parties to join in the execution of an amendment or other document as a defense to the enforcement of this Agreement or any amendment or other document executed in compliance with this section.

13.3 Notices. Except as otherwise set forth in this Agreement, all notices must be in writing and must be given by (a) hand delivery or courier service, (b) mail (registered, certified, or first class, with postage pre-paid), or (c) overnight delivery service, addressed to Buyer or Seller at the address for the applicable party in Section 1 of this Agreement. Notices sent by mail will be deemed to be given and received 3 days after deposit in a post office or official depository of the United States postal service. Notices sent by hand delivery, courier service or overnight delivery service will be deemed given and received upon actual or first attempted delivery of the notice. If "Buyer" under this Agreement includes more than one person or entity, then notice to any Buyer party will constitute notice to all Buyer parties.

13.4 Time of the Essence. Time is of the essence for every provision of this Agreement, including without limitation Buyer's performance of all of Buyer's obligations to close the purchase of the Property on the Closing Date.

13.5 Buyer's Performance. Buyer understands that Seller will construct the Home using Seller's standard construction and contract processes and procedures. Buyer agrees to: (i) make choices or take other actions required of Buyer under this Agreement within the indicated time frames; (ii) communicate with Seller's designated representatives to perform certain aspects of this Agreement, such as Seller's designated field manager, sales consultant, closing administrator or other representatives of Seller; (iii) not engage in harassing, abusive, foul, threatening, offensive or otherwise inappropriate behavior towards Seller's personnel or contractors; (iv) communicate Buyer's acceptance or approval of work which complies with this Agreement or the plans and specifications referenced herein; and (v) not take any action that impedes, obstructs

or interferes with the performance of Seller under this Agreement. After Closing, if Buyer requests service under the Home Warranty, Buyer will provide Seller's personnel and contractors with access to the Home during Seller's normal working hours and cooperate with them during the process of investigating and, if applicable, correcting the warranty issue. If Buyer or other occupants of the Home impede, obstruct or interfere with the efforts of Seller's personnel or contractors to provide warranty service, or engage in harassing, abusive, foul, threatening, offensive or otherwise inappropriate behavior towards Seller's personnel or contractors, then Seller will be relieved from its obligation to provide such warranty service.

13.6 Agency. Seller's sales consultants and other employees solely represent Seller. If Buyer has engaged any real estate agent, broker or other party to represent Buyer in this transaction, Buyer will be solely responsible for compensating such party, unless and to the extent Seller has agreed in writing to compensate such party.

13.7 Independent Contractors. Buyer understands Seller may refer Buyer to vendors or companies who provide real estate or other services designed to assist Buyer in purchasing or moving into the Home or with services related to the Home. Those companies are independent contractors and are not affiliated with Seller or its affiliates. Any warranties or representations for such services are warranties and representations given by the independent contractors only and not by Seller or its affiliates. Seller will not be responsible for the quality of any products or services provided by those companies.

13.8 Dates. If the final day of a period or date of performance under this Agreement falls on a Saturday, Sunday or federal holiday, then the final day of any such period or date of performance will be deemed to be the next day which is not a Saturday, Sunday or federal holiday.

13.9 No Investment Representation. None of Seller's employees or representatives is authorized to make any representation regarding economic benefits to be derived from this transaction. Economic benefits to be derived from purchasing a home will vary depending upon many factors, including market conditions and individual circumstances. Buyer may not rely on any statement made by any employee or representative of Seller regarding economic benefits of buying a home, but should instead rely only upon Buyer's own judgment and the advice of Buyer's attorneys, accountants and other advisors.

13.10 Invalid Provisions. If any provision of this Agreement is held to be illegal, invalid or unenforceable under present or future laws, such provision shall be fully severable, and the remainder of this Agreement shall remain in full force and effect and shall be construed and enforced as if such illegal, invalid or unenforceable provision had never been a part of this Agreement. In lieu of any such illegal, invalid or unenforceable provision, there shall be deemed added automatically as a part of this Agreement a provision as similar in terms to such illegal, invalid or unenforceable provision as may be possible and be legal, valid and enforceable.

13.11 Amendments; No Waiver. This Agreement may be amended or modified only by a written instrument executed by Buyer and an authorized agent of Seller (Buyer understands Sales Consultants and Field Managers are not authorized employees of Seller to execute amendments). Except as stated in this Agreement, no party shall be deemed to have waived any provision of this Agreement unless such waiver is stated in writing and signed by the party against whom enforcement of the waiver is sought. The waiver of a breach of any provision of the Agreement shall not constitute a waiver of that provision or a waiver of a future breach of that or any other provision.

13.12 Governing Law/Venue. Any arbitration or litigation arising out of this Agreement shall be conducted in the state, county and city in which the Property is located and shall apply the law of the state in which the Property is located.

13.13 Counterparts; Electronic Execution. This Agreement may be executed in counterparts, all of which together will constitute this Agreement. This Agreement may be signed and transmitted electronically; an electronic or electronically transmitted signature of any person will be considered an original signature; and an electronic signature or copy hereof will have the same binding effect as an original signature on an original document. No party may raise the use of an electronic signature or the transmission of this Agreement by electronic means as a defense to the enforcement of this Agreement or any amendment or other document executed in compliance with this section.

13.14 No Recordation. Buyer may not record this Agreement, a memorandum of this Agreement, lis pendens or other notice of this Agreement in the real property or other public records of the jurisdiction in which the Property is located. Buyer agrees Seller will be entitled to an immediate court order removing or expunging any such instrument if recorded by or on behalf of Buyer and ordering Buyer to pay Seller all legal fees and expenses incurred by Seller to obtain such order. Buyer agrees this Agreement does not provide Buyer with an interest in real property and Buyer will have no such interest until Buyer completes the Closing in accordance with this Agreement.

14. COMMUNITY DOCUMENTS. The documents marked below are **"Community Documents"** that apply to the Property and have been provided to Buyer or made available for Buyer's review prior to Buyer's execution of this Agreement.

[ ]	Articles of Incorporation of Community/Homeowners Association	[ ]	Acknowledgment of Assessments
[ ]	Bylaws of Community/Homeowners Association	[ ]	Club Membership Documents
[ ]	Declaration of Covenants, Conditions and Restrictions for Community/Homeowners Association	[ ]	Design Guidelines
[ ]	Supplemental Declaration	[ ]	Golf Course Disclosure
[ ]	Condominium Declaration	[ ]	_____

Buyer's Initials:	Rubrica YLMSDS					
	Yglesio Luciano Moyses Silva De Souza					

If documents marked above indicate the Property is subject to a declaration, indenture or covenants for a community, homeowners or condominium association (**"Association"**), then Buyer agrees that by accepting title to the Property Buyer will be obligated to be a member of the Association and agrees that Buyer and the Property will be subject to the bylaws, rules, restrictions, obligations, encumbrances and other terms and conditions contained in the Community Documents pertaining to the Association and in the Association's other governing documents referred to in the Community Documents. Buyer understands the Association has the right to charge the owner of the Property for assessments and other charges as provided by the Association's governing documents. Those charges may include, without limitation, transfer fees, resale certification fees, capitalization charges and reserve contributions. Certain charges may be due by Buyer at Closing.

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15. ADDENDA. Buyer acknowledges that, prior to Buyer's execution of this Agreement, Buyer received or Buyer had the opportunity to review, either physically or electronically, each of the documents marked below. Buyer approves each document marked below and agrees each is considered an "addendum" to this Agreement and is incorporated by reference into and made a part of this Agreement.

Required Addenda and Disclosures:

[X]	Affiliated Business Arrangement Disclosure (Mortgage)	[X]	Financing Addendum
[X]	Affiliated Business Arrangement Disclosure (Insurance)	[X]	Floor Plan, Elevation and Features List for Home
[X]	Affiliated Business Arrangement Disclosure (Title)	[X]	Summary of Important Dates
[X]	Affiliate Incentive Addendum	[X]	Job Initiation Order/Change Order
[X]	Beware of Cybercrimes	[X]	Florida Addendum

Additional Addenda:

[ ]	Acknowledgement of No Solicitation	[ ]	Model Home Sale Addendum
[ ]	Age Verification Addendum	[ ]	Nonresident Addendum – California Residents
[ ]	Cash Incentive Addendum	[ ]	Nonresident Addendum – New York Residents
[ ]	Cash Prepayment Discount Addendum	[ ]	Notice of Assumed Name
[ ]	Commission Agreement and Certification	[ ]	Radon Testing
[ ]	Community Disclosure Addendum	[ ]	Smart Home Components Addendum
[ ]	FHA Addendum	[ ]	Started/Completed Home Addendum
[ ]	Home Energy Ratings Addendum	[ ]	VA Addendum
[ ]	Home Equity Conversion Mortgage Amendment	[ ]	_____
[ ]	IRS 1031 Exchange	[ ]	_____
[ ]	Lot Not Owned Addendum	[ ]	_____
[ ]	_____	[ ]	_____

Buyer's Initials:	Rubrica YLMSDS Yglesio Luciano Moyses Silva De Souza					

16. THIS AGREEMENT; ENTIRE AGREEMENT. "This Agreement" as used herein means this Home Purchase Agreement, the JIO, each addendum and other document attached or otherwise incorporated by reference into this Home Purchase Agreement, and each amendment hereafter executed by Buyer and Seller. This Agreement constitutes the entire agreement and understanding between Buyer and Seller and neither Buyer nor Seller will be bound by any understanding, statement, agreement, promise or representation, express or implied, written or oral, not expressly set forth in this Agreement. Buyer has listed below any understanding, agreement, promise or representation by Seller or its employees or representatives not specifically stated in this Agreement and upon which Buyer is relying in purchasing the Property:

[x] None.

[ ] The following additional understandings, promises or representations should be set forth in this Agreement:

_____

Initials:	Rubrica YLMSDS Yglesio Luciano Moyses Silva De Souza						DS GL Seller

17. SELLER'S SIGNATURE REQUIRED; LEGALLY BINDING AGREEMENT. THIS AGREEMENT WILL NOT BE BINDING UNTIL EXECUTED BY BUYER AND AN AUTHORIZED EMPLOYEE OF SELLER (SELLER'S SALES CONSULTANTS ARE NOT AUTHORIZED EMPLOYEES TO EXECUTE THIS AGREEMENT OR ANY AMENDMENT OR ADDENDUM HERETO). BUYER SHOULD READ AND UNDERSTAND ALL PROVISIONS BEFORE SIGNING. IF BUYER DOES NOT UNDERSTAND ANY PROVISION, BUYER SHOULD SEEK LEGAL ADVICE.

BUYER:

Assinado por: Yglesio Luciano Moyses Silva De Souza 31AD751684404C3...

12/3/2025

Yglesio Luciano Moyses Silva De Souza	Date	_____	Date
_____	Date	_____	Date
_____	Date	_____	Date

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SELLER: Pulte Home Company, LLC

DocuSigned by:
Gabriela Lugo
C851EDBA36AC421...

By: _____
Its: Authorized Agent

Date: 12/9/2025



"We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity throughout the Nation."

Docusign Envelope ID: 6036BB89-ADF1-48D8-A8AA-E25C48058AC7

Buyer: Yglesio Luciano Moyses Silva De Souza
Address: 11405 Nona Sound Street
Lot: 03505
The Cove at Nona Sound

HPA No. PHD0209489

Homebuyers – Beware of Wire Fraud and Other Cybercrimes

Buying a home is an exciting time. But please be careful not to let cyber criminals turn your dream experience into a nightmare.

We have all seen the headlines telling us about cybercrime and companies and individuals who have been hacked. Like many industries, the real estate industry has seen a significant increase in cybercrime. And the risk is growing as criminals find new ways to obtain information pertaining to real property transactions in an effort to divert and steal funds through malicious wire fraud schemes.

Cyber criminals typically begin their fraudulent schemes way before the attempted theft occurs. They often begin with a common technique called “phishing”. This can take the form of email messages, fake websites or phone calls to fraudulently obtain your private information. Through a seemingly harmless communication, criminals trick people into inputting their information or clicking a link that allows hackers to steal computer or email logins and passwords.

Once hackers gain access to an email account, they will monitor messages to find someone in the process of buying a home. The hackers may be experts in real estate transactions. The criminals may hack various parties involved in the home buying transaction, including homebuyers, real estate agents, lenders, title companies or attorneys. Then, around the time the homebuyer is supposed to wire funds for their home purchase, the homebuyer receives what seems like a perfectly normal email apparently from a professional associated with the transaction. This email will include wiring instructions for wiring funds to a fraudulent account. If you take the bait and wire funds to a fraudulent account, your money could be stolen.

Please take precautions so you won’t become a victim of cybercrime. Be careful to protect your personal information and passwords. Do not send sensitive information using unsecure email. Do not click on links or attachments in unsolicited emails.

Here are some tips from the Federal Bureau of Investigation (FBI) to protect against wire fraud and other cybercrimes:

1. **Call, don’t email:** Confirm by phone all wiring instructions you receive before transferring funds. Use a phone number for the title company that you obtain from a trusted source.
2. **Be suspicious:** Carefully scrutinize all email requests for information or transfers of funds to determine if the emails appear out of the ordinary. It’s not common for title companies to change wiring instructions and payment information.
3. **Confirm everything:** Ask your bank to confirm not just the account number but also the name on the account before sending a wire transfer.
4. **Verify immediately:** You should call the title company or your real estate agent to verify your funds were received by the title company or other proper party. Detecting that you sent money to a wrong account within 24 hours may give you the best chance of recovering your money.
5. **Forward, don’t reply:** When responding to an email, hit forward instead of reply and then start typing in the person’s email address. Criminals use email addresses that are very similar to the real one for a company. By typing in email addresses you will ensure the intended recipient’s correct email address is used.

If you discover that you have been a victim of wire fraud or another cybercrime, immediately contact your financial institution and notify the FBI or other law enforcement authorities. If the fraud or crime involves a real estate transaction, be sure to contact the title company, settlement agent, escrow agent or attorney handling the transaction.

Buyer’s Initials:	Rubrica YLMSDS Yglesio Luciano Moyses Silva De Souza					

Docusign Envelope ID: 6036BB89-ADF1-48D8-A8AA-E25C48058AC7

Buyer: Yglesio Luciano Moyses Silva De Souza
Address: 11405 Nona Sound Street HPA No. PHD0209489
Lot:
The Cove at Nona Sound

FLORIDA ADDENDUM

This Addendum amends and supplements that Home Purchase Agreement dated 12/3/2025 (the **"Agreement"**) between Buyer and Seller for the Property referenced above. Each capitalized term used but not defined in this Addendum has the meaning given to that term in the Agreement. If there is a conflict between the terms of this Addendum and the Agreement, this Addendum will prevail.

1. **Disclosure Summary**. Buyer acknowledges that prior to the execution of the Agreement he or she has received a Disclosure Summary as required by Florida Statutes, Section 720.401. A copy of the Disclosure Summary is incorporated by reference herein and is attached hereto as **Exhibit "A"**. **BUYER SHOULD NOT EXECUTE THIS CONTRACT UNTIL BUYER HAS RECEIVED AND READ THE DISCLOSURE SUMMARY.**

IF THE DISCLOSURE SUMMARY REQUIRED BY SECTION 720.401, FLORIDA STATUTES, HAS NOT BEEN PROVIDED TO THE PROSPECTIVE BUYER BEFORE EXECUTING THIS CONTRACT FOR SALE, THIS CONTRACT IS VOIDABLE BY BUYER BY DELIVERING TO SELLER OR SELLER'S AGENT OR REPRESENTATIVE WRITTEN NOTICE OF THE BUYER'S INTENTION TO CANCEL WITHIN 3 DAYS AFTER RECEIPT OF THE DISCLOSURE SUMMARY OR PRIOR TO CLOSING, WHICHEVER OCCURS FIRST. ANY PURPORTED WAIVER OF THIS VOIDABILITY RIGHT HAS NO EFFECT. BUYER'S RIGHT TO VOID THIS CONTRACT SHALL TERMINATE AT CLOSING.

2. **Chapter 558 Notice of Claim**. Pursuant to Section 558.005, Florida Statutes:

ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.

3. **Notice to Buyer of Right to Have Deposit Funds Placed in Escrow Account**. Pursuant to Section 501.1375, Florida Statute, Seller is required to place the Deposit in an interest-bearing escrow account unless: (i) Buyer consents to allow Seller to use the Deposit rather than place it in an interest bearing escrow account; or (ii) Seller obtains a master surety bond from a licensed bonding company protecting Buyer against default by Seller. The master surety bond is intended to guaranty that Buyer's Deposit will be returned to Buyer if this Agreement is terminated and Seller is obligated to return the Deposit to Buyer but fails to do so. The following notice is required pursuant to Section 501.1375, Florida Statutes:

THE BUYER OF A ONE-FAMILY OR TWO-FAMILY RESIDENTIAL DWELLING UNIT HAS THE RIGHT TO HAVE ALL DEPOSIT FUNDS (UP TO 10 PERCENT OF THE PURCHASE PRICE) DEPOSITED IN AN ESCROW ACCOUNT. THIS RIGHT MAY BE WAIVED, IN WRITING, BY THE BUYER.

Florida law also provides that if Buyer declines to consent to Seller's use of the Deposit, Seller has the right to charge the Buyer the cost of the premium for the master surety bond and Seller may then use the Deposit without Buyer's consent. Seller has obtained a master surety bond that is held by PGP Title of Florida, Inc. ("PGP Title"), and intends to use the Deposit rather than placing it in an interest bearing escrow account. Therefore, Buyer may elect to consent to Seller's use of the Deposit without the requirement of the master surety bond, in which case Buyer will not be assessed any portion of the bond premium and the Deposit will not be covered by the bond in the event of default by Seller. In the alternative, Buyer may elect to be covered by the master surety bond, in which case Buyer will be assessed a portion of the bond premium in the amount of Fifty Dollars ($50) which shall be charged to Buyer at Closing, and the Deposit will be covered by the bond in the event of default by Seller. Buyer acknowledges that in no event will the Deposit be placed in an interest-bearing escrow account.

BY SIGNING THIS FLORIDA ADDENDUM, BUYER HEREBY WAIVES THE RIGHT TO HAVE THE DEPOSIT ESCROWED. BUYER AGREES TO MAKE ALL DEPOSIT PAYMENTS DIRECTLY TO SELLER IN ACCORDANCE WITH SECTION 3 OF THE AGREEMENT.

[X] Buyer covered by master surety bond; $50 allocated share of bond premium

[ ] Buyer waives master surety bond; no allocated share of bond premium

4. **Radon Gas Disclosure**. Pursuant to Section 404.056, Florida Statutes:

"RADON GAS": RADON IS A NATURALLY OCCURRING RADIOACTIVE GAS THAT, WHEN IT HAS ACCUMULATED IN A BUILDING IN SUFFICIENT QUANTITIES, MAY PRESENT HEALTH RISKS TO PERSONS WHO ARE EXPOSED TO IT OVER TIME. LEVELS OF RADON THAT EXCEED FEDERAL AND STATE GUIDELINES HAVE BEEN FOUND IN BUILDINGS IN FLORIDA. ADDITIONAL INFORMATION REGARDING RADON AND RADON TESTING MAY BE OBTAINED FROM YOUR COUNTY HEALTH DEPARTMENT.

Seller further disclaims and Buyer waives any warranties, express or implied, that could be construed to cover the presence of radon or other environmental pollutants. The only warranty Seller provides to Buyer is found in Section 9 of the Agreement, entitled "Warranty".

5. **Energy-Efficiency Disclosure**. Pursuant to Section 553.996, Florida Statutes, Buyer hereby acknowledges receipt of a copy of the information brochure originally prepared by or on behalf of the Department of Community Affairs of the State of Florida, notifying Buyer of the option for an energy-efficiency rating of the Home, a copy of which is attached hereto as Exhibit "B". Buyer is further notified that pursuant to Section 553.9085, Florida Statutes, the energy performance level resulting from compliance with such section shall be disclosed if requested by Buyer utilizing the display card attached hereto as Exhibit "C". Any request to have the energy-efficiency rating or energy performance level provided to Buyer must be delivered to Seller in writing, and shall be at Buyer's cost and expense. This paragraph and any information provided pursuant hereto is only for purposes of complying with the requirements of Chapter 553, Florida Statutes, and this Agreement is not contingent upon Buyer approving same.

6. **Florida Homeowners' Construction Recovery Fund**. Pursuant to Section 489.1425, Florida Statutes:

PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS:

Phone: (850) 487-1395
Address: 2601 Blair Stone Road
Tallahassee, FL 32399-0783

7. **Property Tax Disclosure**. Pursuant to Section 689.261, Florida Statutes:

BUYER SHOULD NOT RELY ON THE SELLER'S CURRENT PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT THE BUYER MAY BE OBLIGATED TO PAY IN THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE COUNTY PROPERTY APPRAISER'S OFFICE FOR INFORMATION.

8. **Homeowners Association Budgets**. Pursuant to Section 720.303(6)(c), Florida Statutes, Seller provides Buyer with the following statutory disclosures, as applicable:

THE BUDGET OF ASSOCIATION DOES NOT PROVIDE FOR FULLY FUNDED RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS REGARDING THOSE ITEMS. OWNERS MAY ELECT TO PROVIDE FOR FULLY FUNDED RESERVE ACCOUNTS UNDER SECTION 720.303(6), FLORIDA STATUTES, UPON OBTAINING THE APPROVAL OF A MAJORITY OF TOTAL VOTING INTERESTS OF THE ASSOCIATION BY VOTE OF THE MEMBERS AT A MEETING OR BY WRITTEN CONSENT.

THE BUDGET OF THE ASSOCIATION PROVIDES FOR LIMITED VOLUNTARY DEFERRED EXPENDITURE ACCOUNTS, INCLUDING CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE, SUBJECT TO LIMITS ON FUNDING CONTAINED IN OUR GOVERNING DOCUMENTS. BECAUSE THE OWNERS HAVE NOT ELECTED TO PROVIDE FOR RESERVE ACCOUNTS UNDER SECTION 720.303(6) FLORIDA STATUTES, THESE FUNDS ARE NOT SUBJECT TO THE RESTRICTIONS ON USE OF SUCH FUNDS SET FORTH IN THAT STATUTE, NOR ARE RESERVES CALCULATED IN ACCORDANCE WITH THAT STATUTE.

9. **Flood Disclosure**. Buyer acknowledges that prior to the execution of the Agreement, Seller has completed and provided the following flood disclosure as required by Section 689.302, Florida Statute:

FLOOD DISCLOSURE

Flood Insurance: Homeowners' insurance policies do not include coverage for damage resulting from floods. Buyer is encouraged to discuss the need to purchase separate flood insurance coverage with Buyer's insurance agent.

(1) Seller has ☐ has not ☒ filed a claim with an insurance provider relating to flood damage on the property, including, but not limited to, a claim with the National Flood Insurance Program.

(2) Seller has ☐ has not ☒ received federal assistance for flood damage to the property, including, but not limited to, assistance from the Federal Emergency Management Agency.

(3) For the purposes of this disclosure, the term "flooding" means a general or temporary condition of partial or complete inundation of the property caused by any of the following:

(a) The overflow of inland or tidal waters.

(b) The unusual and rapid accumulation of runoff or surface waters from any established water source, such as a river, stream, or drainage ditch.

(c) Sustained periods of standing water resulting from rainfall.

10. **Florida Title Insurance and Closing Requirements**. In Florida, providing certain closing and settlement services in connection with a real estate transaction may be deemed the practice of law, if not provided in connection with the issuance of a title insurance policy. Therefore, for PGP Title of Florida, Inc. dba PGP Title ("PGP Title") to act as Closing Agent and provide closing and settlement services under the Agreement, PGP Title must issue a policy of title insurance, either an Owner's Policy of Title Insurance or a Loan Policy of Title Insurance or both, as part of your purchase transaction. Buyer may, subject to lender or third-party requirements, elect not to purchase an Owner's or Loan Policy of title insurance; however, if Buyer makes that election and a policy of title insurance is not issued as part of the purchase transaction, then Buyer must choose a closing agent other than PGP Title. Buyer is not obligated to use PGP Title and is entitled to choose a closing agent of Buyer's own selection, as more fully addressed in the Finance Addendum. Buyer hereby acknowledges and agrees to the terms and conditions set forth in the Florida Title Insurance and Closing Requirements.

Rubrica
YLMSDS _____ Buyer Initial _____ Buyer Initial

11. **Sinkhole Exclusion**. Certain areas of Florida have experienced "sinkhole" soil settlement activity. Seller has consulted with soil engineers about the potential for sinkhole development in the area, and it has been advised that no soil study or investigation can offer any guarantee that sinkholes will not develop on a specific parcel of land. Seller has also been informed that soil engineers can conduct testing and exploration of potential sinkhole sites in an attempt to assess the possibility of future sinkhole development. Seller assumes no responsibility to

make any tests; however, Seller will permit the Buyer to do so, at the Buyer's expense, if the Buyer so desires. Seller makes no warranties or representations, express or implied, about the existing or future soil conditions on the Lot. Seller expressly disclaims any liability of any type for any damages whether direct or indirect, or consequential, which the Property may suffer because of settlement, sinking or collapse of the earth on the Lot.

12. **Marital Status**. Buyer's marital status to be included on the Deed under this Agreement shall be:

___X_____ Legally Married _____ Single

[USE IF APPLICABLE]

13. **Community Development District Disclosure.**

THE _____ COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

Dated: 12/3/2025

BUYER:

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Yglesio Luciano Moyses Silva De Souza	12/3/2025 Date	_____	Date
_____	Date	_____	Date
_____	Date	_____	Date

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EXHIBIT "A"

DISCLOSURE SUMMARY FOR

The Cove at Nona Sound

1. AS A BUYER OF PROPERTY IN THIS COMMUNITY, BUYER WILL BE OBLIGATED TO BE A MEMBER OF A HOMEOWNERS' ASSOCIATION.
2. THERE HAVE BEEN OR WILL BE RECORDED RESTRICTIVE COVENANTS GOVERNING THE USE AND OCCUPANCY OF PROPERTIES IN THIS COMMUNITY.
3. BUYER WILL BE OBLIGATED TO PAY ASSESSMENTS TO THE ASSOCIATION. ASSESSMENTS MAY BE SUBJECT TO PERIODIC CHANGE. IF APPLICABLE, THE CURRENT AMOUNT IS $ 255 PER _____. BUYER WILL ALSO BE OBLIGATED TO PAY ANY SPECIAL ASSESSMENTS IMPOSED BY THE ASSOCIATION. SUCH SPECIAL ASSESSMENTS MAY BE SUBJECT TO CHANGE. IF APPLICABLE, THE CURRENT AMOUNT IS $_____ PER _____.
4. BUYER MAY BE OBLIGATED TO PAY SPECIAL ASSESSMENTS TO THE RESPECTIVE MUNICIPALITY, COUNTY, OR SPECIAL DISTRICT. ALL ASSESSMENTS ARE SUBJECT TO PERIODIC CHANGE.
5. BUYER'S FAILURE TO PAY SPECIAL ASSESSMENTS OR ASSESSMENTS LEVIED BY A MANDATORY HOMEOWNERS' ASSOCIATION COULD RESULT IN A LIEN ON BUYER'S PROPERTY.
6. THERE MAY BE AN OBLIGATION TO PAY RENT OR LAND USE FEES FOR RECREATIONAL OR OTHER COMMONLY USED FACILITIES AS AN OBLIGATION OF MEMBERSHIP IN THE HOMEOWNERS' ASSOCIATION. IF APPLICABLE, THE CURRENT AMOUNT IS $_____ PER _____.
7. THE DEVELOPER MAY HAVE THE RIGHT TO AMEND THE RESTRICTIVE COVENANTS WITHOUT THE APPROVAL OF THE ASSOCIATION MEMBERSHIP OR THE APPROVAL OF THE PARCEL OWNERS.
8. THE STATEMENTS CONTAINED IN THIS DISCLOSURE FORM ARE ONLY SUMMARY IN NATURE, AND AS A PROSPECTIVE BUYER, BUYER SHOULD REFER TO THE COVENANTS AND THE ASSOCIATION GOVERNING DOCUMENTS BEFORE PURCHASING PROPERTY.
9. THESE DOCUMENTS ARE EITHER MATTERS OF PUBLIC RECORD AND CAN BE OBTAINED FROM THE RECORD OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED, OR ARE NOT RECORDED AND CAN BE OBTAINED FROM THE DEVELOPER.

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EXHIBIT "B"

ENERGY EFFICIENCY RATING BROCHURE 553.996



Thinking About Buying a Home?

Get An EnergyGauge® Rating!

Congratulations on your decision to purchase a home.

As you know, there are a lot of factors to consider before signing on the dotted line. By now, you've probably checked out the location of the home you like the best. You know how much the seller wants, how many bedrooms there are, whether your dining room table will fit, where you'll park your car and lots of other important things.

But wait, there's still one more important thing you really ought to do.

You wouldn't buy a car without asking how many miles-per-gallon it gets, would you? So why would you even think of buying a house without knowing how much the power bills will be? That's why now is the perfect time to get an EnergyGauge® rating on the house.

Since 1994, there has been a voluntary, statewide energy-efficiency rating system for homes in Florida. Prospective homeowners just like you, all around the state, are getting their homes rated before they make their purchase.

There are several very important reasons why:

▲ **Energy ratings give homebuyers a market-place yardstick that measures the benefits of energy-efficiency.** You get detailed estimates of how much your energy use will cost.

▲ **Energy ratings give you clear and specific information that lets you compare similar homes on their energy use.** Two homes might look similar, but one may be efficient and comfortable, and the other an energy-guzzler with a very uncomfortable interior.

Consider the Benefits:

- ▲ More Home for Less Money
- ▲ Tested Quality Construction
- ▲ Enhanced Indoor Comfort
- ▲ Superior Energy Efficiency
- ▲ More Environmental Sustainability
- ▲ Improved Mortgage Options
- ▲ Greater Resale Value

▲ Maybe most important of all, **the national Home Energy Rating System (HERS) Index on the energy rating can qualify you for a number of special mortgage programs that offer lower interest rates, lower closing costs, and other benefits.** Some lenders may offer special financing.

Before buying your next home, hire a Certified Energy Rater to do a rating.

Your builder or Realtor can help you find a Certified Rater in your area. After the rating, you'll get an easy-to-understand Energy Guide that estimates how much it will cost to pay for energy used in that home.

For many years, buyers have had home inspectors look over a home before making their purchase. This is a great way to find out about potential house problems before you make your purchase. Smart homebuyers around the country are now also asking for a home energy rating to look specifically at the energy-use in a home and determine efficiency. Because energy costs can equal house payments, the relatively small cost of a home energy rating can easily be offset by many years of lower energy payments.

You're already familiar with the miles-per-gallon stickers on new automobiles, and the yellow Energy Guide labels on home appliances. Shoppers use this information to figure out how much that car or appliance is really going to cost them. This information gives the buyer a good estimate of what it will cost to operate that car or use that appliance, over and above the purchase price. A car or product that is cheaper to buy can often be more expensive to operate, so this information can be very important to assure that you make the best purchase decision.

Here's how the EnergyGauge® program works.

After the rating, you'll get an easy-to read form like the one on the next page. The Rating Guide has a scale that allows you to compare the specific home you're looking at with the most efficient and the least efficient homes of the same size, with the same number of bedrooms available in your part of the state today.

One of the keys to the success of this program is the uniformity of ratings, made possible by the use of the EnergyGauge® software developed by the Florida Solar Energy Center®. It has been specially designed to let Raters input the key data on the home and obtain accurate information for comparison purposes.

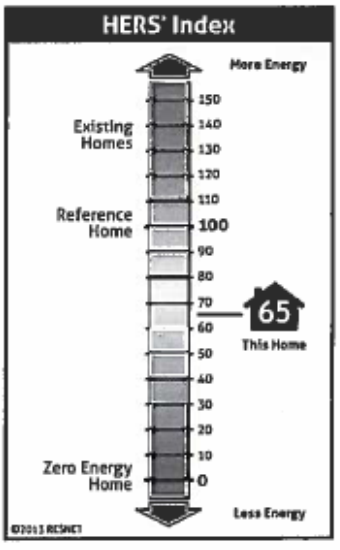


EXHIBIT "B" (continued)

ENERGY EFFICIENCY RATING BROCHURE 553.996

Beyond a home energy rating, how can you reduce your energy use and save money?

That's easy. While the design and construction of your home, and the efficiency of its appliances and equipment, control the most significant portion of its energy use, occupant lifestyle will still have a big effect on exactly how much energy gets used. Your comfort preferences and personal habits - the level at which you set the thermostat, whether or not you turn off lights and fans when leaving a room, how much natural ventilation you use, and other factors - will all affect your home's actual monthly energy use.

Florida's program parallels national activities.

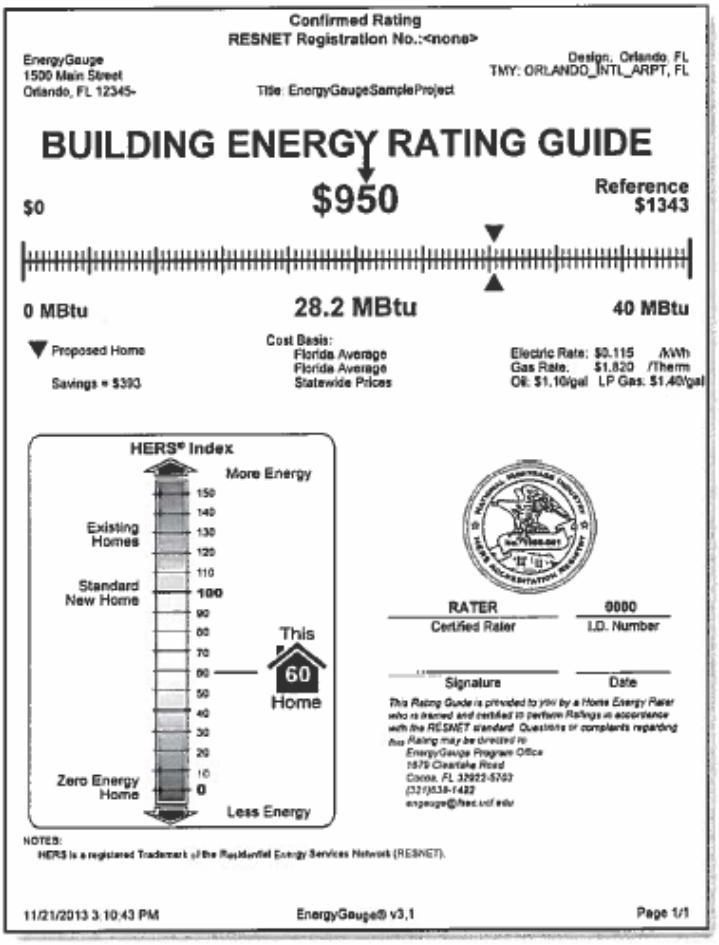
The Residential Energy Services Network (RESNET) sets the national standards for the Home Energy Rating System (HERS), and the Florida Solar Energy Center's Energy Gauge system meets these standards. The Florida Building Energy Rating Guide provides a HERS Index for the home. This national score enables homes to qualify for national mortgage financing options requiring a HERS Index. This index is computed in accordance with national guidelines, considering the heating, cooling, water heating, lighting, appliance, and photovoltaic energy uses. HERS awards stars to the rating.

Tell your Realtor or builder that you want to get the home rated before you buy it.

They can give you the names of Raters in your area. Additional information on the program is available from the Energy Gauge Program Office at 321-638-1422, or visit our Web site at **www.floridaenergycenter.org.**

Who does Energy Ratings?

It is important to note that only Certified Raters are allowed to perform ratings. These Raters have undergone rigorous training programs and have passed the RESNET National Core exam and the required challenge exams. They are also required to undergo continuing education classes and additional exams to keep their certifications current. An on-going quality control program also watches over their Ratings and their work. All their Ratings are submitted to a central registry that checks them for accuracy and compiles generic building data.



Energy Ratings in Florida

The Florida Building Energy-Efficiency Rating Act (Florida Statute 553.990) was passed by the State Legislature in 1993 and amended in 1994. It established a voluntary statewide energy-efficiency rating system for homes. The Rating System has been adopted by DCA Rule 9B-60. Modifications were made by the Legislature in 2013.

Energy Gauge

The EnergyGauge® Program Building Energy Rating System

1679 Clearlake Road
Cocoa, Florida 32922-5703
Phone: 321-638-1422
Fax: 321-638-1010
E-Mail: info@energygauge.com
www.floridaenergycenter.org

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EXHIBIT "C"

ENERGY EFFICIENCY DISPLAY CARD 553.9085

FORMS

ENERGY PERFORMANCE LEVEL (EPL) DISPLAY CARD

ESTIMATED ENERGY PERFORMANCE INDEX* =
The lower the Energy Performance Index, the more efficient the home.

1.	New Home or addition	_____
2.	Single family or multiple family	_____
3.	Number of units, (if multi-family)	_____
4.	Number of bedrooms	_____
5.	Is this a worst case? (yes or no)	_____
6.	Conditioned floor area	_____ sq. ft.
7.	Glass type & area	
	a. U-Factor: _____	_____ sq. ft.
	(Or single or double Default)	_____ sq. ft.
	b. SHGC**: _____	_____ sq. ft.
	(Or clear or tint Default)	_____ sq. ft.
8.	Floor types, Insulation level	
	a. Slab-on-grade, edge insulation	R=_____
	b. Wood, raised	R=_____
	c. Concrete, raised	R=_____
9.	Wall types, Insulation level	
	Exterior	
	a. Wood frame	R=_____
	b. Metal frame	R=_____
	c. Concrete block	R=_____
	d. Log	R=_____
	e. Other _____	R=_____
	Adjacent	
	a. Wood frame	R=_____
	b. Metal frame	R=_____
	c. Concrete block	R=_____
	d. Log	R=_____
	e. Other _____	R=_____
10.	Ceiling types, Insulation level	
	a. Under attic	R=_____
	b. Single assembly	R=_____
	c. Knee walls/skylight walls	R=_____
	d. Radiant barrier installed	R=_____
11.	Ducts, Location & Insulation Level	
	a. Supply ducts: _____	R=_____
	b. Return ducts: _____	R=_____
12.	Cooling systems	Capacity: _____
	a. Split system	SEER:_____
	b. Single package	SEER:_____
	c. Ground/water source	COP:_____
	d. Room unit	EER:_____
	e. PTAC	EER:_____
	f. Gas-driven	COP:_____
13.	Heating Systems	Capacity:_____
	a. Split system heat pump	HSPF:_____
	b. Single package heat pump	HSPF:_____
	c. Electric resistance	COP:_____
	d. Gas furnace, natural gas	AFUE:_____
	e. Gas furnace, LPG	AFUE:_____
	f. Gas-driven heat pump	Recov. EFF.: _____
14.	Water heating systems	
	a. Electric resistance	EF:_____
	b. Gas fired, natural gas	EF:_____
	c. Gas fired, LPG	EF:_____
	d. Solar System with tank	EF:_____
	e. Dedicated heat pump with tank	EF:_____
	f. Heat recovery unit	HeatRec%
	g. Other: _____	_____
15.	HVAC credits claimed (Alternate Point System Method only)	
	a. Ceiling fans	_____
	b. Cross ventilation	_____
	c. Whole house fan	_____
	d. Multizone cooling credit	_____
	e. Multizone heating credit	_____
	f. Programmable thermostat	_____

*NOTE: This is not a Building Energy Rating. If your index is below 70, your home may qualify for energy efficiency mortgage (EEM) incentives if you obtain a Florida Building Energy Rating. Contact the EnergyGauge Hotline at (321) 638-1492 or see the Energy Gauge web site at www.energygauge.com for information and a list of certified Raters. For information about Florida's Energy Efficiency Code, contact the Florida Building Commision's support staff.

**Label required by Section 303.1.3 of the *Florida Building Code, Energy Conservation*, if not DEFAULT.

I certify that this home has complied with the Florida Energy Efficiency Code through the above energy saving features which will be installed (or exceeded) in this home before final inspection. Otherwise, a new EPL Display Card will be completed based on installed Code compliant features.

Builder Signature:_____ Date:_____

Address of New Home:_____ City/FL Zip: _____

Docusign Envelope ID: 6036BB89-ADF1-48D8-A8AA-E25C48058AC7

EXHIBIT "D"

[OPTIONAL PROVISION TO BE ADDED TO FLORIDA ADDENDUM (NON-CONDOMINIUM), IF APPLICABLE.]

This section_____DOES apply. This section___X___DOES NOT apply.

Special Districts. Notice and Disclosure of Community Development District and Obligation for Payment of Assessments.

1. Notice and Disclosure. A Community Development District is established for implementing and maintaining certain benefits and infrastructure improvements in The Cove at Nona Sound. The Cove at Nona Sound is located within the boundaries of such a Community Development District. Bonds have been or will be issued by the See Community District (the "District") for improvements to be constructed in The Cove at Nona Sound including without limitation, certain roads and rights-of-ways; central irrigation quality (IQ) water lines; the sanitary sewer system; potable water system; the surface water drainage and management system; wetlands and conservation or preservation areas, and other improvements permitted, including but not limited to, under Chapter 190 or Chapter 298, Florida Statutes, as may be amended from time to time.

2. Obligation to Pay Non-Ad Valorem Assessments. This Notice and Disclosure is to inform those individuals or entities owning or purchasing real property within The Cove at Nona Sound, as amended from time to time, that the Property will be subject to, and the owners of same will be obligated to pay, the non-ad valorem assessments that may be levied and assessed by the District against property owners. Seller estimates that, as of the date of the Agreement, the annual non-ad valorem assessment due by each owner to the District should be approximately $_____per annum, and will be due and payable for a period of_____ (___) years. Annual operating and maintenance assessments for the District shall continue beyond this _____ year period. Buyer acknowledges that upon purchasing the Property, Buyer shall be responsible for payment of any such non-ad valorem assessments as shall be levied by the District, and that such assessments are subject to change depending upon the District's budget and projected costs for maintenance or improvements in Orange.

A copy of this Notice and Disclosure will be executed by the parties hereto at Closing. The District's non- ad valorem assessments will be assessed for the purpose of paying such maintenance and debt obligations as will be incurred by the District for the construction and maintenance of public improvements within its jurisdiction. The District's non-ad valorem assessment will appear as a separate and distinct line item on the OrangeCounty Tax Collector's annual real estate tax bill and will be required to be paid directly to the OrangeCounty Tax Collector. In the event that the District's non-ad valorem assessment is not paid by the owner, the owner's Property may be subject to the same collection provisions of the Florida Statutes as apply to ad valorem taxes.

[IF APPLICABLE]Seller does not control the District and the figures provided herein are based upon estimates provided by the District.

Assinado por:
Yglesio Luciano Moyses Silva De Souza 12/3/2025
31AD751084404C3...
Buyer Signature Date

_____ _____
Buyer Signature Date

_____ _____
Buyer Signature Date

Docusign Envelope ID: 6036BB89-ADF1-48D8-A8AA-E25C48058AC7

Buyer: Yglesio Luciano Moyses Silva De Souza
Address: 11405 Nona Sound Street
Lot::03505
The Cove at Nona Sound

HPA No. PHD0209489

CASH INCENTIVE ADDENDUM

This Addendum amends and supplements that Home Purchase Agreement dated 12/3/2025 (the **"Agreement"**) between Buyer and Seller for the Property referenced above. Each capitalized term used but not defined in this Addendum has the meaning given to that term in the Agreement. If there is a conflict between the terms of this Addendum and the Agreement, this Addendum will prevail.

HOW TO GET THE "CASH INCENTIVE": To take advantage of Seller's Cash Incentive program, Buyer must do each of the following:

- Finalize all color selections and options 30 Days after the date Buyer signs the Agreement and do not make any changes, additions or deletions thereafter.
- Close the purchase of the Home by paying all cash without financing any portion of the Total Purchase Price with any lender.
- Close the purchase of the Home on the Closing Date set by Seller as provided in Section 8.2 of the Agreement.

WHAT THE CASH INCENTIVE PROVIDES: If Buyer satisfies all of the above requirements, then, at Closing, Buyer will be eligible to receive a total cash incentive equal to $_____, which Buyer may use to (i) pay for Closing Costs as defined in Section 8.6 of the Agreement, (ii) pay the cost of options or upgrades to the Home selected by Buyer, and/or (iii) reduce the Total Purchase Price.

The "Other Sales Program Amount" set forth in the JIO or Change Order includes the portion of the above cash incentive allocated to pay Closing Costs. The amount of the "Sales Program" set forth in the JIO or Change Order includes the portion of the above cash incentive allocated to pay options or upgrades to the Home or to reduce the Total Purchase Price.

DOES BUYER WISH TO PARTICIPATE IN SELLER'S CASH INCENTIVE PROGRAM?

[x] Yes, Buyer elects to participate in Seller's Cash Incentive program and agrees to satisfy the requirements listed above as a condition to receiving the cash incentive described above.

Buyer elects to allocate $ 25000 of the cash incentive toward Closing Costs and $ _____ of the cash incentive toward the cost of options or upgrades to the Home.

[ ] No, Buyer does not wish to participate in Seller's Cash Incentive program. Buyer understands the only result of this choice is Buyer will not be eligible to receive the cash incentive described above.

Dated: 12/3/2025

BUYER:

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Yglesio Luciano Moyses Silva De Souza	12/3/2025 Date	_____	_____ Date
_____	_____ Date	_____	_____ Date
_____	_____ Date	_____	_____ Date

Docusign Envelope ID: 6036BB89-ADF1-48D8-A8AA-E25C48058AC7

Buyer: _____
Address: _____
Lot: _____

HPA No. _____

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

Homeowners' Insurance

Seller/Owner: Pulte Home Company, LLC

Buyer: _____

The purpose of this Disclosure Statement is to provide Buyer notice that Pulte Home Company, LLC (**"Seller"**) has a business relationship with Pulte Insurance Agency, Inc. (the **"Agency"**). Seller and Agency are both wholly owned affiliates of PulteGroup, Inc. Because of this relationship, this referral may provide Seller a financial or other benefit.

The Agency is an insurance agent which provides, among other products, homeowner's and flood insurance. Buyer may receive an insurance quote on the Property from the Agency. Set forth below is an estimated charge or range of charges for the settlement services listed. Buyer is NOT required to use Agency as a condition for the purchase of the Property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. BUYER IS FREE TO SHOP AROUND TO DETERMINE THAT BUYER IS RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Settlement Service	Estimated Range of Charges - Annual Premium
Homeowner's Insurance	.2% - 2.5% of Home Price
Flood Insurance	.1% - 1.0% of Home Price

ACKNOWLEDGEMENT: Buyer has read this Disclosure Statement and understands that Seller is referring Buyer to purchase the above-described settlement services from Agency and that Seller may receive a financial or other benefit as a result of this referral.

Dated: _____

BUYER:

Assinado por:
Yglesio Luciano Moyses Silva De Souza 12/3/2025
31AD751684404C3...
Date

_____ Date

_____ Date

_____ Date

_____ Date

_____ Date

_____ Date

Docusign Envelope ID: 6036BB89-ADF1-48D8-A8AA-E25C48058AC7

Buyer: Yglesio Luciano Moyses Silva De Souza
Address: 11405 Nona Sound Street
Lot: 03505
The Cove at Nona Sound

HPA No. PHD0209489

ACKNOWLEDGMENT OF NO SOLICITATION

The undersigned Buyer (whether one or more) acknowledges Pulte Home Company, LLC (**"Seller"**) has advised Buyer that homes in The Cove at Nona Sound may not be currently approved for sale to residents of some states who visit the community in response to advertisements or other communications delivered within their particular home state, depending on that state's laws. Buyer acknowledges and confirms Buyer did not contact Seller about this community or visit this community in response to a solicitation (i.e., contact by telephone, mail, email or otherwise) sent or made to Buyer in Buyer's home state by Seller or any of its employees, brokers or agents.

Seller has provided general information to Buyer regarding this community in reliance upon the statements contained above.

Dated: <<Current Date>>

BUYER:

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Yglesio Luciano Moyses Silva De Souza	12/3/2025 Date		Date
	Date		Date
	Date		Date

Docusign Envelope ID: 6036BB89-ADF1-48D8-A8AA-E25C48058AC7

Buyer: Yglesio Luciano Moyses Silva De Souza
Address: 11405 Nona Sound Street
Lot:03505

HPA No. PHD0209489

DEPOSIT IN INSTALLMENTS ADDENDUM

This Addendum amends and supplements that Home Purchase Agreement dated 12/3/2025 (the **"Agreement"**) between Buyer and Seller for the Property referenced above. Each capitalized term used but not defined in this Addendum has the meaning given to that term in the Agreement. If there is a conflict between the terms of this Addendum and the Agreement, this Addendum will prevail.

As an accommodation to Buyer, Seller agrees to allow Buyer to pay the Deposits in installments as indicated by the payment schedule below. Buyer understands and agrees that Seller shall have no obligation under the Agreement and no obligation to commence construction of the Home until the total amount of the Deposits has been received by Seller. Buyer's failure to timely pay each installment may result in a delay in the commencement of construction of the Home and will constitute a default by Buyer under the Agreement.

Deposit Installment Payments			
Payment No.	Payment Amount	Due Date	Date Rec'd/Amount Rec'd
1	$ 50000	12/5/25	
2	$		
3	$		
4	$		
5	$		
Total Deposits	$ 50000		

Except as modified by this Addendum, all remaining provisions of the Agreement remain unchanged and in full force and effect.

BUYER:

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

12/3/2025

Yglesio Luciano Moyses Silva De Souza — Date

Date

Date

Date

Date

Date

Date

SELLER: Pulte Home Company, LLC

DocuSigned by:
Gabriela Lugo
C851EDBA36AC421...

By: _____
Its: Authorized Agent

Date: 12/9/2025

Docusign Envelope ID: 6036BB89-ADF1-48D8-A8AA-E25C48058AC7

Buyer: Yglesio Luciano Moyses Silva De Souza
Address: 11405 Nona Sound Street
Lot: 03505
The Cove at Nona Sound

HPA No. PHD0209489

BUILDING INSPECTION ADDENDUM

This Addendum amends and supplements that Home Purchase Agreement dated 12/3/2025 (the **"Agreement"**) between Buyer and Seller for the Property referenced above. Each capitalized term used but not defined in this Addendum has the meaning given to that term in the Agreement. If there is a conflict between the terms of this Addendum and the Agreement, this Addendum will prevail.

Buyer may, at Buyer's expense, hire an independent building inspector (**"Inspector"**) to examine the Property immediately prior to the Pre-Closing Orientation. Seller agrees to permit Inspector to enter the Property prior to Closing provided that:

1. Any inspection must take place under the supervision of Seller's Field Manager or the Manager's designee.
2. The Inspector must complete any desired inspections on the date scheduled so as not to delay Seller's construction schedule or the Closing Date. Seller is not obligated to permit inspections before or after the time set.
3. The Inspector must be licensed to conduct residential property inspections in Orange, FL.
4. The Inspector must provide to Seller a copy of the Inspector's business license and a certificate of insurance demonstrating that the Inspector has a current general liability policy in a sum not less than $250,000.00 at least three (3) days prior to any scheduled inspection. Any Punch List Items will not be matters to which the Inspector may take exception or identify as problems.
5. Buyer must provide Seller a copy of the Inspector's report upon Buyer's receipt.

If Buyer believes any items identified in the Inspector's report are items which must be completed by Seller, Buyer shall notify Seller of each such item in writing prior to the Pre-Closing Orientation. Seller agrees to repair all items which should be corrected in order to complete the Home in accordance with Agreement or which Seller would be required to correct under the Home Protection Plan.

Dated: 12/3/2025

BUYER:

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Yglesio Luciano Moyses Silva De Souza	12/3/2025 Date		Date
	Date		Date
	Date		Date

Docusign Envelope ID: 6036BB89-ADF1-48D8-A8AA-E25C48058AC7

Buyer: Yglesio Luciano Moyses Silva De Souza
Address: 11405 Nona Sound Street
Lot: 03505
The Cove at Nona Sound

HPA No. PHD0209489

STARTED/COMPLETED HOME ADDENDUM

This Addendum amends and supplements that Home Purchase Agreement dated 12/3/2025 (the **"Agreement"**) between Buyer and Seller for the Property referenced above. Each capitalized term used but not defined in this Addendum has the meaning given to that term in the Agreement. If there is a conflict between the terms of this Addendum and the Agreement, this Addendum will prevail.

Deposit. The Deposit must be paid by wire transfer or other immediately available funds acceptable to Seller.

Financing the Purchase of the Property. The Loan Approval Deadline set forth in the Financing Addendum is modified to be 30 (thirty) calendar days after the date of Buyer's execution of the Agreement.

Buyer Option Selections. Buyer understands the Home is already under construction and may be substantially complete or fully complete. Depending upon the stage of construction, Seller may have already determined, purchased and/or installed options and upgrades for the Property. The Total Purchase Price reflects those options and/or upgrades already installed (or planned to be installed) in the Home. Buyer understands that, notwithstanding provisions of the Agreement that permit Buyer to make option selections, Buyer may have limited or no ability to select options and/or upgrades to the Property. If and to the extent Seller permits Buyer to select or change options and/or upgrades, Buyer agrees that Buyer's option/upgrade selections will be made within 30 Days days after the date Buyer signs the Agreement. Buyer acknowledges that Buyer is responsible to schedule all necessary appointments with Seller's Sales Consultant and/or design consultant in order to timely make any permitted option/upgrade selections.

Closing Date. The Closing shall occur on the date or within the time period for Closing input by Seller in the Summary of Important Dates.

Dated: <<Current Date>>

BUYER:

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Yglesio Luciano Moyses Silva De Souza	12/3/2025 Date		Date
	Date		Date
	Date		Date

Docusign Envelope ID: 6036BB89-ADF1-48D8-A8AA-E25C48058AC7

Home Purchase Agreement
HPA No. PHD0209489
HPA Date: 12/3/2025
Buyer: Yglesio Luciano Moyses Silva De Souza
Address: 11405 Nona Sound Street
Lot: 03505

THIS IS AN INTERNAL COMPANY DOCUMENT. IT IS NOT AN ADDENDUM TO THE HOME PURCHASE AGREEMENT.

HPA CERTIFICATION

This certification pertains to the Home Purchase Agreement referenced above (the **"Agreement"**). Each capitalized term used but not defined in this certification has the meaning given to that term in the Agreement.

I am a sales professional for Seller and have prepared the Agreement. In connection with submitting the Agreement for Seller's approval and execution, I certify as follows:

1. While working with the Buyer, selling the Property, and preparing the Agreement, I followed all company policies and procedures (national and local) and believe I complied with all applicable laws.

2. In particular, I believe I (and, to my knowledge, any other company employee involved with this sale) complied with all Fair Housing laws. I understand The Fair Housing Act prohibits treating people differently or making a distinction between people (for or against) on the basis of their protected class (e.g., race, color, religion, gender, disability, family status or national origin) in connection with the sale, rental, advertising or financing of housing. I understand the company is an equal opportunity housing provider and any discriminatory housing or lending practice is strictly prohibited.

3. The Agreement contains the entire agreement with the Buyer regarding the Property. There are no additional agreements (oral or in writing) with the Buyer regarding the Property. I have not made (nor, to my knowledge has any other company employee made) any promise, representation or warranty to the Buyer that is not contained within the Agreement.

Dated: 12/3/2025

Signed by:
Craig Russo
27277EE7EF624AF...

Craig Russo
Sales Professional

Docusign Envelope ID: 6036BB89-ADF1-48D8-A8AA-E25C48058AC7

Buyer: Yglesio Luciano Moyses Silva De Souza
Address: 11405 Nona Sound Street
Lot03505
The Cove at Nona Sound

HPA No. PHD0209489

RADON TESTING

This Addendum amends and supplements that Home Purchase Agreement dated 12/3/2025 (the **"Agreement"**) between Buyer and Seller for the Property referenced above. Each capitalized term used but not defined in this Addendum has the meaning given to that term in the Agreement. If there is a conflict between the terms of this Addendum and the Agreement, this Addendum will prevail.

If Buyer desires to conduct radon testing in the Home before Closing, Seller agrees to permit Buyer's testing agent access to the Home for testing purposes. Buyer must request the appointment with Seller for testing at least 5 business days prior to the desired testing date. Buyer's designated testing agent must perform the test within 10 business days after Buyer signs this Agreement, or if the Home is not yet constructed, within 5 days after Seller has advised Buyer that construction of the Home is complete. Seller's designated representative shall accompany Buyer's testing agent and shall monitor the test. The test shall be conducted at Buyer's sole expense. Buyer shall have 5 calendar days after the test is conducted to review the results and deliver written notice of unsatisfactory results to Seller. Failure to conduct the radon test or deliver written notice of unsatisfactory results within the time allowed shall be deemed an automatic waiver of any unsatisfactory results and the closing credit referenced below will not be paid to Buyer.

The results of the radon testing will be deemed satisfactory if the radon level is below 4 pCi/l. If the test result is unsatisfactory, Buyer shall submit a copy of the test results to Seller along with written notice of unsatisfactory results. Upon receipt of the notice and test results, Seller shall issue a closing credit to Buyer in the amount of $500.00 to offset Buyer's radon mitigation expenses. Buyer may not use the results of testing to delay Closing or to terminate the Agreement. **BUYER MAY NOT ENTER THE PROPERTY TO PERFORM ANY RADON MITIGATION UNTIL AFTER CLOSING.**

Buyer acknowledges that Seller is not an expert in radon and, therefore, Seller will not: (1) provide Buyer any advice regarding safe levels of radon, (2) conduct radon testing or mitigation, (3) recommend radon testing methods or mitigation techniques, (4) recommend companies to perform radon testing or mitigation or (5) estimate the cost of testing or mitigation.

Buyer hereby releases and holds Seller harmless and agrees to indemnify Seller against any and all claims relating to the existence of radon in the Home.

SELLER MAKES NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, ABOUT ANY ENVIRONMENTAL CONDITIONS, AND EXPRESSLY DISCLAIMS ANY LIABILITY FOR ANY TYPE OF DAMAGES THAT SUCH CONDITIONS MIGHT CAUSE TO THE HOME OR ITS OCCUPANTS.

Dated: <<Current Date>>

BUYER:

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Yglesio Luciano Moyses Silva De Souza	12/3/2025 Date		Date
	Date		Date
	Date		Date

Docusign Envelope ID: 6036BB89-ADF1-48D8-A8AA-E25C48058AC7

Buyer: Yglesio Luciano Moyses Silva De Souza
Address: 11405 Nona Sound Street
Lot:
The Cove at Nona Sound

PULTE INSURANCE AGENCY

HPA No. PHD0209489

AUTHORIZATION TO RECEIVE HOMEOWNERS' INSURANCE QUOTE

Buyer(s): Yglesio Luciano Moyses Silva De Souza Brasil NA, NA NA Primary phone: (000) 000-0000 Secondary phone: Email: Yglesio@yahoo.com	Seller: Pulte Home Company, LLC 4901 Vineland Road, Suite 500 Orlando, FL 32811 HPA Date: 12/3/2025 HPA No.: PHD0209489 Sales Consultant: Craig Russo
Property: Address: 11405 Nona Sound Street, Orlando, FL 32827 Community: The Cove at Nona Sound	Home information: Property type: Investment Plan: Dahlia Square Footage: 1683 Total Price: $419,990.00 Est. Closing Date: 1/29/2026

Homeowners' insurance is one of the items that every new homeowner needs to consider as part of the home buying process. In many instances, homeowners' insurance is required in order to obtain a mortgage. In other instances, it is just the prudent thing to do to protect your largest investment.

Pulte Insurance Agency, Inc. (**"Pulte Insurance"**) is an affiliate of Seller and is available to offer our homebuyers the opportunity to receive a free, no obligation homeowners' insurance quote. You may contact Pulte Insurance as follows:

Pulte Insurance Agency, Inc.
Phone: 888-214-9899
PulteInsuranceAgency@InsuranceMail.com

Please select one of the options below.

[X] Yes, I would like to have a Pulte Insurance representative contact me at the phone number(s) and/or email address(es) listed above. You may reach me by phone, text, mail, or email, to provide me with a free, no-obligation insurance quote. I agree to allow Seller to send my information to Pulte Insurance so they can provide this quote. I understand I can withdraw my consent at any time by providing notice at the following address, which will be effective 5 business days after receipt:

MAIL: Pulte Opt Out, P.O. Box 5278, Denver, CO 80217-5278; or
EMAIL: privacy@pulte.com

Please include "Pulte Opt Out" in the subject line of your email. Please include the "HPA No." (which appears in the upper upper right hand corner of this page), as well as your name and contact information in your mail or email notice.

[ ] No, thank you. I do not wish to share my information to receive a free no obligation homeowners' insurance quote from Pulte Insurance.

Date: 12/3/2025

BUYER:

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Yglesio Luciano Moyses Silva De Souza	12/3/2025 Date		Date
	Date		Date
	Date		Date

Docusign Envelope ID: 6036BB89-ADF1-48D8-A8AA-E25C48058AC7

Docusign Envelope ID: 6036BB89-ADF1-48D8-A8AA-E25C48058AC7

Buyer: Yglesio Luciano Moyses Silva De Souza
Address: 11405 Nona Sound Street
Lot: 03505
The Cove at Nona Sound

HPA No. PHD0209489

HOME ENERGY RATINGS ADDENDUM

This Addendum amends and supplements that Home Purchase Agreement dated 12/3/2025 (the **"Agreement"**) between Buyer and Seller for the Property referenced above. Each capitalized term used but not defined in this Addendum has the meaning given to that term in the Agreement. If there is a conflict between the terms of this Addendum and the Agreement, this Addendum will prevail.

Seller utilizes The Home Energy Rating System (HERS)® Index Score to rate the as-designed floor plans of homes in many of its communities. According to Resnet, the lower the number, the more energy efficient the home. The HERS rating system was developed by the Residential Energy Services Network (**"RESNET"**). Using RESNET-approved computer software, an independent energy rater calculates a HERS Index Score of the Seller's floor plans. In some cases, the energy rater may also calculate the estimated energy costs. Seller does not warrant or guarantee a specific HERS Index Score, nor does Seller guarantee that specific energy costs or savings may be achieved.

Buyer understands:

(i) a HERS Index Score of Seller's floor plans are estimated at a specific point of time using a limited set of specific inputs, factors and assumptions, and Seller does not warrant or guarantee that the HERS Index Score will remain the same if tested, evaluated, measured or compared at any time after the original estimation, and Seller cautions Buyer that subsequent energy audits, if any, will demonstrate that energy ratings will vary over time;

(ii) the HERS Index Score assumes average residential use;

(iii) the estimated energy costs are not precise and Seller does not warrant or guarantee that any specific estimated energy or utility costs, savings, reductions, or percentage comparisons, or any other similar measurements, values or comparisons will be achieved or maintained by Buyer for the Home or for any appliances, features or fixtures within or outside the Home;

(iv) even if the Home is built as designed, Buyer's actual energy and other utility costs will vary over time, and may vary substantially and will depend on a number of factors, including but not limited to personal utility usage preferences, the rates, fees and charges of local energy or other utility providers, energy conservation practices, daily activities, home maintenance practices, household size, use of appliances, lighting and internal climate control systems, the surrounding climate and weather conditions, and many other variable factors;

(v) energy conservation practices are a key component in saving energy costs and that home furnishings and accessories, including window coverings (or lack thereof) will affect the costs to heat and/or cool the Home; and

(vi) energy costs may increase as the heating, ventilation and air conditioning equipment in the Home ages and that energy costs will increase if the heating and cooling equipment in the Home is not well maintained.

Seller reserves the right to modify or vary features as requested or approved by a governmental entity. Information regarding the energy efficiency ratings, if any, should not be used as the sole source of information when making purchasing decisions, investment decisions or tax decisions, or when executing other binding agreements.

For more information about RESNET or HERS ratings, see: http://www.resnet.us/home-energy-ratings.



Docusign Envelope ID: 6036BB89-ADF1-48D8-A8AA-E25C48058AC7

Buyer: Yglesio Luciano Moyses Silva De Souza
Address: 11405 Nona Sound Street
Lot:03505
The Cove at Nona Sound

HPA No. PHD0209489

SUMMARY OF IMPORTANT DATES

This is a summary of certain important dates and obligations contained in the Home Purchase Agreement dated 12/3/2025 (the **"Agreement"**) between Buyer and Seller for the Property referenced above. Each capitalized term used but not defined in this summary has the meaning given to that term in the Agreement. If there is a conflict between the terms of this summary and the Agreement, the Agreement will prevail.

Buyer acknowledges that some of the key obligations and deadlines of Buyer contained in the Agreement are summarized below and agrees to comply with each obligation by taking the required action by the applicable due date.

Obligation/Action Required	Due Date	Calendar Date[1]
Initial Earnest Money - Buyer to deliver initial earnest money deposit (Section 3.2).	On the date Buyer signs Agreement	12/3/25
Loan Application - Buyer to submit Loan Application to Buyer's lender (Financing Addendum).	Within 3 days after Buyer signs Agreement	
Loan Approval - Buyer to deliver "Notice of Loan Approval" to Seller (Financing Addendum).	Within 30 Days days after Buyer signs Agreement	12/8/25
Evidence of Cash Availability [*Cash buyer only*] - Buyer to provide Seller with evidence Buyer will have cash required to Close the purchase of the Property (Financing Addendum).	Within 5 business days after Seller's request	
Option Selections (Section 5.1) • For a home to be constructed, Buyer to make final selections of all color choices and non-structural options and upgrades.	Within 30 Days after Buyer signs Agreement	
• If Buyer is purchasing a partially completed home, Buyer to make option selections (to the extent option selections are available).	Within 7 days after Buyer signs Agreement	
• If Buyer is purchasing a completed home, no option selections will be available.	N/A	
Option Deposits – Buyer to deliver additional Deposits for options/upgrades selected by Buyer (Section 5.1)	At time of option selection	N/A
Home Completion/Closing – Buyer must close the purchase of the Property on the Closing Date scheduled by Seller following substantial completion of the Home or as otherwise provided in the Agreement (Sections 8.2, 8.3 & 8.8).* * Seller encourages Buyer to contact its Sales Consultant for periodic updates on the status of construction. Notwithstanding Seller's estimate of substantial completion or any updates provided, Buyer understands actual completion and Closing may be prior to or after those estimated dates due to uncertainties in timing inherent in construction and factors outside Seller's control, such as weather, labor scheduling, supply delays, and municipal inspection schedules. Please see Section 8.3 of the Agreement.	Seller estimates the Home will be substantially completed and the Closing will occur during the following time period: January 2026	

[1] The column above titled "Calendar Date" is provided as a courtesy for Buyer to use to fill in and track the calendar dates of the due dates for Buyer's obligations set forth above. Accordingly, that column may be blank prior to and following the parties' execution of the Agreement and this summary. If any calendar date or other information inserted in that column conflicts with the due date for an obligation specified in the Agreement, the due date in the Agreement shall control.

Dated: 12/3/2025

BUYER:

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Yglesio Luciano Moyses Silva De Souza	12/3/2025 Date		Date
	Date		Date
	Date		Date

Docusign Envelope ID: 6036BB89-ADF1-48D8-A8AA-E25C48058AC7

Buyer: Yglesio Luciano Moyses Silva De Souza
Address: 11405 Nona Sound Street
Lot:
The Cove at Nona Sound

HPA No. PHD0209489

CHAPTER 692 FLORIDA STATUTES

CONVEYANCES TO FOREIGN ENTITIES ADDENDUM

This Addendum amends and supplements that Home Purchase Agreement dated 12/3/2025 (the **"Agreement"**) between Buyer and Seller for the Property referenced above. Each capitalized term used but not defined in this Addendum has the meaning given to that term in the Agreement. If there is a conflict between the terms of this Addendum and the Agreement, this Addendum will prevail.

On May 8, 2023, Senate Bill 264 was signed into law and created Part III of Chapter 692, Florida Statutes, "Conveyances to Foreign Entities" (the "Statute"). The new law prohibits foreign citizens and entities from certain foreign countries from purchasing certain real property within the State of Florida. Accordingly, Buyer represents and warrants to Seller that: (1) Buyer is aware of the Statute and specifically Sections 692.201-692.205, which provide for certain restrictions against ownership by foreign principals of designated foreign countries of concern of certain real property located in the State of Florida, as such terms and lands are defined and more fully described in the Statute, (2) Buyer has been provided with a copy of the Statute, or a copy of the Statute has been made available to Buyer prior to execution of this Agreement, (3) Buyer is not a foreign principal or, if a foreign principal, is authorized to purchase the Property under an exception defined in the Statute, (4) Buyer is in compliance with the requirements of the Statute, and (5) at Closing, Buyer is required to execute an affidavit signed under penalty of perjury attesting to the matters stated herein as required by the Statute and the Closing Agent.

Dated: 12/3/2025

[REMOVE BUYER SIGNATURE BLOCKS IF NOT NEEDED]

BUYER:

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Yglesio Luciano Moyses Silva De Souza	12/3/2025 Date		Date
	Date		Date
	Date		Date

Docusign Envelope ID: 6036BB89-ADF1-48D8-A8AA-E25C48058AC7

Buyer: Yglesio Luciano Moyses Silva De Souza
Lot: 03505
Address: 11405 Nona Sound Street
The Cove at Nona Sound

HPA No. PHD0209489

FINANCING ADDENDUM

This Addendum amends and supplements that Home Purchase Agreement dated 12/3/2025 (the **"Agreement"**) between Buyer and Seller for the Property referenced above. Each capitalized term used but not defined in this Addendum has the meaning given to that term in the Agreement. If there is a conflict between the terms of this Addendum and the Agreement, this Addendum will prevail.

1. **PAYMENT**. Buyer elects to pay the Total Purchase Price as follows ***(choose one):***

   [X] **Cash** - Buyer will pay cash for the Property. Within 5 business days of a request by Seller, Buyer agrees to provide Seller evidence that Buyer will have the cash required to Close the purchase of the Property on the date Seller reasonably anticipates that Closing will occur.

   [ ] **Mortgage Loan** - Buyer will obtain the following type of mortgage loan for the Property ***(choose one):***

   [ ] CONV [ ] FHA [ ] VA

2. **LENDER**. If Buyer has selected above that Buyer will obtain a mortgage loan, then Buyer selects the following lender from which Buyer will seek a loan ***(choose one)***:

   [ ] **Pulte Mortgage** - Seller encourages buyers to use Seller's affiliated mortgage company, Pulte Mortgage, LLC (**"Pulte Mortgage"**). Seller's experience has shown that using Pulte Mortgage enables a smooth and timely closing. Buyer acknowledges that Seller disclosed to Buyer that (i) Pulte Mortgage is a company affiliated with Seller, (ii) Buyer is not obligated to use Pulte Mortgage, although Seller may offer certain incentives to Buyer if Buyer chooses to use Pulte Mortgage to finance the purchase of the Property, and (iii) Buyer is entitled to choose a lender of Buyer's own selection. By checking this box, Buyer authorizes Seller to share Buyer's information with Pulte Mortgage so Pulte Mortgage may provide financing information to Buyer. Buyer may change his or her mind at any time and withdraw Buyer's consent for Seller to share Buyer's information with Pulte Mortgage by providing notice as follows which will be effective 5 business days after receipt:

   MAIL: Pulte Opt Out, P.O. Box 5278, Denver, CO 80217-5278; or
   EMAIL: privacy@pulte.com

   Please include "Pulte Opt Out" in the subject line of your email. Please include your name, contact information and the "HPA No." (appears in the upper right hand corner of this page) in your mail or email notice.

   [ ] **Other lender** (provide information below):

   Name:
   Address:
   Phone/Email:
   Contact Person:

3. **LOAN APPLICATION AND APPROVAL**. If Buyer has selected above that Buyer will obtain a mortgage loan, then Buyer shall apply for a loan and seek loan approval as follows:

   a. **Loan Application**. Within 3 days after the date Buyer executes this Addendum, Buyer shall submit an application to Buyer's lender selected above for any loans desired by Buyer (collectively, the **"Loan Application"**). Buyer agrees to provide Buyer's lender with all supporting documentation requested by the lender within 3 days after such request.

   b. **Notice of Conditional Loan Approval**. Buyer shall use good faith efforts to obtain as soon as possible a written statement from Buyer's lender stating Buyer has been approved for a loan in the amount requested by Buyer pursuant to the Loan Application and specifying all conditions necessary for the lender to fund the loan (**"Notice of Conditional Loan Approval"**). Buyer shall promptly deliver or have its lender deliver a copy of the Notice of Conditional Loan Approval to Seller. Buyer authorizes its mortgage lenders and/or mortgage brokers to disclose to Seller and Closing Agent information and documents regarding the progress, status and conditions of the Loan Application and Notice of Conditional Loan Approval.

   c. **No Loan Approval; Right to Terminate**. If Buyer is unable to obtain a Notice of Conditional Loan Approval and Buyer is not in default under the Agreement or this Addendum, then Buyer may terminate the Agreement by delivering notice thereof to Seller and the Deposits (excluding any nonrefundable Deposits for options or upgrades) will be returned to Buyer. However, once Buyer obtains a Notice of Conditional Loan Approval, Buyer will no longer have any right to terminate the Agreement or receive a return of the Deposits pursuant to the preceding sentence, even if (a) Buyer is subsequently unable to satisfy any conditions necessary for the lender to fund the loan, (b) Buyer is unable to obtain final loan approval, or (c) Buyer elects to terminate Buyer's loan application prior to Closing or otherwise chooses for any reason not to proceed with the closing of Buyer's loan.

   d. **Loan Approval Deadline**. If Buyer has not delivered a Notice of Conditional Loan Approval to Seller on or before 30 days after the date of Buyer's execution of the Agreement (**"Loan Approval Deadline"**), then, at any time thereafter, Seller may (a) terminate the Agreement by delivering written notice thereof to Buyer, or (b) deliver to Buyer a notice of financing deficiency (**"Financing Deficiency Notice"**). If Seller delivers a Financing Deficiency Notice to Buyer, Buyer shall have 3 business days after Buyer's receipt thereof in which to provide Seller with (i) a Notice of Conditional Loan Approval, or (ii) written notice of Buyer's election to terminate the Agreement. If Seller terminates the Agreement as provided in clause (a) above or Buyer terminates the Agreement as provided in clause (ii) above, then the Agreement will terminate immediately upon receipt of such party's notice of termination, Seller will be released from any further liability or obligation related to the Agreement, and, provided Buyer is not in default under the Agreement, Seller shall refund the Deposits (excluding any nonrefundable Deposits for options or upgrades) paid by Buyer. If Buyer fails to timely respond to the Financing Deficiency Notice by acting as set forth in clauses (i) or (ii) above, then (x) Buyer will no longer have any right to terminate the Agreement as described in clause (ii) above or any right to receive a return of the Deposits pursuant to the preceding sentence, and (y) at any time prior to Buyer delivering a Notice of Conditional Loan Approval to Seller, Seller may declare Buyer in default under the Agreement.

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e. **No Adverse Action**. Buyer agrees to diligently pursue the satisfaction of all conditions set forth in the Notice of Conditional Loan Approval and agrees to maintain the validity of the Notice of Conditional Loan Approval from the date obtained by Buyer until the Closing. Further, Buyer agrees not to take any action (or fail to act) the consequence of which might adversely affect Buyer's Loan Application or Notice of Conditional Loan Approval, or delay Closing. At any time after the Loan Approval Deadline, Seller may request that Buyer provide Seller reasonable proof that Buyer's Notice of Conditional Loan Approval remains valid so that Buyer will be able to obtain the loan(s) on the date Seller reasonably anticipates that the Closing will occur (e.g., a letter from Buyer's lender). Buyer shall provide Seller such proof within 5 business days of Seller's request.

f. **Buyer's Obligation to Notify Seller**. Within 3 days after receipt thereof, Buyer shall provide Seller a copy of any correspondence from Buyer's lender that (i) lender has approved making a loan to Buyer (even if subject to conditions), (ii) Buyer has failed to qualify for, or been otherwise denied, a loan, or (iii) the approval or approval conditions of Buyer's loan have changed from that reported in any prior correspondence. Buyer shall notify Seller of any reason that substantially impairs Buyer's ability to perform under the Agreement, within 3 days of Buyer becoming aware of such reason.

g. **Seller Not Providing Loan**. Buyer acknowledges that Seller is not a lender, does not provide mortgage loans, and has not agreed to provide Buyer with a loan. Buyer agrees that neither Seller nor any employee or agent of Seller has made any agreement or representation, or given Buyer any assurance, that Buyer will be eligible for, qualify for, or receive, a loan, a particular interest rate, or any particular loan term. Buyer shall rely only upon loan information provided to Buyer by Buyer's lender and Buyer understands that all loan terms and other arrangements pertaining to any loan financing will be solely between Buyer and Buyer's lender. This Addendum does not constitute a loan application, a loan approval or a loan commitment by Seller or any lender. Unless otherwise specified in the Agreement or required by applicable law, Buyer will be responsible for all costs and fees related to Buyer's financing.

h. **Changing Lender/Loan Program**. Buyer acknowledges a change of lender or loan terms may result in a delay of Closing, which may subject Buyer to the rights and remedies of Seller as provided in Sections 8.8 and 10.1 of the Agreement.

i. **Interest Rate Lock**. Buyer understands interest rates fluctuate according to market conditions. If Buyer desires to lock in an interest rate, it is Buyer's responsibility to obtain an interest rate lock from Buyer's lender.

j. **Appraised Value of Options**. Buyer acknowledges that the appraised value of the Property (or the amount of any loan) may not increase in direct proportion to the price increase attributable to the addition of some options, upgrades or premiums. If the appraised value of the Property (or the amount of any loan) does not correspondingly increase, Buyer will be responsible for payment of any shortfall in cash at Closing.

4. **TITLE AND SETTLEMENT/CLOSING SERVICES.** Seller encourages buyers to use Seller's preferred closing agent/title company/settlement provider, PGP Title of Florida, Inc., a Florida corporation dba PGP Title ("PGP"), as the closing agent to provide title and settlement/closing services. Seller's experience has shown that using PGP Title of Florida, Inc., a Florida corporation dba PGP Title ("PGP") enables a smooth and timely closing. Buyer is not obligated to use PGP Title of Florida, Inc., a Florida corporation dba PGP Title ("PGP") and is entitled to choose a closing agent of Buyer's own selection.

Buyer selects the following person or company to be the **"Closing Agent"** under the Agreement ***(choose one):***

[X] PGP Title of Florida, Inc., a Florida corporation dba PGP Title ("PGP")
Address: 4901 Vineland Road, Suite 400 Orlando, FL 32811
Phone: 407-661-2150 / pgpnfl@titlemail.com
Contact person:

[ ] **Other title/settlement/closing company** (provide information below):
Name:
Address:
Phone/Email:
Contact Person:

The Closing Agent selected by Buyer shall provide title services and coordinate the Closing, including issuingproviding or ordering a commitment to issue Buyer or causing the issuance to Buyer at Closing of an owner's policy of title insurance policy for the Property. Buyer may contact the Closing Agent to select the company that will underwrite the owner's policy of title insurance for the Property. Seller encourages Buyer to obtain and review the title commitment prior to Closing. Seller has no obligation to review, cure or advise Buyer regarding any title matters pertaining to the Property.

Dated: 12/3/2025

BUYER:

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Yglesio Luciano Moyses Silva De Souza	12/3/2025 Date		Date
	Date		Date
	Date		Date

Docusign Envelope ID: 6036BB89-ADF1-48D8-A8AA-E25C48058AC7

Buyer: Yglesio Luciano Moyses Silva De Souza
Address: 11405 Nona Sound Street
Lot: 03505
The Cove at Nona Sound

HPA No. PHD0209489

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

PGP Title of Florida, Inc dba PGP Title
Premier Land Title Insurance Company

Seller/Owner: Pulte Home Company, LLC

Buyer: Yglesio Luciano Moyses Silva De Souza

The purpose of this Disclosure Statement is to provide Buyer notice that <<Seller Name>> (**"Seller"**) has a business relationship with PGP Title, Inc. (**"PGP"**) and Premier Land Title Insurance Company (**"Premier"**). Seller, PGP and Premier are wholly owned affiliates of PulteGroup, Inc. Because of these relationships, this referral may provide PGP and/or Premier a financial or other benefit.

PGP provides escrow and other services. Premier provides title insurance and other services. Set forth below is an estimated range of charges for the services listed. Buyer is NOT required to use PGP and/or Premier as a condition for the purchase of the Property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. BUYER IS FREE TO SHOP AROUND TO DETERMINE THAT BUYER IS RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Settlement Service	Estimated Range of Charges
Owner Policy of Title Insurance	$5.75 per thousand to $100,000.00 $5.00 per thousand $100,000.00 to $1,000,000.00 $2.50 per thousand $1,000,000.00 to $5,000,000.00
Loan Policy of Title Insurance **	$25.00
Title Endorsements/Supplemental Coverage***	$25.00 - $600.00
Abstract or Title Search Fees	$200.00 - $350.00
Settlement Fee (includes Delivery Services/Handling/ Administrative and Wire Fees)	$700.00 - $1000.00
E-Recording Fee	$5.00 - $7.00 per document
Recording Fees (per document; Deed, Mortgage)	$10.00 for the first page; $8.50 per page thereafter
Documentary Tax Stamp	
Deed	*varies by county*
Mortgage Note	*varies by county*
Intangible Tax Stamp – Mortgage	*varies by county*

* Policy Premiums for title insurance are regulated by the Florida Department of Financial Services and are determined by the purchase price of the property. A schedule of premium rates is available upon request.

** This fee represents the additional premium for a Loan Policy of Title Insurance when it is issued simultaneously with an Owner Policy of Title Insurance. If issued separately, the premium for a Loan Policy of Title Insurance is calculated in the same manner as the Owner Policy of title Insurance and is based on the loan amount.

*** This range of fees represents the additional premium for endorsement and supplemental coverages typically requested by lenders. The owner may also request additional coverages and premium would be charged in accordance with the promulgated rates determined by the Florida Department of Financial Services.

ACKNOWLEDGEMENT: Buyer has read this Disclosure Statement and understands that PGP is referring Buyer to purchase the service described above from Premier and that PGP may receive a financial or other benefit as the result of this referral.

Dated: 12/3/2025

BUYER:
Docusigned by:
Yglesio Luciano Moyses Silva De Souza 12/3/2025
31AD7516844404C3

Yglesio Luciano Moyses Silva De Souza Date

_____ _____

Date

Docusign Envelope ID: 6036BB89-ADF1-48D8-A8AA-E25C48058AC7

Buyer: Yglesio Luciano Moyses Silva De Souza
Address: 11405 Nona Sound Street
Lot: 03505
The Cove at Nona Sound

HPA No. PHD0209489

_____ _____ _____ _____

Date Date

Docusign Envelope ID: 6036BB89-ADF1-48D8-A8AA-E25C48058AC7

Buyer: Yglesio Luciano Moyses Silva De Souza
Address: 11405 Nona Sound Street
Lot:
The Cove at Nona Sound

HPA No. PHD0209489

COMMISSION AGREEMENT AND CERTIFICATION

COMMISSION AGREEMENT. The real estate broker identified below (**"Broker"**), or Broker's real estate agent, if applicable, registered the undersigned buyer(s) (collectively, **"Buyer"**) as Broker's client with respect to the community known as The Cove at Nona Sound. Buyer has now signed a Home Purchase Agreement dated 12/3/2025 (the **"Agreement"**) with Pulte Home Company, LLC (**"Seller"**) to purchase a home in The Cove at Nona Sound (each capitalized term used but not defined herein shall have the meaning assigned to that term in the Agreement). If, and only if, Buyer fully consummates the Closing and funding of the Home purchase pursuant to the Agreement, then, at Closing, Seller agrees to pay Broker a real estate commission equal to the lesser of (a) the commission amount Buyer agreed to pay Broker pursuant to the written agreement (if any) between Buyer and Broker entered into prior to the date of the Agreement and prior to Broker touring a home with Buyer (the "**Buyer-Broker Agreement**"), and (b) 3% of the Total Purchase Price, for services rendered as Buyer's broker in this transaction. The commission and other amounts payable to Broker under the Buyer-Broker Agreement will be reduced by the amount paid by Seller to Broker upon Closing. Upon request, Buyer and Broker each agree to provide a complete copy of the Buyer-Broker Agreement (if any) to Seller, Closing Agent and any lender involved in the Home purchase transaction.

REAL ESTATE BROKER INFORMATION

Broker Company Name:	Authentic Real Estate Team
Broker Company entity name shown on tax return (if different than above name)	Authentic Real Estate Team
Broker Company Address:	610 Sycamore St. #315 Celebration, FL 34747
Broker Company State License ID:	CQ1061597
Broker Company Tax ID No.	82-2456009

REAL ESTATE AGENT INFORMATION

Agent Name:	Cristiano Almeida
Agent Email Address:	chris@authenticorlando.com
Agent Primary Phone Number:	3214029442
Agent Secondary Phone Number:	
Agent's State License ID:	SL3601646

This information will be used to issue an IRS Form 1099 at the end of the tax year. Broker confirms the information set forth above is correct. Broker should call Craig Russo at The Cove at Nona Sound to modify this information if it is incorrect or changes. No commission will be earned or paid if the Closing does not occur for any reason. Broker certifies Broker is a licensed real estate broker in the state where the Property is located or otherwise has the lawful right to receive a commission upon the sale of the Property within such state. Broker also certifies Broker's real estate agent, if applicable, is a licensed real estate agent in the state where the Property is located. If Broker's agent is executing this agreement and certification on behalf of Broker, Broker's agent warrants he or she has been duly authorized to do so. Broker's agent will look solely to Broker for any share of the commission to which Broker's agent may be entitled. This agreement contains the complete agreement between Seller and Broker pertaining to any commission payable with respect to the Agreement.

BUYER AND BROKER CERTIFICATION. In connection with Buyer's contemplated home purchase from Seller pursuant to the Agreement, Broker and Buyer each certify that no commission split, share or rebate; gift or gift card; giveaway; discount on commission to sell Buyer's existing home; "buy out" of Buyer's existing home; "buy out" of Buyer's remaining lease payments on a rental home or apartment; service (other than traditional buyer's broker services); or other thing of value has been or will be given by Broker (or any agent of Broker) to Buyer or any other party involved in this transaction at any time before or after the Closing except as follows: _____

_____

_____

Buyer and Broker understand the Agreement and this certification will be provided to Buyer's lender and appraiser for purposes of Buyer's financing arrangements.

W-9 CERTIFICATIONS BY BROKER - Under penalties of perjury, the undersigned representative of Broker certifies:

1. The payee's TIN (Broker Company Tax ID No.) is correct,
2. The payee (Broker) is not subject to backup withholding due to failure to report interest and dividend income,
3. The payee (Broker) is a U.S. person, and
4. The FATCA code entered above (if any) indicating that payee (Broker) is exempt from FATCA reporting is correct (this item 4 does not apply).

The Internal Revenue Service does not require your consent to any provision of this document other than the certifications required to avoid backup withholding.

Select Broker's federal tax classification: [ ] Individual/sole proprietor; [ ] C Corporation; [ ] S Corporation;

[ ] Partnership; [ ] Trust/estate; [x] Limited Liability Company

If Broker is a Limited Liability Company, select tax classification: [x] C Corporation; [ ] S Corporation;

[ ] Partnership (or if Broker is not a Limited Liability Company, select [ ] N/A)

[*signature page follows immediately on next page*]

Dated: 12/3/2025

BROKER:
Authentic Real Estate Team

Signed by:
By: Cristiano Almeida
FDF44F65C8AE485...
Broker or its authorized agent

12/5/2025
Date

SELLER:
Pulte Home Company, LLC

DocuSigned by:
By: Gabriela Lugo
C851EDBA36AC421...
Its Authorized Agent

12/9/2025
Date

BUYER:

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...
Yglesio Luciano Moyses Silva De Souza

12/3/2025
Date

Date

Date

Date

Date

Date

Date

Buyer: Yglesio Luciano Moyses Silva De Souza
Address: 11405 Nona Sound Street HPA No. PHD0209489
Lot:
The Cove at Lake Nona Sound

COMMUNITY DISCLOSURE ADDENDUM

This Addendum amends and supplements that Home Purchase Agreement dated 12/3/2025 (the "**Agreement**") between Buyer and Seller for the Property referenced above. Each capitalized term used but not defined in this Addendum has the meaning given to that term in the Agreement. If there is a conflict between the terms of this Addendum and the Agreement, this Addendum will prevail.

1. Association Name(s). The name of the community is The Cove at Nona Sound (the "**Community**"). The Cove at Nona Sound Homeowners Association, Inc. is the name of the "**Association"**. All lots in the Community are subject to the Community Declaration for The Cove at Nona Sound Homeowners Association, Inc., the Articles of Incorporation of The Cove at Nona Sound Homeowners Association, Inc., and the By-Laws of The Cove at Nona Sound Homeowners Association, Inc. (collectively, the "**Community Documents**").

2. Deed Restricted Disclosure. All lots in The Cove at Nona Sound (**"Community"**) are subject to the Community Documents. These instruments subject the lots to the jurisdiction of the Association and the assessments and restrictions as imposed. Buyer acknowledges that nominees of the Declarant may serve as the initial officers and directors of the Association. Buyer will be required to pay assessments to The Cove at Nona Sound Homeowners Association, Inc. ("**Association")** in accordance with the budget for the applicable year, a copy of which has been delivered to Buyer in Connection with this Agreement. The Declarant shall have the right to amend the Community Declaration without the approval of the Association, the Associations' membership, or the approval of the parcel owners.

An Architectural Reviewer ("**Reviewer**") is in place to provide a system of review for construction and/or modification of all improvements within the Community. No improvements, alterations or modifications may be undertaken or otherwise made by Buyer without securing prior written Reviewer approval. This review and approval process encompasses, but is not limited to, grading, excavation, signs, exterior painting, fences, walls, pools, screened enclosures, landscaping, walkways, swing-sets, play equipment, satellite dishes, any other yard apparatus or building additions, improvements, modifications or alterations to Buyer's Home, Lot, and landscaping. Buyer is required to contact the Association management company for instructions regarding the Reviewer application process.

IT IS BUYER'S RESPONSIBILITY TO READ THE COMMUNITY DOCUMENTS CAREFULLY AND BE AWARE OF THE SPECIFIC RESTRICTIONS ON THE USES OF BUYER'S PROPERTY, ASSESSMENTS AFFECTING BUYER'S PROPERTY, MAINTENANCE OF EASEMENTS, IF ANY, AND ALL THAT PERTAINS TO BUYER'S PROPERTY AND THE COMMUNITY.

3. Association Assessments and Charges. Buyer is required to pay Assessments to the Association based on assessments at the time of Closing and prorated for the year of Closing. Upon closing, buyer shall be required to pay Assessments to the Association in the amount determined by the Board of Directors via the budget adoption process set forth in the Community Documents. Buyer understands that the estimated Association operating budget is only an estimate of operating costs and that the Association may make budget changes at any time in accordance with Community Documents; however, those changes do not give Buyer a right to cancel the Agreement. Buyer acknowledges that at Closing, the Association may charge an Initial Contribution and may charge a separate Resale Contribution fee at the time of resale. Buyer acknowledges that the management company for the Association, not Seller, may charge to Buyer estoppel, transfer, and other fees at Closing, and all such fees are subject to change at any time.

4. Access; Gates, Private Streets. The Community is or will be gated with private streets which are owned and maintained by the Association. Access may be granted by one or more access control systems. Gates are traffic control devices and are not designed or installed for any other reason. Gates may be open from time to time during construction hours as determined by the Developer until the Community is complete. Gates will be owned, maintained, and controlled by the Association. Nothing contained in the Community Documents and nothing that may be represented to a purchaser by real estate brokers or salesmen representing the Declarant shall be deemed to create any covenants or restrictions, implied or express, with respect to the existence, operation or effectiveness of any entrance and exit gates and systems or doors.

5. Long Term Development. **BUYER ACKNOWLEDGES THAT SOME AREAS OF THE COMMUNITY MAY BE UNDER DEVELOPMENT FOR AN EXTENDED TIME, AND THAT THE QUIET ENJOYMENT OF THE COMMUNITY MAY BE UNAVOIDABLY AFFECTED.** Construction, development, and sales activities will occur after Buyer occupies the Home. These activities may result in some inconvenience to Buyer and Buyer's family and guests due to increased noise, dust, road closures, operation of the model homes and sale offices, and other activities. Construction activities can occur at various hours throughout the day, and sales activities can result in additional traffic and visitors throughout the Community, particularly before the Community is completely built out. Neither Seller nor any other builder active in the Community can guarantee that Buyer will not be impacted by long term construction or development in the Community. Seller gives no guarantees or assurances on the active time of the Community model homes.

6. GENERAL. SELLER MAKES NO REPRESENTATIONS WHATSOEVER WITH REGARD TO THE CURRENT OR FUTURE DEVELOPMENT OR USE OF ANY OF THE SURROUNDING PROPERTIES OR WHAT MIGHT EVENTUALLY BE CONSTRUCTED UPON ANY OF THE SURROUNDING PROPERTIES, IF ANYTHING. THE CURRENT ZONING DESIGNATIONS OF ALL SURROUNDING PROPERTIES CAN BE RESEARCHED AT THE PLANNING AND ZONING OFFICES OF MUNICIPALITY AS APPROPRIATE. IF THE CURRENT AND/OR POTENTIAL FUTURE DEVELOPMENT AND/OR USES OF THESE PROPERTIES ARE IMPORTANT TO BUYER'S DECISION TO PURCHASE A HOME IN THE COMMUNITY, BUYER SHOULD PERFORM AN INDEPENDENT INVESTIGATION. BUYER AGREES THAT SELLER SHALL HAVE NOT OBLIGATION OR LIABILITY TO BUYER AS TO THE CURRENT OR FUTURE DEVELOPMENT OR USE OF ANY OF PROPERTY SURROUNDING THE COMMUNITY.

7. Osceola Parkway Extension. The seller hereby discloses that a portion of the property located adjacent to the northern border of the Community is designated as a proposed future Right-of-Way owned by the Central Florida Expressway Authority. It is anticipated that this property will be the future route of the eastern segment of the Osceola Parkway Extension. There may be noise, lighting, or traffic associated with the use of the adjacent property. To the extent Buyer is concerned with regard to the proposed future Right-of-Way or final design, Buyer should conduct its own investigation of the proposed future Right-of-Way including, without limitation, contacting the City of Orlando, Orange County, the Florida Department of Transportation, the Central Florida Expressway Authority and/or any other applicable governmental authority.

8. Clapps Simms Duda Road. The seller hereby discloses that a portion of Clapps Simms Duda Road has the potential to be terminated at some point in the future. It is anticipated that this property will be the future extension route of the Boggy Creek Road. There may be noise, lighting, or traffic associated with the use of this new extension of Boggy Creek Road. To the extent Buyer is concerned with regard to the proposed future extension or final design, Buyer should conduct its own investigation of the proposed future Right-of-Way including, without limitation, contacting the City of Orlando, Orange County, the Florida Department of Transportation, the Central Florida Expressway Authority and/or any other applicable governmental authority.

9. Diocese Parcel/Multi-Use Family. The seller hereby discloses that a portion of the property located adjacent to the West of the Community is designated as a proposed future Multi-Use Family and Diocese Church owned by the Bishop of Diocese of Orlando. The development of this parcel is considering the following: Church with a large parking lot for church parking, along with a school. It is anticipated that this property will be the future Boggy Creek Road Extension alignment. There may be noise, lighting, or traffic associated with the use of the adjacent property. To the extent Buyer is concerned with regard to the proposed future Right-of-Way or final design, Buyer should conduct its own investigation of the proposed future Right-of-Way including, without limitation, contacting the City of Orlando, Orange County, the Florida Department of Transportation, the Central Florida Expressway Authority and/or any other applicable governmental authority.

10. Airport Proximity. An airport is located in close proximity the Community and Buyer is encouraged to perform their own due diligence in regard to all aspects of living within close proximity to an airport. The proximity to the airport may be expected to affect Buyer's use and enjoyment of their Property. By acquiring an ownership or occupancy interest in a portion of the Community, Buyer acknowledges and agrees that Seller, the Association, and their respective directors, officers, committees, agents, and employees have no control over adjacent land uses, including without limitation, the airport, and will have no liability or responsibility to an owner or resident for any injury, damage, claim or other effect relating to the airport, including, without limitation, any noise, vibration or odors emanating therefrom or increased vehicular or air traffic in or over the Community or other use thereof.

11. Leasing Restrictions. Only entire Units may be leased. No Home may be leased or occupied on a daily, nightly, weekly, monthly or any other basis other than for a term of not less than one (1) year, and no Home may be leased more than two (2) times in any calendar year unless otherwise approved by the Association in the case of hardship. For purposes of this restriction, the first day of occupancy under the Lease shall conclusively determine in which year the Lease occurs. No Unit may be used on a "time share" basis. All Leases must and shall be deemed to contain the agreement of the Tenant(s) to abide by all of the restrictions contained in the Governing Documents and shall be deemed to provide that a violation thereof is grounds for damages, termination and eviction and that the Tenant and the Owner agree that the Association may proceed against either the Owner or the Tenant and that the Owner or the Tenant shall be responsible for the Association's costs and expenses, including attorney's fees and costs secured by a lien against the Parcel.

12. Irrigation Water Disclosure. Buyer acknowledges that Seller has installed the infrastructure to support the use of reclaimed irrigation water if and when the local municipality chooses to provide it to the Community. Furthermore, Buyer acknowledges and agrees that Seller does not have any control or influence over the local municipality's decision on whether to provide reclaimed irrigation water to the Community, the time frame in which the reclaimed irrigation water may be made available to the Community, and/or the reclaimed irrigation water rates as set by the local municipality. Buyer agrees that Buyer has made, or will make, his or her own inquiry concerning the foregoing matters directly with the local municipality and not with the Seller; acknowledges that Seller has no special or inside information on this subject other than Public Information; and that the Public Information is equally available to Buyer as to Seller. Buyer agrees that the effluent water supply, lack of effluent water supply and/or non-potable water supply is not a material factor in Buyer's decision to buy the Home, or is not, in Buyer's opinion, an adverse factor. Buyer agrees not to assert any claim or right against Seller arising out of the present or future supply of effluent, reclaimed or potable water.

13. Storm Water Treatment, Retention Area(s), and Pond Disclosure. The Community is governed by regulations concerning the storage and treatment of storm water, administered by the South Florida Water Management District. Your Lot may adjoin or include part of a retention area. Although you may pay a premium for adjoining or overlooking this area, no ownership is implied or conveyed beyond the property line of your Lot. In many cases the retention areas are owned by the Association or by the Poitras East Community Development District.

The bank of the retention areas will normally be sodded to the normal/designed water level. If your property includes part of a retention area, it is the Association responsibility after closing to maintain the bank of the retention area, including mowing, fertilizing, irrigating, and repairing any erosion which may occur. It is the Association responsibility to maintain and control any erosion after closing. The Community Documents grant the Association an easement of ingress and egress across the Lot if it is adjacent to water body areas for the purpose of regulating and maintaining such retention pond banks. No warranty covers erosion or retention (or detention) pond banks. The size, location, and slope of the banks are in accordance with the water management district permit. You may not modify the bank or encroach upon it, including docks, bulkheads, filling, etc., without written permission from the water management district, and the Association (as applicable).

In some cases, the storm water system includes rear yard treatment berms or swales. If your Lot includes such a berm or swale, Seller will, as part of the grading and sodding of your home site, construct a swale or berm designed to control the storm water or surface water leaving your Lot. This swale or berm is part of the drainage system for the neighborhood and is required under the permit issued by the Water Management District. The purpose of this swale or berm is to treat the water before it leaves the neighborhood. The water will be temporarily trapped by the swale or berm allowing time for particulate matter to settle and remove some of the pollutants such as fertilizers or pesticides from your lawn. This is intended to help purify the water before it enters the adjacent owner's property or adjacent wetlands. Because of the design, you can expect this area to hold water for a period of time after a moderate rain.

Seller will have the swale or berm completed in accordance with all applicable plans and permits and fully sodded before your closing. After closing it is the Associations responsibility to maintain the swale or berm and ensure that it continues to function as designed. Normal maintenance will include mowing and maintaining the grass as well as erosion repairs as needed. The Water Management District may make periodic inspections of these areas. It is important to recognize that all parts of the storm water system will need to be inspected and maintained by the Association and the Water Management District or appropriate entity. You may not erect any fences or structures or plant trees or shrubs within any easements or in such a way that they may interfere with the access or maintenance.

THE SELLER MAKES NO REPRESENTATION CONCERNING THE CURRENT OR FUTURE WATER LEVELS IN ANY OF THE WATERBODIES IN ISLES OF LAKE NONA; FURTHER, SELLER DOES NOT BEAR ANY RESPONSIBILITY FOR ADJUSTMENT OR MODIFICATION OF THE WATER LEVELS SINCE SUCH LEVELS ARE SUBJECT TO SEASONAL GROUNDWATER AND RAINFALL FLUCTUATIONS. BUYER ACKNOWLEDGES THAT THE WATER LEVELS OF ALL WATERBODIES MAY VARY. THERE IS NO GUARANTEE BY SELLER THAT WATER LEVELS WILL BE CONSTANT OR AESTHETICALLY PLEASING AT ANY PARTICULAR TIME; AT TIMES, WATER LEVELS MAY BE NONEXISTENT.

14. Community Views. Future development and construction activities can and will modify the view from home sites. Trees and other foliage may be added or removed. Additional housing and other improvements will be added. Seller does not warrant or guarantee any existing views will be maintained in the future relative to the Home because future development and construction activities will modify views from home sites.

15. Park/Common Area/Amenity Disclosure. Buyer acknowledges that (a) portions of their Lot may be adjacent to a community park, common area or amenity with parking; (b) these areas may be lit and there may be noise associated with these areas and will be accessible to all residents within the Community; and (c) the parks, common areas and amenity with parking will be property of the Isles of Lake Nona Homeowners Association and will be responsible for maintenance and operating hours.

BY ACCEPTANCE OF THE DEED TO THE HOME, THE BUYER ACKNOWLEDGES THAT THE COMMON AREAS MAY CONTAIN WILDLIFE SUCH AS INSECTS, FIRE ANTS, ALLIGATORS, DOGS, RACCOONS, SNAKES, DUCKS, DEER, SWINE, TURKEYS, AND FOXES. THE SELLER SHALL HAVE NO RESPONSIBILITY FOR MONITORING SUCH WILDLIFE OR NOTIFYING OWNERS OR OTHER PERSONS OF THE PRESENCE OF SUCH WILDLIFE. EACH OWNER AND HIS OR HER GUESTS AND INVITEES ARE RESPONSIBLE FOR THEIR OWN SAFETY.

16. Pond Fountain Disclosure. Buyer acknowledges that there may be a fountain in a pond adjacent to their Lot that may be lit and have noise associated with it. If there is a fountain in a pond, it will be property of the Association and therefore the Association will be responsible for its maintenance and operating hours. The buyer acknowledges that the pond fountain may shift or move based on the elements of the weather. If the fountain has to be replaced, the buyer acknowledges they are not holding the Declarant or Association responsible for the potential new location of the fountain based on any exterior modifications the buyer/owner might install based on the location of the original fountain.

17. Mail Service Disclosure. Mail will be provided by Cluster Box Units ("**CBU's**") at pre-determined locations by the United States Postal Service. Your mailbox number is determined by the United States Postal Service prior to your closing and cannot be changed.

18. Trash Collection. Trash shall be deposited in trash cans and will be collected curbside on a weekly basis. The cost of trash collection is included on Buyer's Orange County real estate property tax bill.

19. Parking. All vehicles (i.e. all motorized and non-motorized vehicles except operable automobiles) including, without limitation, the following: inoperable automobiles, golf carts, commercial vehicles, recreational vehicles, all-terrain vehicles, ambulances, hearses, motorcycles, motorbikes, bicycles, watercraft, aircraft, house trailers, camping trailers, other trailers, vehicles with commercial markings, racks or tools in the bed and tractors shall be kept within an enclosed garage. Parking in any road is prohibited.

20. Pets. Any pet must be carried, caged or leashed when outside. No pet shall be kept tied outside a home or on any balcony or patio unless someone is present in the home. Please refer to the Community Declaration for specific limitations.

21. Landscaping; Landscape & Irrigation Maintenance. Association will be responsible for irrigation and maintenance of lawns, trees and landscaping installed on the Lots and Common Areas as part of the initial construction on the Lots, specifically excluding landscaping located within any Enclosed Area. Costs associated with landscaping, irrigation, and maintenance of Lots and Common Areas will be included in Assessments. No alterations to landscaping are permitted unless authorized in advance by the Architectural Review Committee. Owners are responsible for keeping their respective Lots clean and free of any debris that could interfere with landscaping, irrigation or maintenance by the Association. Association is not responsible for damages caused by Owner negligence. Please refer to the Declaration for further information.

22. Right to Contract for Telecommunications Services. Association shall have the right, but not the obligation, to enter into one or more contracts for the provision of one or more Telecommunications Services for all or any part of **The Cove at Nona Sound.** Prior to the Community Completion Date, all contracts between a Telecommunications Provider and the Association shall be subject to the prior written approval of Declarant. Pulte has entered into a service agreement for bulk internet and streaming TV with Spectrum. The terms of this agreement can be reviewed by submitting a records request to the homeowner's association. Initial pricing on the bulk rate includes a contracted period of service in the community (terms included in the agreement). Current HOA assessments are based on this initial period and will be re-assessed when the agreement comes up for renewal based on current Spectrum pricing per the terms of the agreement. Owners and Lessees may contract directly with such Telecommunications Provider for additional Telecommunications Services not provided for in contracts entered by the Association and all such costs and expenses of same shall be the responsibility of such Owner or Lessee. No owner will be required to use any telecommunications services provided under such contract; however, if an owner or resident elects to use another service provider, there will be no resulting reduction, credit or offset in assessments and/or charges payable to the Association. Additional information regarding such service contract and the services provided thereunder may be obtained by contacting Seller's Sales Consultant or the Association's manager.

23. Telecommunication Services, including Cable Television and Telephone. Neither Seller nor the Association controls the installation of any telecommunication service, which includes cable television and telephone service within the Community. Neither makes any representation regarding timing of installation. Installation of cable television and phone service may not occur immediately available after Closing. Additionally, Seller does not control placement of cable television, telephone service connector boxes, and street lighting or lampposts.

24. Flood Zone. Buyer acknowledges that their Lot may be in a flood zone. If the Lot is in a flood zone, mortgage lenders will typically require the issuance of flood insurance as a requirement for financing, which insurance must be present at Closing. Seller recommends that Buyer protect his/her Home by obtaining proper insurance coverage. Should the Lot be in a flood zone, it is possible, however, for Buyer to submit documentation to FEMA to have the Lot re-classified by FEMA, whereby the mortgage lender may have the option to waive the requirement of flood insurance. Buyer is solely responsible for the submission to FEMA for such re-classification and any and all expenses related to such submission. Further, Buyer acknowledges and understands that the waiver of flood insurance is at the sole discretion of the mortgage lender.

25. Jurisdictional Wetlands Disclosure. It is important that you understand that part of your Lot may be a protected natural or man-made wetland area, wetland buffer or conservation area under the jurisdiction of one or more regulatory agencies. These areas will usually be shown on the plat of the neighborhood and any such protected areas within your Lot will be shown on your survey. Before developing your neighborhood Seller (or another developer) received a permit from the agencies which placed restrictions on the use of these areas. Although you may own the wetland or buffer area, these agencies have jurisdiction over these areas. Work of any kind is prohibited within jurisdictional wetlands, wetland buffers, and conservation areas. This includes even minor activities such as constructing fences, planting landscaping, placing or removing fill, mowing, trimming or removing vegetation.

It is also important to understand that the wetland areas may have areas of standing water from time to time. Wetland areas may be wet or dry depending upon the amount of rainfall and the season. This is part of their natural cycle. Drainage of wetland areas is strictly prohibited. By purchasing the property, you agree to abide by all the rules governing the use of these areas, and you agree to accept the transfer of the permit to the extent that it affects your Lot. Some permits require the creation of new wetlands or the enhancement of existing wetlands. These permits typically require construction or maintenance of these created or enhanced wetlands, including excavation, planting, and control or removal of nuisance species of vegetation. As Buyer you hereby agree to allow such construction or maintenance within the designated areas, as it affects your property.

For additional information we suggest you contact the following agencies:

U.S. ARMY CORPS OF ENGINEERS	**SOUTH FLORIDA WATER MANAGEMENT DISTRICT**
701 San Marco Blvd. 1707	**Orlando Central Pkwy #200**
Jacksonville, FL 32207	**Orlando, FL 32809**
(904) 232-2568	**(407) 858-6100**

26. Agricultural Operations near project. Each Owner by accepting a deed to a lot, acknowledges that; (a) The Cove at Nona Sound is located in the vicinity of agricultural properties; (b) Lots within The Cove at Nona Sound may be subject to odors, fumes, smells and physically airborne particulates caused by the operation and maintenance of neighboring agricultural properties, and (c) pesticides, insecticides and fertilizers may drift over and disperse upon portions of the Cove at Nona Sound from time to time as a result of crop dusting and other similar activities on neighboring agricultural properties involving the application of such substances.

Dated: 12/3/2025

BUYER:

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Yglesio Luciano Moyses Silva De Souza	12/3/2025 Date	Date
	Date	Date
	Date	Date

Docusign Envelope ID: 6036BB89-ADF1-48D8-A8AA-E25C48058AC7

Buyer: Yglesio Luciano Moyses Silva De Souza
Address: 11405 Nona Sound Street
Lot:03505
The Cove at Nona Sound

HPA No. PHD0209489

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

Pulte Mortgage LLC dba Pulte Mortgage

Seller/Owner: Pulte Home Company, LLC

Buyer: Yglesio Luciano Moyses Silva De Souza

The purpose of this Disclosure Statement is to provide you notice that Pulte Home Company, LLC ("**Seller**") has a business relationship with Pulte Mortgage LLC dba Pulte Mortgage ("**Pulte Mortgage**"). Seller and Pulte Mortgage are both wholly owned affiliates of PulteGroup, Inc. Because of this relationship, this referral may provide Seller a financial or other benefit.

Pulte Mortgage offers a broad array of loans, allowing applicants numerous options for program terms, rates, and costs. Set forth below are the estimated charges by Pulte Mortgage for the loans that Close. Buyer is NOT required to use Pulte Mortgage as a condition for the purchase of the Property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICE. BUYER IS FREE TO SHOP AROUND TO DETERMINE THAT BUYER IS RECEIVING THE BEST SERVICE AND THE BEST RATE FOR THESE SERVICES.

Settlement Service	Estimated Range of Charges
Origination Fee	0- to 1%
Discount Points	0- to 5 points
Underwriting Fee	$695
Second Mortgage Fee	$0 - $1,500
Credit Report Fee	$227
Appraisal Fee	$0 - $750
Final Inspection or Lender Certification Fee	$0 - $300
Processing Fee	$695

This Disclosure is provided to Buyer(s) pursuant to 24 CFR Section 3500.

ACKNOWLEDGEMENT: Buyer has read this Disclosure Statement, and understands that Seller is referring Buyer to purchase the settlement service described above from Pulte Mortgage and that Seller may receive a financial or other benefit as the result of this referral.

Dated: 12/3/2025

BUYER:

Assinado por:
Yglesio Luciano Moyses Silva De Souza
31AD751684404C3...

Yglesio Luciano Moyses Silva De Souza	12/3/2025 Date		Date
	Date		Date
	Date		Date

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Floor Plans

Rubrica
YLMSDS

3 BR / 2.5 BA

FIRST FLOOR

SECOND FLOOR





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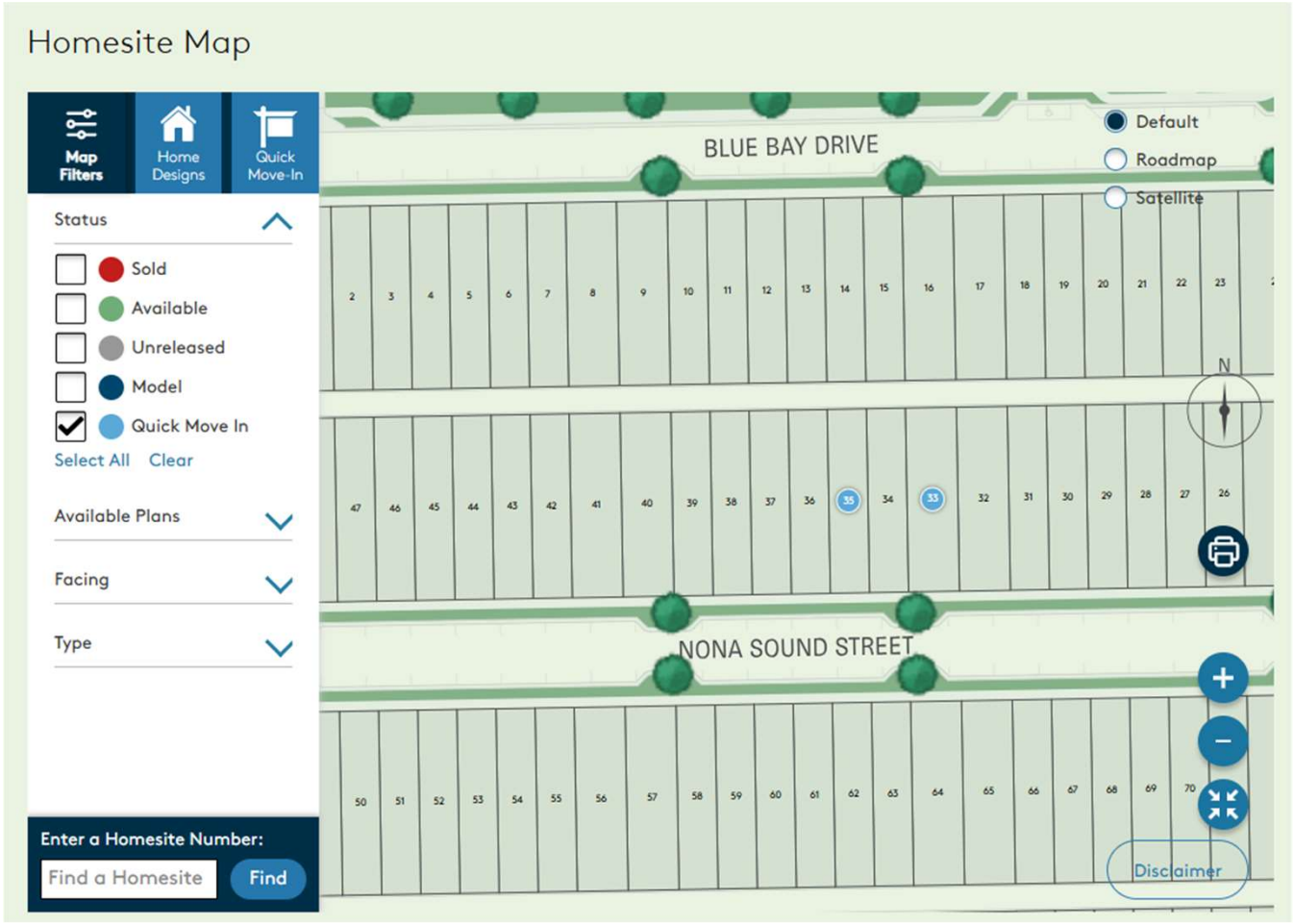

Lot 35

Rubrica

YLMSDS

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Mattamy NHC: Angel Vega *Mattamy: Phone (407)599-2228; Fax: (321) 444-6565*

HOME PURCHASE AGREEMENT

In this Home Purchase Agreement ("Contract"), "Buyer" refers to all the buyers (whether identified as buyer or additional buyer) listed below who have signed this Contract, jointly and severally. "Mattamy" or "Seller" refers to Mattamy Orlando LLC, a Delaware limited liability company and/or Mattamy Florida LLC, a Delaware limited liability company (as applicable) and its successors and assigns, whose address is 2450 Maitland Center Parkway, Suite 300, Maitland, Florida 32751.

1. The Buyer.

Buyer's Name **JULIANA BRITTO FREIRE MARTINS MOYSES**

Additional Buyer's Name:

Buyer Current Address: **Condominio Alphaville, casa 370** (*Street*) **Paço do Lumiar** (*City*) (*Province*) **65130000** (*Zip Code*)

Buyer Phone Number/Email: **989-91171409 / Julianabrittofreire@gmail.com**

Secondary Phone for Buyer: - **Phone for Additional Buyer:** -

2. The Property. Buyer agrees to buy and Mattamy agrees to sell to Buyer a new home (the "Home") to be built on the site (the "Lot") within the "Community" described below. Buyer is buying the Home and Lot as a package referred to collectively in this Contract as the "Property".

a. DESCRIPTION: Plan Name Malibu III **Plan Number** B30W **Elevation** CO

b. LOCATION: County: Osceola County **Address:** 2340 Salty Winds Way Kissimmee FL 34747

Lot 170R **Block** **Unit** **Community** Solara - D40

Site conditions, updates to plans, architectural restrictions and other causes may require changes - please see Contract Terms for additional details.

3. Purchase Price.

a. Base Purchase Price (includes Lot & Home)	**$723,990**
b. Lot Premium	**$10,000**
c. Structural Options	**$80,172**
d. Design Options	**$809**
e. Less Incentives	**-$150,000**
Total Purchase Price (the "Purchase Price") (must total Items a-e)	**$664,971.00**

4. Payment & Financing. Buyer shall pay the Purchase Price in the manner specified in the Contract Terms. In addition, Buyer will also pay all closing costs, and pre-paid items (i.e.: interest and escrows) arising from the purchase of the Property, or the Mortgage Loan (collectively "Closing Costs"), excluding only those items which Mattamy is obligated to pay by explicit provision in this Contract.

a. Earnest Money Paid to Seller (the "Earnest Money')	**$10,000**	
b. Additional Earnest Money due Seller	**$122,994**	
c. Balance of Purchase Price due at Closing *(Includes down payment and any amount to be financed)*	**$531,977**	*(Must equal Total Purchase Price from Section 3 minus items 4a through 4b)*

The Contract Terms specify when Buyer must pay the additional Earnest Money, and what happens if Buyer does not apply for or obtain the Mortgage Loan or does not fulfill any of Buyer's other obligations under this Contract. Buyer understands that there are additional charges Buyer may incur, and under certain circumstances the Purchase Price might increase. These provisions are specified in the Contract Terms.

☐ Buyer needs a Mortgage Loan to finance Buyer's purchase of the Property.

☐ Buyer will apply for and obtain the Mortgage Loan from Mattamy Home Funding, LLC or other lender designated by Mattamy ("Mattamy Home Funding"). If Buyer closes the Mortgage Loan with Mattamy Home Funding and uses MHTA (as herein after defined) as the title company, then Mattamy will contribute up to of the Purchase Price (the "Closing Cost Contribution") towards the Closing Costs otherwise payable by Buyer.

☐ Buyer will apply for and obtain the Mortgage Loan from a licensed mortgage lender ("Mortgage Lender") or broker other than Mattamy Home Funding and will not receive any Closing Cost Contribution.

Mortgage Lender if Buyer is NOT using Mattamy Home Funding: **Phone No:**

☒ Buyer does not need a Mortgage Loan. Buyer's obligation to purchase the Property is not contingent on obtaining a loan. Buyer understands that Buyer must still demonstrate Buyer's ability to pay the Purchase Price. Buyer must pay **all** Closing Costs, subject to any applicable Closing Cost Contribution.

THE BUYER OF A ONE-FAMILY OR TWO-FAMILY RESIDENTIAL DWELLING UNIT HAS THE RIGHT TO HAVE DEPOSIT FUNDS (UP TO TEN PERCENT (10%) OF THE TOTAL PURCHASE PRICE) DEPOSITED IN AN ESCROW ACCOUNT. THIS RIGHT MAY BE WAIVED, IN WRITING, BY THE BUYER. §501.1375(2) Fla. Stat.

[X] Buyer elects to waive the right to have deposit funds (Earnest Money) deposited in an escrow account.

[ ] Buyer elects to have the deposit funds (Earnest Money) held in escrow. Mattamy is entitled to all interest earned. Mattamy may still use the deposit funds (Earnest Money) by delivering notice to Buyer after posting a bond. Buyer shall pay any cost associated with obtaining the bond.

5. What Documents Comprise the Contract. Buyer understands that this is a legally binding Contract. Buyer has read, understands and agrees to fulfill all of the Buyer's obligations. Buyer understands that this Contract includes this document entitled *Home Purchase Agreement* and **only** the documents checked below, and any **written** modifications Buyer and Mattamy both sign, all of which are hereby incorporated herein by this reference.

[X]	**Contract Terms**	[ ]	Addendum "G" - Contingency Addendum (if applicable)
[X]	Brochure for Selected Plan B30W/CO	[X]	Addendum "H" - Appraisal Addendum (if applicable)
[X]	Addendum "A" - Homeowners Association Disclosure Summary	[X]	Addendum "I" - Designation of third Party for Buyer's New Home Orientation
[X]	Addendum "B" - RESPA Affiliated Business Arrangement Disclosure Notice	[X]	Addendum "J" - Community Development District Disclosure (if applicable)
[ ]	Addendum "C" - FHA/VA Loans; FHA/VA Subdivision Approval (if applicable)	[X]	Addendum "K" - Deposit Receipt and Payment Plan (if applicable)
[ ]	Addendum "D" - Job Initiation Order ("JIO")	[X]	Addendum "L" - Broker Commission Addendum
[X]	Addendum "E" - Home Change Order ("HCH") (if applicable)	[X]	Addendum "M" - Addendum to Home Purchase Agreement (if applicable)
[N/A]	Addendum - Options Upgrades and Additional Payment Policy	[X]	§553.9085 Energy Performance Level Display Card
		[X]	Community Specific Addendum (if Applicable)
		[X]	Florida-Prohibition Against Certain Foreign Ownership Addendum

6. Execution. Each party signing below as Buyer agrees to all of the provisions of this Contract. This Contract will be binding only after Mattamy signs even if Mattamy accepts the Earnest Money. Buyer understands that only an officer of Mattamy may accept or modify this Contract.

7. Community Development District. THE COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

Assinado por:
7F85FC9DC33B4CA...

Date: 3/15/2025

JULIANA BRITTO FREIRE MARTINS MOYSES

Date: _____

Mattamy Orlando LLC, a Delaware limited liability company
Mattamy Florida LLC, a Delaware limited liability company

By: _____ Date: _____
Mattamy Homes Authorized Officer

CONTRACT IS NOT BINDING UNTIL SIGNED BY OFFICER

Docusign Envelope ID: B676AD37-EC89-4BE4-87DE-FF1F37E31C57

CONTRACT TERMS

The following terms are a part of this Contract between the Buyer and Mattamy.

1. **Offer and Acceptance of Contract.** Buyer shall sign and deliver this Contract to Mattamy's New Home Counselor or other representative either directly or through the Cooperating Broker assisting Buyer, if any. Buyer shall also deliver the Earnest Money. If everyone listed as Buyer does not sign then Mattamy may, in its sole discretion, either reject the offer, or accept this Contract which will then be only between Mattamy and the person(s) signing as Buyer regardless of who is named as Buyer. Buyer understands that by signing, Buyer has only made an offer which is not binding on anyone unless and until accepted. Buyer agrees that accepting the Earnest Money, by itself, does not bind Mattamy. Mattamy is not obligated under this Contract even if a real estate broker, real estate agent or site agent accepts this Contract, or signs on Mattamy's behalf, unless and until signed by an authorized officer of Mattamy. If Mattamy accepts Buyer's offer, Mattamy will notify Buyer by telephone or in writing to Buyer or to the Cooperating Broker and Mattamy's authorized officer will sign this Contract (with copy to be provided to Buyer). If Mattamy does not accept Buyer's offer, Mattamy agrees to return the Earnest Money to Buyer. If Mattamy rejects Buyer's offer, then unless Buyer and Mattamy agree upon terms acceptable to both parties which Buyer and Mattamy both sign, Buyer's offer will terminate and Buyer will have no further interest in the Property. Even if Mattamy rejects Buyer's offer, Buyer agrees that the provisions regarding interpretation, dispute resolution, and enforcement of this Contract will apply to any Dispute (as hereinafter defined) relating to this Contract or otherwise arising between Buyer and Mattamy. References herein to "signature of Mattamy," or "signed by Mattamy" or "consent of Mattamy" or the like shall mean signature/signed by/consented to, in writing, by an authorized officer of Mattamy.
2. **Effective Date of this Contract.** The deadlines under this Contract shall be measured from the date Mattamy accepts Buyer's offer by signing and dating its signature to this Contract. This date is called the "Effective Date."
3. **What Makes up this Contract?** In the course of choosing Buyer's Home and Lot, Buyer has been shown many different papers and has had discussions with various people. So that there is no confusion over what Buyer is actually purchasing, Buyer understands and agrees that Buyer will rely only upon this Contract. This Contract includes only (i) the one-page *Home Purchase Agreement* signed by Buyer and Mattamy; (ii) these *Contract Terms*; and (iii) all addenda attached hereto (whether or not expressly identified in Section 5 of the *Home Purchase Agreement)*. Any replacement addenda or subsequent modifications to this Contract which are in writing and signed by both Buyer and Mattamy will, upon signature and delivery, also become part of the Contract. Accordingly, if anyone represented anything to Buyer regarding the Property or made any promises to Buyer, then Buyer must ensure that these representations or promises are included in writing within this Contract before Buyer signed. Buyer agrees that Mattamy's obligation is only to fulfill the terms of this Contract, and that Mattamy has no responsibility for anything contained in marketing materials, advertisements, other documents, correspondence or told to Buyer unless also included in this Contract. Examples of common misunderstandings are (i) size and location of buffers; (ii) future development of vacant lots either within or near the Community; (iii) the standard features and options included with the Home; (iv) when the Home will be completed; (v) pricing and allowances; and (vi) obligations under covenants, restrictions and community development districts. For all these matters and all other matters Buyer has relied only on this Contract and not on marketing materials, advertising, verbal statements, or any other written document. Buyer understands that even if Buyer is paying extra money for the Lot that does not mean that the Lot will have a protected view or any other amenity unless specified in this Contract.
4. **Construction Process.** Buyer agrees to follow these procedures in the design and construction of the Home.
    a. **Selection Process.** Buyer has the opportunity to select options for the Property which will vary depending on the Plan, Elevation, Lot, Community and stage/status of construction/permitting. In order to select colors and other options, Buyer agrees to schedule and attend a selection meeting (the "Selection Meeting") at Mattamy's designated design studio (the "Mattamy Design Studio").
        i. Buyer must visit the Mattamy Design Studio and complete the selection process within **14** days after the Effective Date. If Buyer fails to do so, Mattamy shall have the right, but not the obligation to: (a) make all selections for Buyer without further notice, (b) terminate this Contract, (c) allow Buyer a second chance to complete the selection process, or (d) declare Buyer in default and be entitled to all remedies as set forth in this Contract. If Mattamy chooses to give Buyer a second chance to make selections, then Buyer agrees to attend the Selection Meeting and make Buyer's selections at the time and date designated by Mattamy. If the Home is under construction at the time of the Selection Meeting, then some choices may no longer be available. Structural and design choice availability is at Mattamy's sole and absolute discretion. To maximize design choices, the Buyer should schedule their Selection Meeting as soon as possible.
        ii. The Selection Meeting will be scheduled to provide adequate time for most buyers to discuss and make all of their selections. If Buyer requires more than approximately **3** hours for Selection Meeting then (i) if the design advisors are available, Buyer may extend Buyer's appointment, or (ii) Mattamy may complete the selections for Buyer.
        iii. At the Selection Meeting, Buyer will select options, and make color choices. The Base Purchase Price includes only the designated standard features and appliances. If Buyer selects any special features, appliances or upgrades, then the Home will have the selected features, appliances or upgrades instead of the standard features, appliances and upgrades. Mattamy will always have the option to substitute base features and appliances, or selected features, appliances, or upgrades with alternatives that are of substantially equivalent function and value without providing prior notice to the Buyer.
        iv. Buyer may not make alterations or other changes except for the options presented at the Selection Meeting. If, however, Buyer requires reasonable accommodations for a disability, then Mattamy will make all reasonable efforts to allow special modifications to the Home at Buyer's expense if a written request is made at or prior to the Buyer signing this Contract.
        v. Upon completion of the Selection Meeting, Buyer will sign the *HCH* to confirm Buyer's choices and any adjustments to the Purchase Price. Mattamy must also approve the selections by the Buyer, and if Mattamy, in its sole opinion, believes that the options desired by the Buyer will (i) cause the Purchase Price of the Property to exceed the anticipated appraised value of the Home on completion, (ii) cause the Home to be so unique that it would not be desirable to other customers without modifications, or (iii) to otherwise be unsuitable, then Mattamy may require the Buyer to make new selections, or Mattamy may require the Buyer to give additional financial assurances or Earnest Money of the Buyer's ability to close the purchase of the Property as a condition to approving the selections. The *HCH* will not be final until approved and signed by Mattamy. If there is an error in the calculation of the adjusted Purchase Price on the *HCH*, then Buyer agrees that Buyer is still responsible to pay the original Purchase Price specified in the Contract plus any upgrades as calculated on an item by item basis at the printed prices on the *HCH*. If Mattamy makes Buyer aware of the error before installing an upgrade that was inadvertently not included in the total for the *HCH*, then Mattamy or Buyer may choose to cancel the upgraded selection and substitute a standard feature or Buyer must pay for the upgrade as an additional change to the Purchase Price. If there is any other error discovered by Mattamy regarding Buyer's selections before Mattamy signs, then Buyer agrees to schedule a new Selection Meeting at the Mattamy Design Studio, make new selections if necessary, and sign a new *HCH*. There will be no rescheduling charge. After Buyer and Mattamy both sign the *HCH*, then the selection process will be complete.
        vi. After Buyer completes the selection process, Buyer cannot make any changes without Mattamy's prior written approval. Buyer understands that to efficiently build the Home and control costs it is Mattamy's policy not to approve any changes absent extraordinary circumstances. Accordingly, if Buyer changes Buyer's mind as to the selections for Buyer's Home, Buyer must accept the Home as originally planned and make any changes Buyer desires at Buyer's own expense after Closing. If Mattamy, at Mattamy's arbitrary discretion, does permit Buyer to make changes, Mattamy may adjust the Purchase Price to reflect any new choices and Buyer and Mattamy will sign a new *HCH*. Buyer must also pay Mattamy at the time Buyer makes any such changes a **$500** change fee for each change Mattamy permits Buyer to make. For example, if with Mattamy's permission Buyer upgrades Buyer's stove, changes the paint color of Buyer's exterior walls and changes Buyer's dishwasher, then Buyer will owe Mattamy not only the price adjustments for the three

Initials

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changes but also a $500 change fee for each item for a total change fee of $1,500. Even if Buyer does not complete the purchase of the Home for any reason, including Mattamy's termination of the Contract, Buyer will not receive a refund for the change fee. The change fee is separate from, and in addition to, the Purchase Price.

vii. If it is determined that the selections made by Buyer, either before or after execution of the *HCH*, will cause the Purchase Price of the Home to exceed the appraised value, preventing Buyer from being approved for the Mortgage Loan in the amount specified in Section 4(c) of the *Home Purchase Agreement*, then within **5** days of request from Mattamy, Buyer shall either (i) make new selections that will result in a lower Purchase Price (that will be equal to or less than the appraised value) and if applicable, execute an amended *HCH*; (ii) accept a Mortgage Loan for less than the amount specified in Section 4(c) of the *Home Purchase Agreement* and agree to pay additional cash at Closing; or (iii) provide other financial assurances or additional Earnest Money to Mattamy in accordance with Section 8(i) of these Contract Terms. If Buyer elects the second option, Buyer must confirm that Buyer has the ability to pay such additional amount. If Buyer fails to respond or does not show that Buyer has the additional funds, then Mattamy may unilaterally amend *HCH* as required to reduce the Purchase Price to an amount that does not exceed the appraised value for the Home.

b. Commencement & Completion of Construction. Mattamy agrees to construct the Home described in this Contract on the Lot generally in accordance with the applicable plans (the "House Plans") as described in the Brochure (described in Section 5 of the *Home Purchase Agreement*). Buyer understands that the Brochure is only a guide and that the House Plans will not necessarily be the same as the Brochure in all respects. The House Plans for this Contract will be those for which the approved building permit was issued by the local jurisdiction (including as revised from time to time during construction) or, if applicable, with the private provider designated under §553.791 Fla. Stat.

i. If the Home is not already under construction, Mattamy will submit the House Plans for building permit approval; however, if architectural approval is required from the Community developer, community association or other party, then submission of the House Plans may be delayed pending architectural approval. Mattamy may use a private provider to perform plan review, inspections, and for issuance of the certificate of occupancy as permitted by §553.791 Fla. Stat. Buyer agrees that if Mattamy elects to use a private provider, then the services furnished by such private provider will be considered as if provided by the local building official for the purposes of §553.84 Fla. Stat. and for all other purposes.

ii. Mattamy will commence construction of the Home after plan approval is complete and a building permit has been issued; however, Mattamy may choose to delay construction until (i) Buyer has paid all required Earnest Money, change fees or other sums, (ii) the Mortgage Loan has been approved or Buyer has otherwise furnished sufficient documentation of Buyer's financial ability to close, and (iii) Buyer cures any defaults that may exist under the Contract. Mattamy agrees to complete the Home within **2** years from the date that Buyer fully executes this Contract, although Homes are typically completed much sooner. If Mattamy cannot complete the Home within such **2**-year period, Buyer may terminate the Contract by giving notice to Mattamy after **2** years have expired, provided such notice is given prior to Closing. If Mattamy furnished, or in the future furnishes, an estimate as to commencement or completion dates for the Home, Buyer agrees that such estimates are subject to change and are not binding.

iii. "Complete" or "Completion" means substantially complete and will be deemed achieved if Mattamy obtains (i) a certificate of completion; (ii) a certificate of occupancy or temporary certificate of occupancy; (iii) FHA/VA final compliance inspection report; (iv) final appraisal satisfactory to the Mortgage Lender; or (v) other equivalent evidence of substantial completion. Completion does not mean 100% complete, and Buyer agrees that Buyer may not delay Closing or withhold money on account of incomplete items. If, however, Mattamy desires, Mattamy may choose to schedule the Closing Date and, if necessary, to reschedule the Closing Date on one or more occasions in order to fully complete the Home prior to Closing provided the new Closing Date is within 2 years of the date that Buyer fully executes this Contract.

c. Changes Required in Construction. Buyer understands that Buyer's Home is a handcrafted product and that the final construction may not match the Brochure, the House Plans or any other drawings. Mattamy may alter the House Plans, or construction (i) to accommodate the requests or requirements of plan review with the local building official, private provider, or architectural review board; (ii) by substituting material or methods which, in Mattamy's opinion, will achieve an equal or superior function; (iii) to fit the Home on the selected Lot; (iv) to harmonize the Home with surrounding residences or to break up a line of similar elevations if the architectural review board requires Mattamy to do so; or (v) to make such minor changes that Mattamy deems appropriate to construct the Home quickly and efficiently. Such alterations may be made without notice to Buyer and without Buyer's consent. Mattamy may construct the Home as drawn on the House Plans, or in reverse, as Mattamy deems most appropriate for the Lot. Dimensions on the Brochure are not exact, and Buyer is not guaranteed that the Home or any particular room or feature will be the same size or location as shown on the Brochure. Buyer should refer to the House Plans and not the Brochure for final layout, features, and dimensions. Buyer understands that the Home is a handcrafted product, and therefore the dimensions of the Home and location of features may also vary slightly from those shown on the House Plans.

i. If the Home cannot be located on the selected Lot on account of dimensions, architectural restrictions, zoning, easements, setbacks or other reason, then Buyer and Mattamy will discuss alternative models and sites. If Buyer and Mattamy agree to site the Home on another Lot, then Buyer will pay the difference or receive a discount if the value of the replacement Lot is more or less than the value of the original Lot. Values will be determined by Mattamy's current price sheet at the time of substitution. If Buyer and Mattamy select an alternative model for construction on the original Lot, then Buyer and Mattamy will sign a new Contract to reflect the pricing for the new model and all applicable options, but Mattamy will waive any change fees. If Buyer and Mattamy cannot agree on an alternative within **30** days after Mattamy notifies Buyer that the Home cannot be built on the Lot, then either party may terminate this Contract by delivering notice to the other party, and the Earnest Money will be refunded to Buyer.

ii. Seller unconditionally commits to completing the Home within two (2) years from the date that Buyer fully executes this Contract and shall use commercially reasonable efforts to permit and commence construction of the Home within sixty (60) days of the Effective Date of this Contract. If within sixty (60) days of the Effective Date, Seller has been unable to obtain a building permit from the applicable local government for the Home, then in such event and due to the delays in permitting and increasing construction costs, the price of the Home may be subject to a price increase as more specifically provided for herein. In such event, Seller shall (a) notify Buyer that a price increase shall be applicable, and (b) calculate the amount of the purchase price increase by determining the cost of the materials and labor on the date that the Buyer executed the Contract and compare those costs to the cost of materials and labor for the Home on the date that the drywall materials are completed within the Home. Any price increase shall only be applicable if the Seller's cost of construction of the Home in the community increases by more than seven and one-half percent (7.5%) from the cost to Seller to construct the Home as of the Effective Date of the Contract. Cost of construction shall only include Seller's actual costs for labor, materials, impact fees, supplies, engineers and contractors and shall not include builder profit, overhead or any other items. Seller shall within ten (10) days after drywall completion notify the Buyer of the increased Purchase Price (if at all) and shall deliver in writing to Buyer the known cost increase amount from the Effective Date of Contract to the date of drywall completion set forth in an amendment to this Contract. Buyer shall have the right for seven (7) days, upon receipt of said amendment, to give written notice to Seller that it elects to either (y) execute the amendment and pay the increased purchase price, or (z) terminate this Contract, in which event Seller shall refund the Deposit to Buyer and the right and obligations of Buyer and Seller under this Contract shall thereafter cease to be of any further force or effect.

d. Completion, Orientation & Follow-Up. In order to acquaint the Buyer with features, appliances and other improvements to the Home, Mattamy will schedule an orientation of the Home (the "New Home Orientation") with the Buyer prior to the Closing.

i. The New Home Orientation will be scheduled by delivering written or verbal notice to Buyer when the Home is substantially complete. If the Buyer does not attend the New Home Orientation, then Buyer agrees to proceed to Closing without an orientation and accept the Home in the delivered condition. Mattamy may also schedule additional meetings at the Property with the Buyer to review the Home.

ii. Issues may arise during the New Home Orientation, or during other meetings regarding the condition of the Home. In such event,

Mattamy and Buyer will rely upon the construction standards included in or referenced in the Limited Warranty (as defined below) to address the issues. Mattamy, in its arbitrary discretion, may reschedule the Closing Date to allow time for completion or correction, but Buyer will not have the right to delay Closing, reduce the Purchase Price, or escrow funds; provided, however, that nothing herein shall alter or amend Mattamy's 2-year completion obligation under Section 4(b) of these *Contract Terms*. Any issues requiring correction or completion which are not addressed by the Closing will be covered as warranty matters in accordance with the Limited Warranty.

e. Use of Third Party Builder. Buyer agrees that Mattamy may either construct the Home or hire one or more licensed contractors (an "Affiliated Building Company") to construct the Home. If Mattamy uses an Affiliated Building Company, then Buyer agrees that the provisions in the Contract regarding the Property, design and construction of the Home, dispute resolution, and remedies will also apply to the Affiliated Building Company, even though the Affiliated Building Company is not a party to the Contract. In particular, the provisions regarding Contract interpretation, disclaimer of warranties, alternative dispute resolution, remedies, waiver of jury trial, and waivers will also apply and inure to the benefit of the Affiliated Building Company, Mattamy's qualifying agent, and the qualifying agent for the Affiliated Building Company.

f. Rights Reserved by Seller: Buyer understands that the Home is not being custom built for Buyer, but rather is one house in a planned Community which will contain many similar houses. Mattamy shall have the right to make such changes in the plans for the Home, and in materials and locations as deemed appropriate. Mattamy also reserves the right to make changes to the design of the Community and in the plans for all Community improvements including, but not limited to, plans and specifications or the elevations of homes hereafter to be constructed within the Community. Mattamy reserves the right to sell lots to other builders, to rent or lease homes, and to change the zoning or planned use of other property in the Community or surrounding property. Development plans for the Community may be amended or changed from time-to-time to provide for among other things, changes in land use, improvements, street patterns, setbacks, the type, number, style and prices of homes, lot sizes and configurations, densities, and amenities. Mattamy or its affiliates may annex into the Community additional lands not currently described in the Declaration (defined below) or withdraw from the Community property currently described in the Declaration. This annexation or withdrawal may or may not require the consent of certain owners of lots in the Community. The plans for the Community and any master development which encompasses the Community may be periodically updated and remain subject to change. Buyer understands that no statement of any representative of Mattamy regarding the planned use of property in or adjacent to the Community should be understood by Buyer or anyone as a warranty or promise regarding any future development plans for such property, and no such statement will limit or affect Mattamy's right to change zoning, land use or its development plans in the future. Buyer waives all claims, including claims for damages and costs against Mattamy, its managers, partners and other affiliates, and all of their respective officers, directors, shareholders, employees and agents as a result of any changes to the zoning, land use or development plans for the Community or for adjacent properties or for the annexation into or withdrawal of land from the Community.

5. Construction Management & Safety. Buyer understands that the Property will not be suitable for Buyer to visit during construction due to the dangers inherent in an active construction site. Buyer agrees that Buyer is not allowed on the Lot or in the Home prior to Closing without Mattamy's permission, and then only if Buyer makes a prior appointment. Mattamy may limit Buyer's visits or not permit any visits at all by Buyer. The same restrictions apply to Buyer's family and to anyone else hired by Buyer or associated with Buyer. If Mattamy does allow Buyer to visit the Property, Buyer agrees Buyer will not interfere with the construction in any way. This means that Buyer may not (i) interfere with the activities of any of the workers; (ii) issue any instructions, or directions; or (iii) make any installations, decorations, or other improvements or permit anyone else to do so on Buyer's behalf. If Buyer wants to bring anyone onto the Property (whether before, after, or during the New Home Orientation or other on-site meetings) with Buyer or in Buyer's place to inspect the Home, then prior to any inspections Buyer will obtain Mattamy's prior approval, present Mattamy with proof that the inspector is appropriately licensed, and that the inspector carries worker's compensation insurance (exemptions not being acceptable), and carries liability insurance with single limits coverage of at least **$500,000**, and furnish any additional information requested by Mattamy. Buyer will wait until after Closing to make any improvements, install any appliances, wiring, fixtures or decorations, or move any of Buyer's possessions onto the Property. For example, Buyer may not pre-wire security systems, speakers, or computer wiring, nor may Buyer paint any surfaces or add any flooring, landscaping, or ceiling fans. If Buyer violates this prohibition Buyer understands that Mattamy may remove or destroy anything Buyer installs or leaves at the Property and Mattamy will not owe Buyer any money for the value of what is removed or destroyed. Buyer will also be required to pay Mattamy, on demand, any costs Mattamy incurs for Buyer's violation of this prohibition. If Buyer does not immediately pay Mattamy such costs, Buyer will be in default. In all events, Buyer indemnifies and holds Mattamy harmless from any loss, injury or damage (including death) to Buyer or to anyone coming onto the Property with Buyer or at Buyer's request or direction, or from damage to their possessions and from any injury or damage to the Property or to other persons at the Property. Buyer indemnifies and holds Mattamy harmless from any and all losses Mattamy may suffer by or related in any way to such entry including, notwithstanding the provisions of Section 14 of these *Contract Terms*, attorneys' fees and costs through appeal. This indemnity and release will also apply to the Affiliated Building Company if applicable.

6. The Closing. Prior to or upon Completion of the Home, Mattamy will schedule a date and time for Buyer to complete payment of the Purchase Price, for Buyer and Mattamy to exchange documents to complete the purchase of the Property, and if Buyer is obtaining a Mortgage Loan for Buyer to sign the loan documents. This event is referred to as the "Closing." The time and date Mattamy designates for the Closing is referred to as the "Closing Date." Because Mattamy has agreed to give Buyer a Closing Cost Contribution (if applicable per the terms of the Contract), Mattamy will also select the lawyer or title company (the "Closing Agent") to conduct the Closing and act as the settlement agent. If the Closing Agent is a lawyer, Buyer understands that the Closing Agent may also be Mattamy's attorney on this or other matters. Buyer agrees that the Closing Agent may be owned by or affiliated with Mattamy and that Mattamy may receive a rebate of title charges as permitted by law.

Prior to Closing, Buyer and Mattamy will be responsible for fulfilling the following obligations:

a. Estimated Closing Notice. Mattamy will send Buyer a notice that construction is nearing Completion at least **20** days prior to the estimated Closing Date (the "Estimated Closing Notice"). The Estimated Closing Notice will identify the Closing Agent, place of Closing, and the Closing Date. The Closing Date may change. Buyer may not delay Closing if Mattamy fails to timely send the Estimated Closing Notice.

b. Hazard Insurance. Buyer will apply for a hazard insurance policy. Buyer shall notify Mattamy and the Closing Agent of the name of the insurance agency, the quoted premium, and the binder number no later than **18** days prior to the Closing Date.

c. Flood Insurance. Buyer acknowledges that the Property may be in a flood zone that could require flood insurance to be carried by Buyer. When evaluating the Property, Buyer should consult with one or more flood insurance carriers to learn if there is a flood risk for the Property, investigate the availability of flood insurance, and determine the current and future anticipated cost of flood insurance. For more information, Buyer should contact the Mortgage Lender, if any, Buyer's insurance agent and read the information available at the following website address: https://www.fema.gov/national-flood-insurance-program/. Flood zone designations may change from time to time and Buyer should not rely on oral representations as to the flood zone status of the Property and should visit www.fema.gov and/or the county or city flood map website where the Property is located. Mortgage lenders will typically require the issuance of flood insurance as a requirement for financing, which insurance must be present at Closing. Mattamy recommends that Buyer protect his/her Home by obtaining proper insurance coverage. It is possible, however, for Buyer to submit documentation to the Federal Emergency Management Agency ("FEMA") to have the Home re-classified by FEMA, whereby the Mortgage Lender may have the option to waive the requirement of flood insurance. Buyer is solely responsible for the submission to FEMA for such re-classification and any and all expenses related to such submission. Further, Buyer acknowledges and understands that the waiver of flood insurance is at the sole discretion of the Buyer's Mortgage Lender, if any. Mattamy makes no representation or warranty regarding the Buyer's need for flood insurance. Buyer should consult with their lender to determine the necessity for flood insurance.

d. Final Closing Notice. Mattamy will notify Buyer (the "Final Closing Notice"), and thereafter the Mortgage Lender will provide the Closing Disclosure in writing at least **3** business days prior to the date selected by Mattamy. The Final Closing Notice may be given in writing or verbally.

e. Bank Wire Instructions. Mattamy or the Closing Agent will furnish Buyer with bank wire instructions for payment of the balance of the Purchase Price.

At the Closing, Buyer and Mattamy will be responsible for fulfilling the following obligations:

f. Attendance. Each Buyer will attend the Closing in person. Buyer may use a power of attorney only with Mattamy's prior written consent and the prior consent of the Mortgage Lender if Buyer is obtaining a Mortgage Loan. Buyer will bring photo identification with Buyer which meets the

requirements of Chapter 117 Florida Statutes for notary acknowledgement. Mattamy may either appear in person or make arrangements for delivery of the Deed and other closing documents by escrow with the Closing Agent. The location of Closing will be at the offices of the Closing Agent even if Buyer chooses to use a different party to furnish title insurance or represent Buyer.

g. Payment of the Purchase Price. Buyer will pay the balance of the Purchase Price at Closing. Buyer will make payment by wiring funds into the Closing Agent's designated bank account. Buyer must initiate the bank wire early enough so that the funds are received at least **2** hours before the scheduled time of closing on the Closing Date. This means Buyer may have to initiate the bank wire the day prior to the Closing Date. Buyer is responsible for assuring that the entire balance of the Purchase Price is paid at Closing whether or not Buyer's Mortgage Lender is able to fund the Mortgage Loan, however, if Buyer is using Mattamy Home Funding, Buyer may have the opportunity to reschedule Closing in accordance with the procedures described below.

h. Documents. The Closing Agent will prepare the documents for Buyer and Mattamy to sign. Mattamy will sign the Deed and the affidavits required to meet title insurance underwriting requirements, and to comply with the Foreign Investment in Real Property Tax Act (FIRPTA). Buyer will sign all documents required by the Closing Agent and, unless this is a cash purchase, Buyer will sign all documents required by the Mortgage Lender.

i. Expenses & Closing Cost Contribution. Buyer has the right to select any lawyer or title insurance agency of Buyer's choice to provide title insurance and closing services and represent Buyer at Closing. Buyer shall furnish the name of the lawyer or title insurance agency that Buyer selects within 14 days after the Effective Date. If Buyer does not furnish the name of a lawyer or title insurance agency within 14 days after the Effective Date, Buyer will be deemed to have selected Mattamy Homes Title Agency, LLC ("MHTA"), regardless of who is paying for title insurance. If Buyer utilizes a mortgage lender other than Mattamy Home Funding, and a title company other than MHTA, Buyer will be responsible for paying for all closing costs and title insurance subject to the provisions of Section 4 of the Home Purchase Agreement. **In the event Buyer elects to utilize both Mattamy Home Funding and MHTA, Mattamy agrees to contribute funds up to the amount of the Closing Cost Contribution** (as defined in Section 4 of the Home Purchase Agreement) to be applied as a credit at Closing towards the Buyer's closing costs and title insurance. **Buyer will remain responsible for paying all other closing costs.** The Closing Cost Contribution will be calculated on the Purchase Price as reflected on the Closing Disclosure. The Closing Cost Contribution will not be adjusted on account of any profit Mattamy, MHTA or Mattamy Home Funding may earn on the title insurance or Mortgage Loan. Buyer may not use the Closing Cost Contribution for (i) pre-paid items (i.e.: hazard insurance or interest); (ii) escrow account set-ups; (iii) attorneys' fees (other than for the designated Closing Agent); or (iv) for any cost prohibited by the party making the Mortgage Loan. Mattamy will not owe Buyer any money if Buyer does not use the entire Closing Cost Contribution.

j. Prorations. Buyer and Mattamy agree to split the ad valorem property taxes and any applicable private assessments assessed against the Property for the year of the Closing. This is sometimes called "proration." Taxes are assessed on a calendar year beginning on January 1 of each year and ending on December 31 of the same year. If taxes for the current year are unpaid at time of Closing, then Mattamy will give Buyer a credit equal to the applicable taxes multiplied by the number of days from January 1 through the Closing Date divided by 365. If the tax bill is not final by the Closing Date, then Mattamy will estimate the tax bill and the proration will be based upon the maximum available discount for early payment (or otherwise based on the minimum tax bill if penalties rather than discounts apply in a given jurisdiction. If Mattamy has already paid the tax bill by the Closing Date, then in addition to the Purchase Price, Buyer will pay Mattamy in cash at Closing an amount equal to the applicable taxes paid by Mattamy or on Mattamy's behalf multiplied by the number of days from the Closing Date until December 31 and divided by 365. In either event, if the estimated or paid taxes are assessed against a parcel of land larger than just the Lot, Mattamy will determine an equitable allocation amongst all of the subject lands. Private assessments will be similarly prorated based upon the applicable fiscal period and the Closing Date.

k. Delayed Closing. If Buyer is unable to close on the Closing Date, Mattamy has two choices (i) Mattamy may declare Buyer to be in default; or (ii) Mattamy may, at Mattamy's complete and arbitrary discretion, give Buyer a second chance to close. If Mattamy gives Buyer a second chance to close, (a) Mattamy will set a new Closing Date either by giving verbal notice to Buyer or Buyer's real estate agent, or Mattamy may give formal notice in the manner established for setting the original Closing Date; (b) Mattamy may require that Buyer sign a document acknowledging Buyer's responsibility for failing to close on the original Closing Date, waive any financing contingency, and waive any claim to the Earnest Money or the Property if Buyer fails to close on the new Closing Date; (c) Mattamy may require Buyer to pay all costs and expenses incurred in rescheduling the Closing Date; and (d) Mattamy may also charge a Closing Extension Fee. The "Closing Extension Fee" will be the amount of (x) **$500 per day** for each day of delay from the original Closing Date; and (y) **$5,000** if the new Closing Date is not in the same calendar month as the original Closing Date in addition to the per day delay charge. Mattamy, in its discretion, may increase or decrease the Closing Extension Fee it will charge the Buyer as a condition for rescheduling Closing. Notwithstanding, if Buyer has been approved by Mattamy Home Funding and chooses to use Mattamy Home Funding for Buyer's Mortgage Loan, then unless the delay is caused by Buyer, if Mattamy Home Funding is unable to fund Buyer's Mortgage Loan on the original Closing Date, Mattamy agrees that Mattamy will give Buyer a second chance to close and will reschedule Closing in accordance with the preceding method, except that Mattamy will not charge Buyer the Closing Extension Fee. If on the second Closing Date Buyer is still unable to close, Buyer will be in default. All Closing Extension Fees will be payable at the time the extension is granted.

l. Payment & Delivery of Possession. Closing will not be complete until all of the funds due from Buyer (including loan proceeds from the Mortgage Lender) have been received by the Closing Agent. If there are any conditions imposed by Buyer or the Mortgage Lender limiting the Closing Agent's ability to disburse funds to Mattamy, payment will not be complete until the conditions are waived or satisfied. Buyer may not occupy or move any possessions onto the Property, nor will Buyer receive keys, pass codes or garage door openers until funding is completed.

7. Real Estate Brokers. Mattamy understands that Buyer may use the services of any real estate broker or agent licensed to do business in Florida to assist Buyer in Buyer's purchase. **SELLER SHALL NOT PAY ANY COMPENSATION TO A REAL ESTATE BROKER OR AGENT OR MAKE A CONCESSION TO A BUYER TO PAY A REAL ESTATE BROKER OR AGENT UNLESS (1) BUYER AND REAL ESTATE BROKER OR AGENT HAVE AN ACTIVE, BINDING AND CURRENT AGREEMENT REGARDING PAYMENT OF COMMISSION ("BUYER-BROKER AGREEMENT") IN FULL FORCE AND EFFECT ON OR PRIOR TO THE DATE OF BUYER'S INITIAL TOUR OF THE COMMUNITY (WHETHER VIRTUALLY OR PHYSICALLY) AND ON THE DATE OF CLOSING OF THE HOME AND BUYER AUTHORIZES SELLER TO PAY BROKER'S COMMISSION IN WRITING ON THE DATE OF CLOSING, AND (2) THE REAL ESTATE BROKER OR AGENT AND BUYER EXECUTE MATTAMY'S BROKER COMMISSION ADDENDUM IN CONJUNCTION WITH EXECUTION OF THIS CONTRACT.** If a brokerage fee is due to a real estate broker or agent and Buyer and said broker/agent have not together followed the above procedures, then Buyer shall be responsible for paying the real estate broker or agent's commission fees/compensation at Closing at Buyer's sole cost and expense, and by execution of this Contract Buyer does hereby indemnify and hold Mattamy harmless for any loss, cost, damage, fee, or commission owed or allegedly owed to any agent/broker not in compliance with this Section. Mattamy will only recognize a single real estate broker as the party entitled to a commission. The total commission payable will be as specified in the *Broker Commission Addendum*. A real estate broker or agent assisting Buyer who is properly registered according to these procedures is referred to as the "Cooperating Broker."

8. Financial Assurances by Buyer.

a. Application with Mattamy Home Funding. Buyer agrees that within **5** days of the Effective Date, Buyer will submit a loan application online with Mattamy Home Funding, unless Buyer is purchasing the Home without any mortgage financing and demonstrates to Mattamy that Buyer has sufficient funds available to pay the Purchase Price without a loan. This application does not obligate Buyer to use Mattamy Home Funding, and Buyer has the choice to obtain the Mortgage Loan from Mattamy Home Funding or from any other party. Buyer understands that as part of the application process Mattamy Home Funding will procure a credit report on Buyer which may affect Buyer's credit score. Buyer understands that Mattamy Home Funding may be owned by or affiliated with Mattamy. Buyer acknowledges receipt of an Affiliated Business Disclosure Statement which describes Mattamy's association with Mattamy Home Funding.

b. Financing Contingency - Duty to Apply, Loan Terms. Unless the Contract is checked as being subject to financing then Buyer must close for cash whether or not Buyer chooses to obtain a loan, and if Buyer cannot obtain a loan and fails to close then Buyer will be in default. Buyer agrees that the financing contingency will be satisfied if Buyer is approved for a Mortgage Loan with approval conditions. Buyer understands that the actual terms,

interest rate, and monthly payment will vary depending on Buyer's credit score, down payment, and market conditions which are beyond the control of Mattamy.

c. **Duty to Cooperate with Mortgage Lender and Maintain Credit Rating.** Buyer agrees to diligently complete and finalize the full loan application process by furnishing to the Mortgage Lender all requested documents within **10** business days following the Effective Date. Buyer agrees to promptly respond to all requests of the Mortgage Lender for information, and promptly sign and return all documents requested by the Mortgage Lender. Any response not completed within **5** days after request will not be considered prompt. Buyer further agrees to pay all application, appraisal and processing fees required for the loan application understanding that such fees are not refundable.

d. **No Adverse Action.** Buyer agrees to diligently pursue the satisfaction of all conditions set forth in the Loan Approval and agrees to maintain the validity of the Loan Approval from the date obtained by Buyer until the Closing. Further, Buyer agrees not to take any action (or fail to act), the consequence of which might adversely affect Buyer's loan application or Loan Approval, or delay Closing. Buyer's duty of cooperation extends to handling Buyer's credit and finances in a responsible manner from the Effective Date through Closing. This means that Buyer will not make any major purchases, borrow any money, quit Buyer's job, pay any bills beyond their due date or otherwise impair Buyer's credit rating or financial status. At any time after the Loan Approval, Mattamy may request that Buyer provide Mattamy with reasonable proof that Buyer's Loan Approval remains valid so that Buyer will be able to obtain the loan(s) on the date Mattamy reasonably anticipates that the Closing will occur (e.g. a letter from Buyer's Mortgage Lender). Buyer shall provide Mattamy with such proof within 5 business days of Mattamy's request. Notwithstanding any other provision to the contrary, if due to (a) Buyer's failure to timely cooperate, (b) the failure of Buyer's spouse to cooperate, or (c) impairments in Buyer's credit rating occurring after the Effective Date, (i) Buyer is not approved for a Mortgage Loan, (ii) approval for the Mortgage Loan is withdrawn by the Mortgage Lender, or (iii) the Mortgage Lender fails to close the Mortgage Loan, then Buyer will not have the right to terminate the Contract due to lack of financing, and in such event Buyer will either (x) close for cash without a Mortgage Loan, or (y) be in default.

e. **Marital Status.** If Buyer is married (now or prior to Closing) and Buyer's spouse fails to cooperate as required by the Mortgage Lender, Mattamy may consider the spouse's failure to cooperate as a default by Buyer whether or not Buyer's spouse is a party to the Contract. If married and Buyer's spouse is not a party to the Contract, then Buyer agrees to procure and deliver a written statement (on Mattamy's designated form) signed by Buyer's spouse that he or she will sign the mortgage and otherwise fully cooperate in the purchase of the Property and procurement of the Mortgage Loan, and if Buyer fails to do so within **10** days after request, then Buyer will be in default.

f. **Financing Contingency - Mattamy Home Funding.** If Buyer elected to obtain the Mortgage Loan from Mattamy Home Funding, then (subject to Section 8(c)) Mattamy Home Funding must provide Buyer with an approval for the Mortgage Loan ("Loan Approval") within **45** days of the Effective Date, which date may be extended by Mattamy, in its discretion. Mattamy or Buyer (subject to Section 8(c)) may also terminate the Contract if Mattamy Home Funding revokes the Loan Approval. Buyer's right to terminate will expire **10** days after receipt of notice from Mattamy Home Funding that the previously Loan Approval has been revoked or withdrawn. If Buyer fails to timely terminate, then Buyer will proceed to Closing in cash without a financing contingency.

g. **Financing Contingency - Other Mortgage Lenders.** If Buyer elected to obtain the Mortgage Loan from a Mortgage Lender other than Mattamy Home Funding, then Buyer, within **30** days of the Effective Date, must notify Mattamy that (i) Buyer has been approved for the Mortgage Loan and furnish Mattamy with written loan approval; or (ii) Buyer has not been approved for the Mortgage Loan and furnish Mattamy with proof of timely application and all communications from the Mortgage Lender in response to the application to evidence the denial of credit. The notice due from Buyer (including the required enclosures) regarding loan approval or denial is called the "Loan Notice." If the Loan Notice confirms Buyer's approval then the parties will proceed to Closing according to the terms of this Contract; however, if the Loan Notice shows that Buyer was denied, Buyer shall apply with another Mortgage Lender selected by Mattamy in the manner described below. If Buyer fails to timely deliver the Loan Notice to Mattamy, then Mattamy may treat the failure as (i) a default by Buyer, or (ii) as a waiver of the financing contingency.

- **i.** **Loan Approval.** For the purposes of the Loan Notice, written approval from a Mortgage Lender must be delivered from a federally insured bank, credit union, licensed mortgage lender, or licensed mortgage broker for the full amount of the Mortgage Loan specified on the *Home Purchase Agreement* without conditions (i) which Buyer (in Mattamy's reasonable judgment) cannot fulfill by the time of Closing, (ii) for the sale or closing of existing property, (iii) requiring the guaranty of any person other than Buyer, (iv) for additional underwriting or credit approval, or (v) not typically included on similar approvals. However, Mattamy may, in its arbitrary discretion, accept evidence of loan approval with such conditions.
- **ii.** **Loan Denial.** If the Loan Notice evidences denial of the Mortgage Loan, Buyer must follow these procedures:
  - (1) If Buyer has already applied for and been approved for a Mortgage Loan by Mattamy Home Funding, Buyer must accept the Mortgage Loan from Mattamy Home Funding or furnish evidence to Mattamy that Buyer has sufficient cash to close without financing. If Buyer fails to do so within **5** days after delivery of the Loan Notice, Buyer will be in default.
  - (2) If Buyer has not already applied for and been denied for a Mortgage Loan by Mattamy Home Funding, , but without limiting its obligations hereunder to do so, then Buyer must (i) make application to a Mortgage Lender selected by Mattamy within **5** days after delivery of the Loan Notice and if approved accept the Mortgage Loan, or (ii) furnish evidence to Mattamy that Buyer has sufficient cash to close without financing. If Buyer fails to (i) timely make application, and timely (within **5 days**) accept the Mortgage Loan from Mattamy's designated Mortgage Lender; or (ii) elect to close for cash, then Buyer will be in default. However, if Buyer fails to be approved for a Mortgage Loan from the new Mortgage Lender within **30** days of application, then either Mattamy or Buyer (subject to Section 8(c)) may terminate the Contract.

h. **Failure of Loan to Fund**. If Buyer has obtained a Loan Approval but thereafter (A) Buyer's Loan Approval is terminated or rescinded and Buyer is unable to obtain and deliver a replacement Loan Approval within such time as Mattamy may allow for such purpose, (B) Mortgage Lender for any reason declines to fund the Loan to Buyer, or (C) Buyer is unable or unwilling to obtain the Loan that is the subject of the Loan Approval or any substitute Loan Approval (including, without limitation, as a result of an increase in interest rates or Mortgage Lender costs or as a result of an allowable delay in construction of the Home and/or Closing), THEN BUYER SHALL BE DEEMED TO BE IN DEFAULT UNDER THIS CONTRACT, AND, AFTER NOTICE, MATTAMY MAY EXERCISE ALL OF ITS RIGHTS AND REMEDIES UNDER THIS CONTRACT, INCLUDING THE RIGHT TO RETAIN ANY DEPOSIT, AND ANY OTHER AMOUNTS PAID BY BUYER TO MATTAMY. With respect to VA guaranteed loans only, Buyer will receive a refund of the Deposit if Buyer's Loan Approval is terminated by the Lender for any reason. If Buyer fails to close on the Closing Date scheduled by Mattamy due to changes in financing, Mattamy may, in its sole discretion, charge Buyer a Closing Extension Fee as otherwise provided in this Contract.

i. **Authorization.** Buyer authorizes the Mortgage Lender, its employees and representatives to communicate with Mattamy and Mattamy's employees regarding Buyer's Mortgage Loan in all respects. Buyer directs the Mortgage Lender to furnish Mattamy with copies of all documents Buyer sends them (including, for example, Buyer's loan application and financial information) and to furnish Mattamy with copies of all documents they send to Buyer (including, for example, notice of loan approval and denial). By signing the Contract, Buyer directs the Mortgage Lender to share all such information with Mattamy for a period of time beginning with the Effective Date and ending **2** years after the Effective Date. Buyer understands that Buyer may revoke this permission only in writing sent to the Mortgage Lender handling Buyer's Mortgage Loan, and that such revocation will (i) not apply to any information disclosed prior to receipt to of such revocation; and (ii) will constitute a default by Buyer under the Contract. Buyer indemnifies and holds the Mortgage Lender harmless from any liability or loss they may suffer in reliance on this authorization including attorneys' fees and costs.

j. **Financial Assurances.** Buyer agrees to provide Mattamy any assurances Mattamy may request that Buyer will be able to close the purchase of the Property with the Mortgage Loan if contingent on financing, or by cash if not contingent, or if the contingency is waived. This means Buyer must be able to prove that Buyer has the funds necessary to pay the Purchase Price and Closing Costs. Buyer will furnish any information requested by Mattamy within **5** days of request, but in any event at least **20** days prior to Closing. If Buyer fails to timely furnish the requested information to

Mattamy, or if Buyer does furnish the information Mattamy requested but Buyer is unable to demonstrate Buyer's ability to perform, Buyer will be in default. For cash purchases, or where Mattamy has reasonable concerns that approval of the Mortgage Loan may be revoked, Mattamy may require the Buyer to make progress payments to be applied to the Purchase Price at Closing or forfeited by Buyer upon Buyer's default. Such progress payments, if requested, will be according to a schedule furnished to the Buyer and may require Buyer to pay up to 50% of the Purchase Price prior to the Closing Date. If Mattamy (i) believes that the Purchase Price (as adjusted after the Selection Meeting) may exceed the appraised value of the Property, (ii) has reasonable concerns that the amount of the Mortgage Loan may be reduced by the Mortgage Lender, or (iii) believes the options desired by the Buyer will limit the marketability of the Property to other purchasers if Buyer does not close, then Mattamy may require the Buyer to increase the Earnest Money, within **10** days of demand, to an amount not less than the cash which Mattamy believes the Buyer will be required to pay at Closing including any anticipated escrows, pre-paids or closing costs not payable by Mattamy. Mattamy may alternatively permit the Buyer to amend the Contract to build the desired Home on an alternative Lot in the same Community, or in another Community, with adjustments to the Purchase Price, to reflect the pricing applicable to the new location. If the Buyer fails to post the additional Earnest Money, Buyer will be in default.

k. **Sale of Other Property.** Notwithstanding any condition in the loan commitment to the contrary, and unless Seller agrees otherwise in writing, Buyer represents and warrants that this Contract is not and will not be subject to or contingent upon Buyer's selling and/or closing on the sale of Buyer's present residence or other property. Failure to close on the purchase of the Property will constitute a default by Buyer and the remedies available to Seller for Buyer's default under this Contract shall apply.

9. Ownership Interest & Risk of Loss.

a. **Ownership & Subordination by Buyer.** Buyer understands that Buyer has no ownership interest in the Property until Closing. To the extent that the law affords Buyer any vendee's or purchaser's lien or other interest in the Property, Buyer waives same. If such lien or other interest cannot be waived, then Buyer subordinates such lien or other interest to the lien or other rights of any lender making a loan to Mattamy (alone or with others) secured in whole or in part by the Property. This subordination includes any loan in place as of the Effective Date and any new loan or loans made after the Effective Date. Although it is Buyer's intent that this subordination and waiver be self-executing, Buyer will confirm these provisions in writing upon Mattamy's request or upon the request of Mattamy's lender.

b. **Casualty.** If the Property is damaged by fire or other casualty before Closing, Mattamy may either terminate the Contract or make the necessary repairs or replacements at Mattamy's expense. At Closing, the risk of loss transfers to Buyer and Buyer is responsible for any loss or casualty.

10. Title.

a. **Conveyance.** Seller shall convey title to Buyer at Closing by delivery to Buyer of a Special Warranty Deed (the "Deed") describing the Property, which Deed shall convey title to Buyer subject to all matters described in Section 14 of this Agreement. Any such matters omitted from the Deed shall nevertheless be deemed to be included in the Deed. Upon Closing, within the meaning of Florida Statutes § 95.11(3)(c): (1) Buyer shall have actual possession of the Property, (2) all services to be performed under this Contract by Seller shall be deemed completed and fully performed, and (3) this Contract shall be deemed completed.

b. **Marketable Title.** "Marketable" will have the meaning determined by the applicable Uniform Title Standards adopted by The Florida Bar and in accordance with law, except where this Contract specifies a contrary definition. Further, title will be considered marketable notwithstanding any of the following so long as they do not prevent Buyer from maintaining a single-family residence on the Lot or prevent reasonable ingress or egress to the Property: (i) covenants, restrictions, encumbrances, easements; (ii) plat restrictions; (iii) mandatory assessments; (iv) a community development district; (v) minor encroachments over boundary lines; (vi) Buyer's Mortgage Loan; (vii) notice of commencement for the construction of Buyer's Home; or (viii) any other matters. If there are any defects to title caused by Buyer such as broker liens, judgment liens, tax liens or other matters, the title will still be considered marketable despite such defects. If Mattamy is able to cause (subject to payment of the premium by Buyer unless paid from Mattamy's Closing Cost Contribution) a title insurance underwriter in the State of Florida to issue either (i) an owner's policy with a form 9.1 or 9.2 endorsement; or (ii) a mortgage policy with a form 9.0 endorsement, title will be considered marketable regardless of any matters which might otherwise render title unmarketable.

c. **Title Insurance, Title Defects.** Unless Buyer has given notice that Buyer will use the services of an independent title company selected by Buyer, Mattamy agrees to procure a title insurance commitment for an owner's policy (and for a mortgage policy if Buyer is obtaining a Mortgage Loan) from the Closing Agent and deliver it to Buyer at or before Closing. Buyer is responsible to pay for title insurance subject to possible payment from Mattamy's Closing Cost Contribution. If the title commitment shows that marketable title will be vested in Buyer, upon recording of the Deed to Buyer, execution and delivery of the usual affidavits, payment of the premium due the title insurance company, and payment sufficient to release any mortgage liens, that Mattamy intends to pay at Closing, then Buyer and Mattamy will close. If, however, the title commitment shows title not to be marketable, then Buyer must notify Mattamy of any objections Buyer has within **5** days after Buyer receives the title commitment or by time of Closing if Buyer receives the title commitment at Closing or less than **5** days before the Closing Date. If Buyer timely gives Mattamy such a notice of objections and if there are in fact defects which render title unmarketable, then Mattamy agrees to use reasonable efforts to remove the defects and the Closing Date will be extended up to **90** days, provided that the extended date is no later than 2 years after the date that Buyer fully executes this Contract. If Mattamy is unable to correct the defects, Buyer may either terminate the Contract or waive any objections and close. If Buyer timely makes objections but Mattamy determines that such objections are not valid, then Buyer must withdraw Buyer's objections and close or Buyer will be in default. If Buyer desires, Buyer may obtain, at Buyer's expense, a separate title insurance commitment and policy from anyone Buyer selects, but Buyer may not apply Mattamy's Closing Cost Contribution to pay for such cost.

11. Warranties.

a. **Limited Warranty.** Mattamy hereby disclaims any implied warranties on the workmanship and materials incorporated into the Home, and instead at Closing will provide Buyer with a written, limited new home warranty issued by Mattamy or an affiliated company (the "Limited Warranty"). The Limited Warranty will cover certain defects for a specified time as set forth in the Limited Warranty. The Limited Warranty will not cover every matter that Buyer may consider defective, because the matter may be within allowable tolerances accepted by the industry or specified in the Limited Warranty. In such event, the matter may be outside the scope of coverage or otherwise excluded. Buyer's rights will be limited to the express warranties in the Limited Warranty that will be given to Buyer at Closing. A copy of the Limited Warranty is available on the Mattamyhomes.com website; however, Mattamy may choose to issue a different form which may have greater or less coverage than the specimen form. Buyer agrees to accept and abide by the terms of the Limited Warranty delivered at Closing.

b. **One Year Limited Warranty.** Commencing on the Closing Date, Mattamy warrants the Home for the term described in the Limited Warranty. The Limited Warranty is a limited warranty, and coverage is limited to items described in the Limited Warranty. Buyer shall follow Mattamy's warranty claim procedures in addition to the procedures in the Limited Warranty. The Limited Warranty will not cover every matter that Buyer may consider defective, because the matter may be within allowable tolerances accepted by the industry or as may be specified in the Limited Warranty. In such event, the matter may be outside the scope of coverage or the matter may be otherwise excluded. Buyer's rights will be limited to the express warranties set forth in the written Limited Warranty. Before signing this Contract, Buyer is encouraged to review the Limited Warranty thoroughly in order to understand the scope of warranty provided. IT IS UNDERSTOOD AND AGREED THAT MATTAMY'S LIABILITY FOR THE CONSTRUCTION OF THE HOME ON THE PROPERTY, POST-CLOSING, IS LIMITED TO THE REMEDIES PROVIDED IN THE LIMITED WARRANTY. THE LIMITED WARRANTY IS THE ONLY WARRANTY APPLICABLE TO MATTAMY'S SALE, AND BUYER'S PURCHASE OF THE HOME AND THE PROPERTY. ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, WHETHER ARISING UNDER STATE OR FEDERAL LAW, INCLUDING BUT NOT LIMITED TO ALL IMPLIED WARRANTIES OF FITNESS, MERCHANTABILITY, GOOD AND WORKMANLIKE REPAIR OR GOOD AND WORKMANLIKE CONSTRUCTION, OR HABITABILITY, ARE EXPRESSLY AND IRREVOCABLY DISCLAIMED AND EXCLUDED. As to items not of Mattamy's manufacture, including but not limited to the air conditioner, water heater, refrigerator, range, dishwasher and other appliances, equipment or "consumer products," as defined by the Federal Trade Commission or under federal, state or local law, Mattamy agrees to pass along to Buyer the manufacturer's warranty, without recourse. Buyer acknowledges that prior to Closing Buyer will be provided an opportunity to review the warranties for all consumer products to be included within the Home and realizes that

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MATTAMY MAKES NO WARRANTY ON SUCH ITEMS.

c. No Waiver. Buyer understands that no one other than an officer of Mattamy may waive or modify any of the provisions of this section and any attempted waiver, whether verbal or written, will be voidable unless signed by an officer of Mattamy. Buyer has not relied upon any promises that the provisions of this section would not be fully enforced or that there would be any additional warranties in accepting the provisions of this section.

d. Exclusion of Consumer Products. The Home may include consumer products; however, the Limited Warranty will not apply to any appliance, equipment, or other item that is considered a consumer product under the Magnuson-Moss Warranty Act, 15 U.S.C. §1230 et seq. or under any similar law or regulation. Buyer will receive any applicable manufacturer limited warranties on some consumer products. Buyer agrees that Mattamy will not be responsible for repair, replacement or warranty coverage with respect to any consumer products other than as may be explicitly provided in the Limited Warranty. Buyer will look directly to the manufacturers for any warranty claims on the consumer products.

e. Disclaimer of Implied Warranties. Except for the specific limited warranties described above, and to the maximum extent allowed by law:

i. BUYER IS PURCHASING THE PROPERTY "AS-IS";

ii. BUYER WAIVES AND DISCLAIMS ANY IMPLIED WARRANTIES INCLUDING, BUT NOT LIMITED TO, WARRANTIES OF FITNESS, MERCHANTABILITY, HABITABILITY, OR WORKMANSHIP;

iii. BUYER WAIVES ANY EXPRESS WARRANTIES; AND

iv. BUYER WAIVES MATTAMY'S DUTY TO DISCLOSE TO BUYER ANY LATENT DEFECTS UNKNOWN TO SELLER.

f. Access to Property. Buyer grants Mattamy (and to Mattamy's subcontractors, and material suppliers) an irrevocable right and license to enter into, upon, over, under, or through the Property after the Closing Date for the purposes of completion of construction, repairs, emergency matters, or pursuant to governmental order or other requirements related to the Home, Lot or improvements to the Community. Buyer agrees that the Home, including access to the interior, shall be made available during Mattamy's normal business hours.

12. Publication.

a. Advertising. Buyer agrees that Mattamy may use pictures or depictions of Buyer's Home, in advertising, promotion, and marketing of the Home, the Community, or the company.

b. Recording. This Contract may not be recorded by anyone in the public records. If this Contract is recorded by Buyer or on Buyer's behalf, Buyer will be in default. In any event, Buyer agrees to sign a cancellation and release in recordable form upon demand if this Contract is recorded by anyone, and Buyer irrevocably appoints Mattamy as Buyer's attorney-in-fact to execute such cancellation and release on Buyer's behalf.

c. Confidentiality. Buyer agrees not to share the Contract or discuss the particular terms with anyone except to Buyer's family, the Mortgage Lender, Buyer's attorney, Buyer's financial advisor, or as necessary to comply with Buyer's obligations under this Contract.

d. Intellectual Property Rights. Buyer recognizes that by signing this Contract or closing, Buyer is not acquiring ownership of the plans to Buyer's Home or to any of the marketing materials, designs, or to this Contract itself. The intellectual property rights to such items belong to Mattamy or to the architect or designer of the respective materials. Buyer may not use any of the preceding except in the purchase and ownership of Buyer's Home. For example, Buyer may not use the plans or other materials to build another home or use this Contract as a model for another transaction.

13. Default and Termination.

a. Termination Absent Default.

i. Termination Notice. Various provisions contained elsewhere in the Contract allow either Buyer or Mattamy to terminate the Contract under specified circumstances even if the other party is not in default. Buyer may also be entitled to terminate the Contract by laws applicable to this transaction. In order to exercise this privilege, notice must be given to the other party prior to Closing. This notice is called the "Termination Notice." The Termination Notice must clearly state the sender is terminating the Contract and specify the reason for termination (for example, inability to obtain financing, incurable title defects). Any Termination Notice sent to Mattamy must include the phrase *Termination Notice* in bold type no smaller than the 12-point typeface at the top of the document. Any right to terminate the Contract expires after Closing notwithstanding anything else in the Contract. Buyer understands that unless the Contract actually gives Buyer the right to terminate the Contract, simply sending a Termination Notice does not excuse Buyer from performing any of Buyer's other obligations under the Contract, and if Buyer improperly attempts to exercise a termination right, Buyer will be in default.

ii. Response to Termination Notice. If either Buyer or Mattamy attempts to terminate the Contract by exercising their rights under the Contract, then the other party must object to the attempted termination within **10** days after receipt of the Termination Notice (which meets the requirements of Section 13(a)(i)) of these *Contract Terms* or Buyer and Mattamy may assume that everyone accepts the Contract as terminated. If the parties cannot agree, they must follow the dispute resolution procedures set forth below.

iii. Obligations Upon Termination. If the Contract is properly terminated, absent a default, then Buyer and Mattamy agree that (i) Buyer will sign and deliver a release confirming that the Contract was terminated, waiving any claim or interest in the Property, and releasing Mattamy and the Closing Agent from any claim or obligation to Buyer, and (ii) upon receipt of the signed release, Mattamy will refund the Earnest Money to Buyer. Thereafter, Buyer and Mattamy will be released from all other obligations under the Contract, except those that survive termination.

b. Default.

i. Default by Buyer. Unless either Buyer or Mattamy properly terminates the Contract by exercise of any applicable right to do so, if Buyer does not close the purchase of the Property when Buyer is supposed to or if Buyer fails to comply with any other obligation under the Contract, Buyer will be in default. Mattamy agrees that the first time Buyer is in default, Mattamy will notify Buyer and give Buyer **5** days to cure Buyer's default, but on any subsequent default - whether for the same violation or due to a new violation - Mattamy does not need to give Buyer any warning or chance to cure. After the expiration of any applicable cure periods, Mattamy may exercise Mattamy's any and all remedies for default.

ii. Default by Seller. Unless either Buyer or Mattamy properly terminates the Contract by exercise of any applicable right to do so, if Mattamy does not close the sale of the Property when Mattamy is supposed to, or if Mattamy fails to comply with any other obligation under the Contract, Mattamy will be in default unless Mattamy cures the violation within **30** days after Mattamy receives notice from Buyer specifying every act or omission Buyer claims to violate the Contract. Buyer agrees that Buyer must also send a copy of such notice to Mattamy, Attn: Legal Counsel, 4901 Vineland Road, Suite 450, Orlando, FL 32811, by certified mail return receipt requested or by personal delivery. The **30**-day opportunity to cure will not begin until Mattamy receives both the notice and the required extra copy. After the expiration of any applicable cure periods, Buyer may exercise Buyer's remedies for default described below. The obligation to give Mattamy notice and an opportunity to cure a default will not apply to the obligation to complete the Home within 2 years from the date that Buyer fully executes this Contract.

c. Remedies.

i. Remedies for Buyer's Default.

Before Closing. If Buyer defaults (beyond any applicable cure periods) prior to Closing, then Mattamy shall have the right to terminate this Contract and Buyer will owe Mattamy as liquidated damages an amount equal to twice the required Earnest Money. Such liquidated damages are Mattamy's only remedy as actual damages would be difficult to determine with certainty; such liquidated damages have been

negotiated and agreed upon between Buyer and Mattamy as the best estimate of damages to Mattamy and such damages are not a penalty.
After Closing. If Buyer defaults (beyond any applicable cure periods) after Closing, then, subject to the limitations and waivers specified elsewhere in this Contract, Mattamy may recover any actual damages Mattamy suffers. However, Mattamy agrees that the total judgment which may be awarded to Mattamy against Buyer on account of damages, costs and fees may not exceed five percent of the Purchase Price. Mattamy will not seek and cannot recover any punitive damages, any personal injury damages or any consequential damages from Buyer. Mattamy accepts this limitation on Mattamy's rights and understands that if Mattamy's actual damages exceed these limitations, Mattamy will suffer a loss. This limitation is a bargained for limit on the amount that may be awarded to Mattamy in exchange for the limitation on damages that may be obtained against Mattamy.

ii. **Remedies for Seller Default.**

Before Closing. If Mattamy defaults (beyond any applicable cure periods) prior to Closing, then Buyer, using the dispute resolution procedures specified below, may bring an action against Mattamy for specific performance as Buyer's sole remedy. If Buyer wrongfully (as determined by the dispute resolution procedures) brings an action against Mattamy for specific performance, Buyer will be liable to Mattamy for additional liquidated damages in an amount equal to 0.0493% of Purchase Price for each day from the time Buyer commences such action until Buyer dismisses the action, or until the final ruling has been issued and any applicable appeals exhausted, to compensate Mattamy for Mattamy's lost opportunity to market the Property. Notwithstanding the foregoing, Buyer shall be entitled to all remedies under Florida law if Mattamy fails to complete the Home within two (2) years of the date that Buyer fully executes this Contract.
After Closing. If Mattamy defaults (beyond any applicable cure periods) after Closing, then, subject to the limitations and waivers specified elsewhere in this Contract, Buyer may recover any actual damages Buyer suffers. In determining Buyer's damages, Buyer must reduce Buyer's claim by any compensation Buyer receives or is entitled to receive from any third-party such as, for example, Buyer's homeowner's insurance underwriter or from the party issuing the Limited Warranty described below. Accordingly, Buyer may not bring any claim until Buyer has exhausted all insurance claims and warranty claims. Buyer agrees that the total judgment which may be awarded to Buyer against Mattamy (and/or the third-party Builder) on account of damages, costs and fees may not exceed five percent of the Purchase Price. Buyer will not seek and cannot recover any punitive damages, any personal injury damages (for example, without limitation, emotional distress or toxic mold claims), or any consequential damages (for example, without limitation, lost use, rental cost of other accommodations, moving costs, stigma, or diminution) from Mattamy. Buyer accepts this limitation on Buyer's rights and understands that if Buyer's actual damages exceed these limitations, Buyer will suffer a loss. This limitation is a bargained for limit on the amount that may be awarded to Buyer as a material inducement for Mattamy agreeing to sell the Property to Buyer.

d. Disbursement of Funds. Mattamy may disburse any money due Buyer by payment to any Buyer, Cooperating Broker, the person or party from whom Mattamy received the Earnest Money, or to Buyer's attorney. Any such payment will be deemed paid to Buyer. If there is any Dispute as to who is entitled to receive the money, Mattamy may either make payment to one or more of the parties as provided in the preceding sentence, delay making payment until any conflicting claims are resolved, or interplead any money due Buyer, deducting the fees and costs Mattamy incurs in such action.

14. Dispute Resolution. The parties to this Contract specifically agree that this transaction involves interstate commerce and that any Dispute shall be submitted in the manner as provided in this Section 14. "**Disputes**" (whether contract, warranty, tort, statutory or otherwise), shall include, but are not limited to, any and all controversies, disputes or claims (1) arising under, or related to, this Contract, the Property, the Community, the design or construction of the Home, the improvement, development or maintenance of the Lot or Community or any dealings between Buyer and Mattamy; (2) arising by virtue of any representations, promises or warranties alleged to have been made by Mattamy or Mattamy's representative; (3) relating to personal injury or property damage alleged to have been sustained by Buyer, Buyer's children or other occupants of the Property, or in the Community; or (4) issues of formation, validity or enforceability of this Section. Buyer has executed this Contract on behalf of his or her children and other occupants of the Property with the intent that all such parties be bound hereby. Nothing herein shall extend the time period by which a claim or cause of action may be asserted under the applicable statute of limitations or statute of repose, and in no event shall the Dispute be submitted for arbitration after the date when institution of a legal or equitable proceeding based on the underlying claims in such Dispute would be barred by the applicable statute of limitations or statute of repose. If a court determines that the procedures or limitations in Section 14 are not applicable to all parties in a dispute or to all disputed matters, then the procedures and limitations which are not invalidated shall still apply to all parties except any party explicitly found not to be subject to the provisions of this Section. Buyer agrees that any individual claims Buyer may wish to assert against Mattamy or qualifying agent must also be brought under these dispute resolution procedures. Any persons or parties related or associated in any way to Mattamy may also require Buyer to follow these dispute resolution procedures whether or not they have signed the Contract and regardless of whether Buyer brings action against Mattamy.

a. Dispute Resolution For Disputes Arising Before Closing. Section 14.a. shall be the exclusive and mandatory means for resolving any pre-Closing Dispute, or other disputes by and between the Buyer and Mattamy or any entity affiliated with Mattamy. Notwithstanding the preceding, in the event the Dispute is subject to the notice requirements of Chapter 558 Florida Statutes then the procedures in **Section 14.b.** and not **Section 14.a.** shall apply.

i. **Notice & Opportunity to Cure.** Before taking any action on any Dispute under this **Section 14.a.**, the party seeking to engage in a dispute resolution proceeding must first give the other party notice and an opportunity to cure pursuant to **Section 13(b)** of these *Contract Terms*.

ii. **Resolution by Judge. Any Disputes not resolved pursuant to Section 13(b) will be resolved by the court with jurisdiction where the** Property is located.

b. Dispute Resolution For Disputes Arising After Closing: Chapter 558 and Mandatory Mediation and Arbitration. Section 14.b. shall be the exclusive and mandatory means for resolving any Dispute brought after Closing, or any other disputes by and between the Buyer and Mattamy or any entity affiliated with Mattamy. Such Disputes shall first be submitted to mediation and, if not settled during mediation, shall thereafter be submitted to binding arbitration as provided by the Federal Arbitration Act (9 U.S.C. §1 et seq.) and not by or in a court of law or equity. Any Dispute shall be submitted for binding arbitration within a reasonable time after such Dispute has arisen.

i. **§558.005, Florida Statutes - Notice of Alternative Method to Resolve Construction Disputes**.

CHAPTER 558 - NOTICE OF CLAIM

ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES

To the extent all or any portion of a Dispute between Buyer and Mattamy is covered by Chapter 558, Florida Statutes, Buyer and Mattamy agree that as a condition precedent to commencement of any mediation or arbitration in accordance with this Section, Buyer and Mattamy will try to resolve any Dispute(s) or any portion thereof using the procedures specified in Chapter 558 Florida Statutes.

ii. **Mediation.** Any and all mediations commenced by any of the parties to this Contract shall be filed with and administered by the American Arbitration Association or any successor thereto ("**AAA**") in accordance with the AAA's Home Construction Mediation Procedures in effect on the date of the request. If there are no Home Construction Mediation Procedures currently in effect, then the AAA's Construction Industry Mediation Rules in effect on the date of such request shall be utilized. Any party who will be relying upon an expert report or repair estimate at the mediation shall provide the mediator and the other parties with a copy of the reports. If one or

more issues directly or indirectly relate to alleged deficiencies in design, materials or construction, all parties and their experts shall be allowed to inspect, document (by photograph, videotape or otherwise) and test the alleged deficiencies prior to mediation. Unless mutually waived in writing by the parties, submission to mediation is a condition precedent to either party taking further action with regard to any matter covered hereunder.

iii. **Binding Arbitration.** If the Dispute is not fully resolved by mediation, the Dispute shall be submitted to binding arbitration and administered by the AAA in accordance with the AAA's Home Construction Arbitration Rules in effect on the date of the request. If there are no Home Construction Arbitration Rules currently in effect, then the AAA's Construction Industry Arbitration Rules in effect on the date of such request shall be utilized. Any judgment upon the award rendered by the arbitrator may be entered in and enforced by any court having jurisdiction over such Dispute. If the claimed amount exceeds $250,000.00 or includes a demand for punitive damages, the Dispute shall be heard and determined by three arbitrators; however, if mutually agreed to by the parties, then the Dispute shall be heard and determined by one arbitrator. Arbitrators shall have expertise in the area(s) of Dispute, which may include legal expertise if legal issues are involved. All decisions respecting the arbitrability of any Dispute shall be decided by the arbitrator(s). At the request of any party, the award of the arbitrator(s) shall be accompanied by detailed written findings of fact and conclusions of law. Except as may be required by law or for confirmation of an award, neither a party nor an arbitrator may disclose the existence, content, or results of any arbitration hereunder without the prior written consent of both parties. Notwithstanding anything in the AAA Home Construction Arbitration Rules or the AAA Construction Industry Arbitration Rules, unless otherwise available at law, each party shall be responsible for their own attorneys' fees and costs during any arbitration proceeding regardless of which party prevails.

iv. **Validity.** The waiver or invalidity of any portion of this Section shall not affect the validity or enforceability of the remaining portions of this Section. Buyer and Mattamy further agree (1) that any Dispute involving Mattamy's affiliates, directors, officers, employees and agents shall also be subject to mediation and arbitration as set forth herein, and shall not be pursued in a court of law or equity; (2) that Mattamy may, at its sole election, include Mattamy's contractors, subcontractors and suppliers, as well as any warranty company and insurer as parties in the mediation and arbitration; and (3) that the mediation and arbitration will be limited to the parties specified herein.

c. **Estoppel.** To the fullest extent permitted by applicable law, Buyer and Mattamy agree that no finding or stipulation of fact, no conclusion of law, and no arbitration award in any other arbitration, judicial, or similar proceeding shall be given preclusive or collateral estoppel effect in any arbitration hereunder unless there is mutuality of parties. In addition, Buyer and Mattamy further agree that no finding or stipulation of fact, no conclusion of law, and no arbitration award in any arbitration hereunder shall be given preclusive or collateral estoppel effect in any other arbitration, judicial, or similar proceeding unless there is mutuality of parties.

d. **Scope.** Mattamy and Buyer intend that the scope of this dispute resolution Section 14 be broadly interpreted. The provisions of this Section apply not only to Buyer and Mattamy, but also to anyone connected in any way to Buyer and Mattamy. For example, these provisions apply to Mattamy's affiliated companies or entities, contractors, sub-contractors, sub-sub-contractors, material suppliers, employees, officers, agents, and representatives; to all real estate brokers and agents, to Buyer's family, Buyer's heirs, successors and assigns; and to anyone who has any claim arising by or through Buyer.

e. **Fees and Costs**. Unless otherwise recoverable by law or statute, each party shall bear its own costs and expenses, including attorneys' fees and paraprofessional fees, for any action, proceeding, mediation and arbitration. Notwithstanding the foregoing, if a party unsuccessfully contests the validity or scope of arbitration in a court of law or equity, the noncontesting party shall be awarded reasonable attorneys' fees, paraprofessional fees and expenses incurred in defending such contest, including such fees and costs associated with any appellate proceedings. In addition, if a party fails to abide by the terms of a mediation settlement or arbitration award, the other party shall be awarded reasonable attorneys' fees, paraprofessional fees and expenses incurred in enforcing such settlement or award.

f. Buyer may obtain additional information concerning the rules of the AAA by visiting its website at www.adr.org or by writing the AAA at 335 Madison Avenue, New York, New York 10017.

g. Mattamy supports the principles set forth in the Consumer Due Process Protocol developed by the National Consumer Dispute Advisory Committee and agrees to the following:

i. Notwithstanding the requirements of arbitration stated in Section 14.b of this Contract, Buyer shall have the option, after pursuing mediation as provided herein, to seek relief in a small claims court for disputes or claims within the scope of the court's jurisdiction in lieu of proceeding to arbitration. This option does not apply to any appeal from a decision by a small claims court.

ii. Any mediator and associated administrative fees incurred shall be shared equally by Mattamy and Buyer; however, Mattamy and Buyer each agree to pay for their own attorneys' fees and costs.

h. Notwithstanding the foregoing, if either Mattamy or Buyer seeks injunctive relief, and not monetary damages, from a court because irreparable damage or harm would otherwise be suffered by either party before mediation or arbitration could be conducted, such actions shall not be interpreted to indicate that either party has waived the right to mediate or arbitrate. The right to mediate and arbitrate should also not be considered waived by the filing of a counterclaim by either party once a claim for injunctive relief had been filed with a court.

i. BUYER AND MATTAMY AGREE THAT THE PARTIES MAY BRING CLAIMS AGAINST THE OTHER ONLY ON AN INDIVIDUAL BASIS AND NOT AS A MEMBER IN ANY PURPORTED CLASS OR REPRESENTATIVE ACTION OR COLLECTIVE PROCEEDING. THE ARBITRATOR(S) MAY NOT CONSOLIDATE OR JOIN CLAIMS REGARDING MORE THAN ONE PROPERTY AND MAY NOT OTHERWISE PRESIDE OVER ANY FORM OF A CONSOLIDATED, REPRESENTATIVE, OR CLASS PROCEEDING. ALSO, THE ARBITRATOR(S) MAY AWARD RELIEF (INCLUDING MONETARY, INJUNCTIVE, AND DECLARATORY RELIEF) ONLY IN FAVOR OF THE INDIVIDUAL PARTY SEEKING RELIEF AND ONLY TO THE EXTENT NECESSARY TO PROVIDE RELIEF NECESSITATED BY THAT PARTY'S INDIVIDUAL CLAIM(S). ANY RELIEF AWARDED CANNOT BE AWARDED ON A CLASS-WIDE OR MASS-PARTY BASIS OR OTHERWISE AFFECT PARTIES WHO ARE NOT A PARTY TO THE ARBITRATION. NOTHING IN THE FOREGOING PREVENTS MATTAMY FROM EXERCISING ITS RIGHT TO INCLUDE IN THE MEDIATION AND ARBITRATION THOSE PERSONS OR ENTITIES REFERRED TO IN THIS SECTION 14.

15. **Other Dispute Resolutions. Notwithstanding the parties' obligation to submit any Dispute to mediation and arbitration in Section 14.b., in the event that a particular dispute is not subject to the mediation or the arbitration provisions, then the parties agree to the following provisions: BUYER ACKNOWLEDGES THAT JUSTICE WILL BEST BE SERVED IF ISSUES REGARDING THIS CONTRACT ARE HEARD BY A JUDGE IN A COURT PROCEEDING, AND NOT A JURY. BUYER AND MATTAMY AGREE THAT ANY DISPUTE, CLAIM, DEMAND, ACTION, OR CAUSE OF ACTION SHALL BE HEARD BY A JUDGE IN A COURT PROCEEDING AND NOT A JURY. BUYER AND MATTAMY HEREBY WAIVE THEIR RESPECTIVE RIGHT TO A JURY TRIAL. MATTAMY HEREBY SUGGESTS THAT BUYER CONTACT AN ATTORNEY OF BUYER'S CHOICE IF BUYER DOES NOT UNDERSTAND THE LEGAL CONSEQUENCES OF EXECUTING THIS CONTRACT.**

16. **Disclosures and Statutory Requirements.**

a. **16 CFR §460.16 - What new home sellers must tell new home buyers regarding Insulation.** Pursuant to Title 16, Chapter I, Section 460.16 of the Code of Federal Regulations, the insulation that is or will be installed in the Home where conditioned space meets unconditioned space is as follows and will, according to the manufacturer, yield the R-values stated:

Location	Type	Thickness	R-Value
Exterior Walls	Insulative Foil	NA	R4.1
Other Walls	Fiberglass Batts	3.5"	R11/R13
Ceilings	Fiberglass Blown	10" / 12"	R30/R38
Non-slab floors (if applicable)	Fiberglass Batts	3.5"	R11/R13
Roof	Fiberglass Batts	10" / 12"	R30/R38

If so indicated above, fiberglass (also known as glass wool) is/will be used for insulation in the Home. The U.S. Department of Health and Human Services ("HHS") has listed fiberglass as a substance "which may reasonably be anticipated to be a carcinogen." This listing identifies substances selected for further study because of their potential carcinogenic risk but is not an assessment by HHS that there is a casual connection between fiberglass and human cancer. The listing does not establish that fiberglass presents a risk to persons in their daily lives.

b. **§489.1425, Florida Statutes - Florida Homeowners' Construction Recovery Fund. PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE** FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: Division of Professions, Construction Industry Licensing Board (850)487-1395; 2601 Blair Stone Road, Tallahassee, FL 32399-0783.

c. **§404.056(5), Florida Statutes - Radon Gas.** Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county health department.

d. **§161.57, Florida Statutes - Coastal Construction.** Buyer understands that Buyer has the right to receive an affidavit or a survey meeting the requirements of Chapter 472, Florida Statutes, as amended, delineating the location of the coastal construction control line if the Property is located either partially or totally seaward of the coastal construction control line. Buyer waives the right to receive such affidavit or survey. The property being purchased may be subject to coastal erosion and to federal, state, or local regulations that govern coastal property, including the delineation of the coastal construction control line, rigid coastal protection structures, beach nourishment, and the protection of marine turtles. Additional information can be obtained from the Florida Department of Environmental Protection, including whether there are significant erosion conditions associated with the shoreline of the property being purchased.

e. **§553.990, Florida Statutes - Florida Building Energy-Efficiency Rating Act.** Buyer understands that Buyer may have the Home's energy-efficiency rating determined in accordance with the Florida Building Energy-Efficiency Rating Act. Before signing the Contract Buyer received (i) the energy-efficiency information brochure developed by the Florida Department of Business and Professional Regulation pursuant to §553.996; and (ii) (y) if the home has been completed at the time of Contract execution, a completed energy performance level display card prepared in accordance with §553.9085; or (z) for a Home to be built, the completed energy performance level display card will be delivered to the Buyer at Closing. This paragraph and any information provided pursuant hereto is only for purposes of complying with the requirements of Chapter 553, Florida Statutes, and this Contract is not contingent upon Buyer approving the results set forth in the energy performance level display card.

f. **§689.261, Florida Statutes - Disclosure of Ad Valorem Taxes to Prospective Purchaser.**

PROPERTY TAX DISCLOSURE SUMMARY

BUYER SHOULD NOT RELY ON THE MATTAMY'S CURRENT PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT THE BUYER MAY BE OBLIGATED TO PAY IN THE YEAR SUBSEQUENT TO THE PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE COUNTY PROPERTY APPRAISER'S OFFICE FOR INFORMATION.

g. **§720.401(1)(a), Florida Statutes - Receipt of Association Disclosure Acknowledged.** Buyer acknowledges that prior to the execution of the Contract he or she has received a Disclosure Summary as required by Florida Statutes Section 720.401. A copy of Disclosure Summary is incorporated by reference herein and is attached hereto as Addendum "A". BUYER SHOULD NOT EXECUTE THIS CONTRACT UNTIL BUYER HAS RECEIVED AND READ THE DISCLOSURE SUMMARY. Mattamy also provided Buyer the opportunity to review the applicable covenants, restrictions, and easements and the governing documents of the homeowner's association prior to signing the Contract.

h. **§720.401(1)(b), Florida Statutes -Membership in Homeowners Association.** Buyer acknowledges that the Property is subject to the declaration of covenants, conditions, restrictions and easements for the Community recorded in the public records of the county where the Property is located (as such document is amended and/or supplemented from time to time the "Declaration"). The nature and extent of certain rights and obligations of the Buyer in acquiring and owning the Property will be controlled by and subject to the Declaration and to the Articles of Incorporation, By-Laws, and the rules and regulations of the homeowner's association identified in the Declaration (the "Association"). The Declaration and Articles of Incorporation, Bylaws and rules and regulations of the Association are referred to in this Contract as the "Community Documents." By execution of the Contract, Buyer agrees to comply with all of the terms, conditions and obligations set forth in the Community Documents and agrees to be responsible for maintaining all drainage structures and easements as shown on the recorded plat and the survey of the Property. Upon conveyance of title to the Property to Buyer, Buyer shall automatically become a member of the Association and shall be subject to the assessment obligations and other provisions set forth in the Community Documents. Buyer acknowledges that the Community Documents can be amended under certain circumstances without the approval of the Association membership. Buyer agrees to pay all amounts assessed against the Lot by the Association in accordance with the terms and provisions of the Community Documents. The Community Documents provide for the Association's levying of annual and other types of assessments against the Property in amounts determined by the Association from time to time. Buyer acknowledges that the Community Documents may create an obligation to pay fees for any recreational or other commonly used facilities as an obligation of membership in the Association but that all such facilities may not now exist, and all fees therefore are not known at this time. Buyer further acknowledges that the assessments are subject to periodic change and that a failure to pay the assessments could result in a lien on the Property. The statements contained in this paragraph are only summary in nature and Buyer should refer to the Community Documents. A disclosure statement summarizing Buyer's rights and obligations as a purchaser acquiring a parcel in a community with restrictive covenants and mandatory homeowner's association membership, as required by §720.401, Fla. Stat., has been provided to Buyer. AS A POTENTIAL BUYER OF PROPERTY IN THE COMMUNITY, BUYER SHOULD NOT EXECUTE THIS CONTRACT UNTIL BUYER HAS RECEIVED AND READ THE AFOREDESCRIBED DISCLOSURE SUMMARY.

IF THE DISCLOSURE SUMMARY REQUIRED BY SECTION 720.401, FLORIDA STATUTES, HAS NOT BEEN PROVIDED TO THE PROSPECTIVE PURCHASER BEFORE EXECUTING THIS CONTRACT FOR SALE, THIS CONTRACT IS VOIDABLE BY BUYER BY DELIVERING TO MATTAMY OR MATTAMY'S AGENT OR REPRESENTATIVE WRITTEN NOTICE OF BUYER OF THE BUYER'S INTENTION TO CANCEL WITHIN 3 DAYS AFTER RECEIPT OF THE DISCLOSURE SUMMARY OR PRIOR TO CLOSING, WHICHEVER OCCURS FIRST. ANY PURPORTED WAIVER OF THIS VOIDABILITY RIGHT HAS NO EFFECT.

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Equal Housing Lender
Equal Housing Opportunity
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BUYER'S RIGHT TO VOID THIS CONTRACT SHALL TERMINATE AT CLOSING.

i. **§689.328, Florida Statutes - Transfer Fee**. As additional consideration for the Home being conveyed, at Closing the Buyer shall pay to the Seller a contribution in the amount of one (1) quarter's "General Assessments" (as such term is defined in the Declaration).

j. **Intentionally Omitted.**

k. **Inspections.** Mattamy or local governmental agencies may use the services of the local building official or hire a private provider to perform plan review, inspections, or for issuance of the certificate of occupancy as permitted by §553.791 Florida Statutes. For all purposes, such services will be treated the same as if plan review and inspections were conducted by the applicable government building department.

l. **Mold, Water Intrusion & Air Quality.** Buyer understands that Buyer's Home will require ongoing maintenance, repair and replacement. If Buyer fails to do so, Buyer may experience problems with water intrusion, mold growth and indoor air quality. Buyer agrees that Mattamy's responsibility is limited to making repairs and replacing defects as required under the limited warranty Mattamy is issuing Buyer, and then only during the warranty period. In no event will Mattamy be responsible for any personal injury, damage to Buyer's personal property, adverse health effects to Buyer or Buyer's family, emotional distress, or any other injury suffered by Buyer or Buyer's family on account of mold, water intrusion, or air quality, whether caused by improper construction or by Buyer's failure to maintain the Home after purchase.

m. **Trees & Landscaping.** Landscaping is not included as part of Buyer's Property except as may be specified in the Contract. Buyer understands that Mattamy does not warrant the trees and landscaping. Often trees on a lot must be removed during the construction process. If there are any trees remaining on the Lot after Closing, then the trees may become diseased or die due to construction activities or natural causes. After Closing, Buyer is responsible for all trees, and Buyer must pay to remove any dead or undesirable trees. Under the Community Documents, Buyer may be obligated to obtain the approval of the homeowner's association before removing any trees or to otherwise change the landscaping existing on Buyer's Lot. This may require Buyer to plant additional trees either on Buyer's Lot or elsewhere, to pay for architectural review, to submit a tree survey or to pay their applicable costs and fees. The Community and the Lot may be irrigated with reclaimed water. Buyer will be responsible to comply with all applicable regulations pertaining to the use of reclaimed water, including the installation, maintenance, testing, repair and replacement of a water back flow preventer and water heater expansion tank, if applicable. WITHOUT LIMITING THE FOREGOING, AT CLOSING, MATTAMY'S RESPONSIBILITY WITH RESPECT TO SOIL EROSION, THE GROWTH OF GRASS, SOIL CONDITIONS AND SHRUBBERY TERMINATES AND THE BUYER'S RESPONSIBILITY BEGINS. MATTAMY IS NOT LIABLE FOR TREES OR DAMAGE OR DESTRUCTION OF TREES ON THE PROPERTY AND MAKES NO WARRANTY WHATSOEVER AS TO THE TYPE, LOCATION, OR AMOUNT OF TREES WHICH WILL BE ON THE PROPERTY AND/OR THE CONDITION OF THESE TREES BEFORE, AFTER, OR DURING CONSTRUCTION.

n. **Model Home.** The model home(s) may include amenities, upgrades and special features that will not be included in Buyer's Home. Buyer has not relied upon the model(s) in making Buyer's decision to purchase the Property. If the Home the Buyer is purchasing is a model home then: (i) the term of appliance and equipment warranties typically begins prior to Closing and may expire sooner than warranties for the same items in a newly constructed Home; (ii) Buyer's purchase includes only the personal property described in an attachment to the Contract, and will not necessarily include all of the furniture, equipment, window treatment or other items displayed at the Home; (iii) the areas of the Home (i.e. garage) used for sales or office purposes will be converted back to the original design, or as indicated in an attachment to the Contract; and (iv) the interior condition of the Home may reflect ordinary usage (i.e. nail holes, wear on flooring, minor scratches) typical to the condition of an occupied residence and Mattamy is not responsible to repaint, re-carpet, or make any other changes not specified in this subsection or in a written attachment to the Contract.

o. **Views & Off-Site Uses.** Buyer assumes sole and exclusive responsibility for determining, through sources other than Mattamy, off-site conditions, activities, land uses, and/or future land planning, and hereby releases Mattamy from any obligations relating to any off-site matters. Without limiting the foregoing, Buyer acknowledges that Mattamy is not responsible for constructing or providing common facilities, amenities, and other components of the Community and/or Master Community, if applicable. For the purposes of this Contract, the phrase "off-site" means all areas outside of the boundaries of the Property. The phrase "future land planning" refers to any revisions or changes to existing land uses or activities, whether such revisions or changes are actually pending for review within some governmental agency, whether they are in the planning stages, and/or whether they are hereafter filed for review or implemented by any company, person or party. Buyer hereby specifically understands, agrees to, and waives any and all claims related to the following:

   i. The location of utility improvements (including, but not limited to, junction boxes, transformers, pedestals, or sewer taps), which may vary, and such utility lines and utility improvements may be located on the Lot whether or not such utility lines or utility improvements are shown on any map, survey or appear on the Lot on the date of this Contract;

   ii. Any fence or block wall constructed on the Lot that is intended to designate the property line of the Lot but that may encroach on either side of actual lot lines;

   iii. Future construction, grading or excavation of the Lot by Buyer that, if not correctly engineered, could disrupt drainage and cause flooding;

   iv. Any expenses of restoration to grade of previous conditions shall be borne by Buyer;

   v. Mattamy's or an unrelated developer's reservation of the right to make changes to the design of the Community and to the plans for all Community improvements, including but not limited to, plans of homes to be constructed within the Community after construction of the Home;

   vi. The character and use of property surrounding and in the vicinity of the Community (including, but not limited to, cellular phone towers);

   vii. Any berm, or slope to or from the property line of the Lot; or

   viii. The location of any future transportation improvements, corridors, roadways or railway improvements (including, but not limited to, roadways, railway tracks, spurs or junctions, traffic signals, etc.), which may vary, whether or not such improvements are shown on any map or survey on the date of this Contract.

p. **Restrictions on Use.** Buyer's Lot may be subject to covenants, easements, set-backs and other restrictions on Buyer's use of the Property as specified in the documents recorded in the public records (including the Declaration), or on the plat. These restrictions may be modified or amended by the developer of the land even after Buyer signs this Contract or closes. In particular, if Buyer's Lot is subject to a conservation easement or buffer area, then Buyer will not be able to use the affected portion of Buyer's Lot except as may be permitted by the applicable water management district or other governmental or legal authority. This may limit Buyer's ability to fully sod, fence, or landscape Buyer's yard.

q. **FDLE Database.** Florida law, effective July 1, 1996, requires the Florida Department of Law Enforcement ("FDLE") to maintain an updated list of Sexual Predators in this state after a court has made a written finding designating them as a Sexual Predator, as the term is defined by Florida statute. Further, Chapter 97-299, Laws of Florida, requires certain sexual offenders to directly register with or to have information compiled by the Department of Corrections or the Department of Juvenile Justice, with the information to be provided to FDLE. The FDLE database contains public record information on offenders classified as sexual predators and sexual offenders under Florida law because of a conviction for a sex-related crime. Florida law makes this information available to the public. Information including photos, identities, and addresses is available from the Florida Department of Law Enforcement (FDLE) at (850) 410-7000, toll free at toll-free line at 1-888-357-7332, or on the Internet Web site at http://offender.fdle.state.fl.us/offender/homepage.do. The FDLE advises information is made available to interested citizens to help them educate themselves about the possible presence of such persons in local communities. The placement of information about a person in the FDLE database is not intended to indicate that FDLE has made any judgment about the level of risk a particular person may present to others. This information is made available to assist interested persons in forming THEIR OWN RISK ASSESSMENTS. Mattamy makes no representations with respect to information available on the FDLE web site and Buyers are advised to exercise whatever due diligence they deem necessary with respect to such information. Mattamy is providing this information as notification and to provide a source for additional information. The FDLE web site also provides you with the ability to register and receive e-mail alerts for your neighborhood or a specific offender or predators that you choose to monitor. Buyer is encouraged to contact FDLE for further information, and by signing this Contract, Buyer acknowledges that Mattamy has provided this notification. Buyer acknowledges

that by law, Mattamy is not obligated to disclose that the Property is or has been located in the vicinity of a sex offender or predator. Buyer hereby acknowledges that this disclosure was supplied to them prior to the execution of this Contract.

r. **Construction Activities.** BUYER ACKNOWLEDGES THAT SOME AREAS OF THE COMMUNITY MAY BE UNDER DEVELOPMENT FOR AN EXTENDED TIME INCIDENT TO THE DEVELOPMENT PROCESS, THE QUIET ENJOYMENT OF THE COMMUNITY MAY BE UNAVOIDABLY INTERFERED WITH TO SOME EXTENT BY THE CONSTRUCTION OPERATIONS. Construction, development, and sales activities will occur after Buyer occupies the Home Depending upon Buyer's sensitivities, this may result in some inconvenience to Buyer and Buyer's family and guests due to increased noise, dust, road closures, operation of the model homes and sale offices, and other activities. Construction activities can occur at various hours throughout the day, and sales activities can result in additional traffic and visitors throughout the Community, particularly before the Community is completely built out. Neither Mattamy nor any other builder that may be active in the Community can guarantee that Buyer will not be affected or impacted as a result of the overall construction and development of the Community. Mattamy gives no guarantees or assurances on the length of time model homes in the Community will be actively used by Mattamy. Until all houses and improvements are finished, Buyer will be subject to noise, dust, traffic and other activities relating to the construction. Mattamy may engage in marketing and sales within the Community as permitted by the local governing authorities. Buyer understands that Buyer is not permitted onto the lots of Buyer's neighbors during construction.

s. **Variances from Depictions, Plat or House Plans.** The marketing depictions, site plans, and other papers often vary from the final dimensions of the Lot as determined by the final recorded plat. Buyer agrees that Buyer is purchasing only the lands shown on the recorded Plat for Buyer's designated lot. The marketing materials may depict certain amenities for the Community. Buyer understands that the amenities actually constructed may vary from the proposals for many reasons. The Purchase Price will not be adjusted, nor will Buyer have any claim against Mattamy on account of the Community amenities which are constructed or not constructed. As to any amenities which may be built, Mattamy is not warranting either the construction of them, or guaranteeing Buyer's right to use them. Buyer also understands that the Home may vary in size, dimensions, features, utility placements and materials from both the marketing materials and in some instances from the House Plans. The Home may be located in a different location on the Lot than originally planned. Field adjustments to House Plans are an accepted industry practice, and as long as any such adjustments do not prevent a certificate of occupancy for the Home from being issued, Mattamy may make such changes without Buyer's consent or notice to Buyer. If Buyer has paid for any upgrades that Mattamy eliminated by field adjustment, then the Purchase Price will be adjusted by the amount Buyer has paid for the affected upgrades unless Mattamy substitutes an alternative of substantially the same value. Unless Buyer demands an adjustment prior to Closing, then Buyer waives Buyer's right to do so and Mattamy will not be required to either make the upgrade or refund any money to Buyer after Closing. If, due to error, the Home encroaches onto another lot, or if an adjacent structure or residence encroaches onto Buyer's Lot, Buyer agrees that Mattamy may correct the error by altering the legal descriptions of the affected lots, establishing easements which permit the encroachments, waiving building restrictions and set back, or by other means without reduction in the Purchase Price, provided that after such correction Buyer will receive marketable title to the Lot.

t. **Typical Home Conditions.** Homes are hand constructed and subject to typical faults, and conditions. Buyer agrees that cracking, settling, and other conditions in the Home are acceptable, except where corrective action is required by the Limited Warranty. The standard for acceptable conditions will be as set forth in the Limited Warranty, or as adopted by the party issuing the Limited Warranty. If the Home is detached, attached or in a condominium Buyer understands that Buyer may hear noises inside the Home coming from plumbing, air conditioning, or occupancy of adjacent homes. Buyer acknowledges that Mattamy has made no representations or warranties of any sort that sounds from outside the Home will not be heard inside the Home. At the time of construction and development, the Home exceeded or met all building code regulations required to permit and construct the Home. Building codes, land development codes, and other government rules and regulations are subject to change. These changes may occur before, during or after the sale/closing of the Home. These rules may include flood plain map amendments and could affect Buyer's insurance requirements.

u. **Water Issues and Waterfront Lots.** Buyer's Lot may be located near or on a water body. Buyer understands that Buyer may not have riparian rights (the right to use the water for boating and similar purposes) and that use of the water body will be restricted by covenants and law. Buyer may have the obligation to maintain the lake banks (including the far side of the lake if included within Buyer's Lot) or the obligation to pay special assessments imposed on waterfront property owners. Mattamy is not responsible for the water level of the water body which may be significantly higher or lower than the level Buyer observes at the time Buyer is signing this Contract. Whether Buyer's Lot is waterfront or not, Buyer understands that after a rain event Buyer's yard may be soggy, and if Buyer's Lot includes wetlands or conservation areas such areas may stay wet or soggy for extended periods of time. Mattamy is not responsible to Buyer for flooding or drainage as long as Buyer's Lot substantially complies with the drainage plan for the Community. If for any reason the Lot does not comply, then Mattamy's responsibility is limited to correcting the problem either by bringing the Lot into compliance or by constructing an alternative drainage system which may include drains, inlets, pumps, or berms. Buyer grants Mattamy the right to come onto the Lot if necessary to correct any drainage problems on either Buyer's Lot or on neighboring lots, and Buyer agrees to cooperate with Mattamy in any such effort. In no instance will the purchase price be adjusted or will Buyer be entitled to any compensation for lost use of the yard, for diminution in value because of the change in the drainage system, or any other consequential damages except that if Mattamy asks Buyer to temporarily vacate Buyer's Home in order for Mattamy to fix the drainage, Mattamy will pay the rental cost of an apartment or other housing which Buyer understands may be substantially smaller than Buyer's Home. If Buyer rents an apartment or makes other accommodations without Mattamy's prior written approval, then Buyer waives Buyer's right to reimbursement for any temporary housing.

v. **Security.** If the Community is "gated," with private streets Buyer understands that the walls, gates and attendants, if any, provide only limited access control and not a fully secure environment. Further, gates may be left open for extended periods of time which may permit unrestricted access by the general public. Buyer agrees that Mattamy is not responsible for any loss or injury suffered by Buyer or Buyer's guests on account of any criminal activity on or about the Community and that Mattamy has no duty to advise Buyer of any prior or future incidents. The entrance may be gated with mechanical swing gates whereby access will be granted by either call box system and owner PIN or barcode sticker. Gates may be open until the last home in the Community is closed. Gates are designed as traffic control devices to limit access only during certain hours of operation and are not intended to represent that the Community is a secure environment. Gates will be owned, maintained, and controlled by the Association.

w. **Environmental Conditions.** Buyer understands and acknowledges that certain substances or materials may release gaseous, chemical or organic wastes that may contaminate air, soil or water within the Property. The sources of said pollutants, which may include, but are not limited to, fireplaces, cigarettes, aerosol sprays, cooking and many building components may emit formaldehyde, radon or other such byproducts into the environment. Buyer agrees to hereby release, acquit and forever discharge Mattamy from any and all actions, complaints, claims, damages, liabilities or obligations in any manner on account of or in any way growing out of harmful environmental pollution or contamination, if any, of said Property, unless willfully or recklessly caused by Mattamy or its agents or employees. Buyer further agrees to release, acquit and forever discharge Mattamy from any and all claims or liability arising out of the presence of power lines or other electrical equipment located on or near the Property or the development. Mattamy makes no warranty, express or implied, as to soil conditions.

x. **Surrounding Property.** Buyer agrees, understands and acknowledges that no agent, representative, salesman or officer of Mattamy has any authority to make any statement, promise or representation, either oral or in writing, which was relied upon by the Buyer or may be relied upon by the Buyer with respect to the existing zoning of any surrounding property or potential uses of any tract of land or any parcel of land adjacent to or surrounding the Property and/or the Subdivision in which the Property is located. Buyer further acknowledges and understands that the boundary lines of the Property will be represented on the survey of the hereinabove described lot, delivered to Buyer at Closing. No representations, statements or demonstrations concerning property lines have been relied upon by Buyer in executing this Contract or will be relied upon by Buyer in closing the purchase of the Property except as set forth and described in the survey delivered at Closing. Buyer hereby specifically understands, agrees to, and waives any and all claims related to the following: the location of utility improvements (including, but not limited to, junction boxes, transformers, pedestals, or sewer taps), which may vary, and such utility lines and utility improvements may be located on the Property whether or not such utility lines or utility improvements are shown on any map, survey or appear on the Property on the date of this Contract; any fence or block wall

constructed on the Property that is intended to designate the property line of the Property but that may encroach on either side of actual lot lines; future construction, grading or excavation of the Property by Buyer that, if not correctly engineered, could disrupt drainage and cause flooding; any expenses of restoration to grade of previous conditions shall be borne by Buyer; Mattamy's or an unrelated developer's reservation of the right to make changes to the design of the Subdivision and to the plans for all Subdivision improvements, including but not limited to, plans of homes to be constructed within the Subdivision after construction of the Buyer's Home; the character and use of property surrounding and in the vicinity of the Subdivision (including, but not limited to, cellular phone towers); any berm, or slope to or from the property line of the Property; or the location of any future transportation improvements, corridors, roadways or railway improvements (including, but not limited to, roadways, railway tracks, spurs or junctions, traffic signals, etc.), which may vary, whether or not such improvements are shown on any map or survey on the date of this Contract.

y. **Square Footage.** Buyer fully accepts and understands that any and all square footage estimates provided by Mattamy are approximations only and subject to field changes and errors.

z. **Interstate Land Sales Full Disclosure Act.** The sale contemplated by this Contract is intended to comply with the provisions of 15 USC §1702(a)(2). Mattamy agrees that Mattamy is contractually obligated to complete erection of the Home within a period of two years. Any notice provision, opportunity to cure, or other provision which would have the effect of extending this obligation, excusing a breach of this obligation, or unreasonably limiting Buyer's remedies on account of a breach of Mattamy's obligation to complete erection of the Home within 2 years after Buyer fully executes the Contract will not apply if the effect of such notice provision, opportunity to cure, or other provision would cause this Contract not to comply with 15 USC §1702(a)(2). The obligation to complete erection of the Home within such two-year period may be extended only for reasons qualifying under Florida common law under the principle of impossibility of performance. The terms of this subsection shall supersede any conflicting provisions in the Contract.

aa. **Sinkhole Exclusion.** Certain areas of Florida have experienced "sinkhole" soil settlement activity. Mattamy has consulted with soil engineers about the potential for sinkhole development in the area and it has been advised that no soil study or investigation can offer any guarantee that sinkholes will not develop on a specific parcel of land. Mattamy has also been informed that soil engineers can conduct testing and of potential sinkhole sites in an attempt to assess the possibility of future sinkhole development. Mattamy assumes no responsibility to make any tests; however, Mattamy will permit the buyer to do so, at the Buyer's sole cost and expense upon Buyer delivering written request to Mattamy. Mattamy makes no warranties or representations, express or implied, about the existing or future soil conditions on the Lot. Mattamy expressly disclaims any liability of any type for any damages whether direct or indirect, or consequential which the Property may suffer because of settlement, sinking or collapse of the earth on the Lot.

bb. **No Interference**. Buyer understands, acknowledges and agrees that picketing, posting of negative signs on the Lot or in the Community (including signs in or on vehicles), and distribution of negative literature may affect the value of the Home and/or the value of homes constructed in the Community in which the Home is constructed and the residential atmosphere of the Community. Without limiting the generality of anything contained in this Contract, Buyer agrees not to interfere in any manner whatsoever with the completion, marketing and sale of the Home or any homes in the Community or other properties in which Mattamy or its affiliates construct homes. As such, unless the prohibition contained herein is prohibited by law, Buyer agrees not to engage in any such activities. In the event Buyer breaches this Section, in addition to any remedies set forth in this Contract or at law (including, but not limited to, injunctive relief, damages and attorneys' fees and costs), Buyer shall be in default and Mattamy shall have the right to immediately terminate this Contract. The provisions of this Section shall survive the Closing or the termination of this Contract.

cc. FLOOD DISCLOSURE

Flood Insurance: Homeowners' insurance policies do not include coverage for damage resulting from floods. Buyer is encouraged to discuss the need to purchase separate flood insurance coverage with Buyer's insurance agent.
(1) Seller has not filed a claim with an insurance provider relating to flood damage on the property, including, but not limited to, a claim with the National Flood Insurance Program.
(2) Seller has not received federal assistance for flood damage to the property, including, but not limited to, assistance from the Federal Emergency Management Agency.
(3) For the purposes of this disclosure, the term "flooding" means a general or temporary condition of partial or complete inundation of the property caused by any of the following:
(a) The overflow of inland or tidal waters;
(b) The unusual and rapid accumulation of runoff or surface waters from any established water source, such as a river, stream, or drainage ditch;
(c) Sustained periods of standing water resulting from rainfall.

17. Notices & Communications.

a. Generally. Any notice, claim, demand or other communication (all of which are collectively referred to as "Notices") required or permitted to be given under the Contract must be given in accordance with this **Section 17**. Notices not given in accordance with these provisions will not be effective. Notices sent by fax (when fax notices are permitted) must also be sent by first class mail but will be effective upon actual fax delivery. Notices sent during the course of any ongoing legal action may be sent in accordance with applicable rules of procedure. Either Buyer or Mattamy may change their official address (including e-mail, phone and fax numbers) by delivering a Notice to the other.

b. To Mattamy. Notices to Mattamy: (i) which attempt to terminate the Contract; (ii) which respond to a Termination Notice from Mattamy; (iii) which allege a default by Mattamy; (iv) of any nature after Buyer has declared Mattamy to be in default or begin any action against Mattamy; or (v) changing Buyer's official address, phone, fax, or e-mail address must be sent to Mattamy by: (x) personal delivery, (y) pre-paid certified mail return receipt requested, or (iii) UPS or FedEx overnight pre-paid delivery. Other Notices from Buyer to Mattamy may be sent in the same manner or may be sent to Mattamy by fax or first-class mail to Mattamy's address. Mattamy's address for all Notices is specified on the first page of the *Home Purchase Agreement.*

c. To Buyer. Mattamy may give Notices to Buyer by (i) personal delivery, (ii) first class or certified mail, (iii) FedEx or UPS overnight pre-paid delivery, (iv) e-mail, (v) fax or (vi) verbally. If Buyer is working with an attorney, Cooperating Broker, then Mattamy also has the option of sending any Notices to Buyer in care of the attorney, Cooperating Broker. Verbal messages will be deemed delivered if left at the phone number for Buyer, their attorney or the Cooperating Broker. Buyer's address for all Notices is specified on the first page of the *Home Purchase Agreement.* After Closing Mattamy may assume that Buyer's official address will thereafter be the address for the Property. Personal delivery may be made by Mattamy after Closing by posting on the door of the Home.

d. Time Notices Effective. Notices will be considered delivered and received and will be effectively given, when received by a party in a manner designated for Notices to such party in the preceding paragraphs:

i. upon personal delivery;

ii. **5** days after mailing;

iii. **1** day after sending by UPS or FedEx overnight delivery.

18. Interpretation of Contract & Additional Provisions.

a. Governing Law. The laws of the State of Florida shall govern the validity, enforcement, and interpretation of the Contract. Since Buyer and Mattamy have selected Florida as the governing jurisdiction, Buyer and Mattamy will ignore any provisions of Florida law which, if applied, would cause the law of another State to apply. Buyer waives the right to assert any jurisdiction of Federal courts by diversity or otherwise.

b. Integration, Modification, Waiver. This Contract constitutes the complete and final expression of Buyer and Mattamy's agreement, and supersedes all previous contracts, agreements, and understandings between Buyer and Mattamy. This Contract cannot be modified, or any of the terms hereof waived, except by instrument in writing executed by both parties.

c. Counterparts and Execution. This Contract may be executed in several counterparts, each of which will be fully effective as originals and all of which together shall constitute one and the same instrument. Either Buyer or Mattamy may execute by electronic or facsimile signature.

d. Headings, Lists, & Special Terms. The headings which have been used throughout this Contract have been inserted for convenience of reference only and do not constitute matters to be construed in interpreting this Contract. Words of any gender used in this Contract shall be held and construed to include any other gender and words in the singular number shall be held to include the plural, and vice versa, unless the context require otherwise. To clarify the meaning of certain provisions examples are listed. Whenever a list is prefaced by "for example," "i.e." or "including" then the sentence should be construed as also including the words "but not limited to" and the legal theory of ejusdem generis will not apply. Certain words are defined in this Contract by capitalization, parenthesis, or quotes. When such terms are used they should be given their defined special meaning. The phrases "Buyer understands" and "Buyer acknowledges" are used throughout the Contract. When used the phrase should be construed as also including the words "..and Buyer agrees that..," it being Buyer and Mattamy's intent that wherever Buyer acknowledges or states Buyer understands a provision that Buyer's explicit consent to such provision is also intended and given. "Community" means the subdivision or development where the Lot is located, and where applicable both the master development and neighborhood subdivision.

e. Rule of Construction. Buyer has been given as much time as Buyer desired to carefully review the entire Contract. Buyer was afforded the opportunity to have an attorney review the Contract for Buyer, and Buyer either received the benefit of a legal review or waived the opportunity. Buyer fully understands the meaning of every provision in this Contract. Accordingly, Buyer agrees that the normal rule of construction to the effect that any ambiguities are to be resolved against Mattamy as the party preparing this Contract will not apply. Anyone interpreting this Contract shall construe all provisions as if mutually drafted by both Buyer and Mattamy.

f. Calculating Dates. In computing any period of time under this Contract, the day of the act, event or default from which the designated period of time begins to run shall not be included. The last day of the period so computed shall be included unless it is a Saturday or Legal Holiday, in which event the period shall run until the end of the next day which is neither a Saturday or legal holiday. Notwithstanding the definition of Legal Holiday set forth in Fla. Stat. §683.01, the term "Legal Holiday" as used in this Contract is limited to: (a) Sunday, the first day of each week; (b) New Year's Day, January 1; (c) Birthday of Martin Luther King, Jr., January 15; (d) Washington's Birthday, the third Monday in February; (e) Memorial Day, the last Monday in May; (f) Independence Day, July 4; (g) Labor Day, the first Monday in September; (h) Columbus Day and Farmers' Day, the second Monday in October; (i) Veterans' Day, November 11; (j) Thanksgiving Day, the fourth Thursday in November; and (k) Christmas Day, December 25. Legal Holiday will also include (i) the Friday following Thanksgiving Day, and (ii) any day which, due to natural disaster or emergency, banks and financial institutions in the County where the Property is located are not open for business. Time is of the essence for each and every obligation under this Contract, and this sentence shall be interpreted as if written into every paragraph of this Contract.

g. Invalid Provisions. If any one or more of the provisions of this Contract, or the applicability of any such provision to a specific situation, shall be held invalid or unenforceable, such provision shall be modified to the minimum extent necessary to make it or its application valid and enforceable, and the validity and enforceability of all other provisions of this Contract and all other applications of any such provision shall not be affected thereby.

h. Binding Effects. This Contract binds Buyer and Mattamy and their respective heirs, personal representatives, successors and assigns.

i. Further Acts. In addition to the acts recited in this Contract to be performed by either Buyer or Mattamy, Buyer and Mattamy agree to perform or cause to be performed at or prior to Closing any and all such further acts as may be reasonably necessary to consummate the transaction contemplated hereby.

j. Assignability. This Contract is personal to Buyer and may not be assigned without Mattamy's prior written consent which may be given or withheld in Mattamy's absolute and arbitrary discretion. If Mattamy permits Buyer to assign this Contract, Buyer will still be responsible for the obligations. Mattamy may charge Buyer a fee to assign the Contract. Mattamy may assign the Contract to any successor, affiliate, or other entity by giving notice to Buyer. If Mattamy does assign the Contract, the assignee and not Mattamy will be responsible for all of Mattamy's obligations under the Contract.

k. Survival. The termination of the Contract for any reason prior to Closing or the Closing of the purchase does not terminate the provisions of the Contract unrelated to the obligation to close. Provisions regarding interpretation, defaults, waivers, warranties, limitations, dispute resolution, disclosures and provisions regarding obligations not fulfilled at Closing or incorporated into the Deed of conveyance will survive Closing.

l. Earnest Money. "Earnest Money" refers to the deposit payable to Mattamy pursuant to **Sections 4(a)** and **4(b)** in the *Home Purchase Agreement*. Any additional deposits paid to Mattamy, but not fees or charges, will also be "Earnest Money." Any damages will be calculated based on the Earnest Money due from Buyer, whether or not actually paid. MATTAMY MAY DEPOSIT THE EARNEST MONEY IN ITS GENERAL ACCOUNT AND MAY USE THE MONEY TOWARDS CONSTRUCTION OF THE HOME OR FOR ANY OTHER PURPOSE WHATSOEVER. MATTAMY NEED NOT DEPOSIT THE EARNEST MONEY IN AN ESCROW HOLDING ACCOUNT OR OTHERWISE ESCROW OR HOLD SEPARATELY THE EARNEST MONEY.

i. Buyer shall remit to Mattamy the Earnest Money by check, cashier's check or wire transfer. Buyer acknowledges that Mattamy shall have the right to deposit such check for the Earnest Money without such action being deemed acceptance of this Contract. If any such check is not paid by the bank after acceptance of this Contract, Mattamy shall have the option to cancel this Contract and declare Buyer in default. If Buyer provides any check for a Deposit in the form of Canadian currency (a "C$ check"), Mattamy's depository bank will convert such C$ check into a U.S. dollar amount using its currency procedures and exchange rate then in effect two (2) business days following the date of processing (the "Conversion Date") and the amount of the Earnest Money to be applied toward the Total Purchase Price shall be equal to the amount received by Mattamy from the depository bank on the Conversion Date. Mattamy reserves the right to charge or pass through any currency conversion-related fees or costs to the Buyer at Closing (as hereinafter defined). Notwithstanding the foregoing or anything contained in this Contract to the contrary, the balance of the Total Purchase Price plus all applicable Closing Costs (the "Closing Proceeds") shall be paid to Mattamy at Closing. Any funds paid by Buyer under the terms of this Contract to Mattamy, including funds paid through a check or cashier's check are accepted by Mattamy subject to collection.

ii. UNLESS A WRITTEN REQUEST FOR PAYMENT BY CASHIER'S CHECK IS RECEIVED AND APPROVED BY MATTAMY NOT LESS THAN FIVE (5) BUSINESS DAYS PRIOR TO CLOSING, BUYER ACKNOWLEDGES AND AGREES THAT CLOSING PROCEEDS MUST BE BY FEDERAL WIRE TRANSFER IN IMMEDIATELY AVAILABLE FUNDS. BUYER IS RESPONSIBLE FOR ALL BANK OR WIRE TRANSFER CHARGES AND CURRENCY EXCHANGE FEES. WITHOUT LIMITING ANY OTHER PROVISIONS HEREIN, IF ANY EARNEST MONEY AND/OR CLOSING PROCEEDS ARE NOT TIMELY PAID, BUYER SHALL BE IN DEFAULT. Notwithstanding the foregoing, if Mattamy approves Buyer's written request to deliver a cashier's check and thereafter Buyer delivers all or any portion of the Closing Proceeds in the form of a cashier's check exceeding $25,000.00, then Buyer will not be entitled to possession of the Home until the cashier's check has cleared.

m. Representation of Compliance with OFAC Regulations. Buyer represents and warrants that Buyer is not barred from doing business with U.S. entities pursuant to the U.S. Department of Treasury's Office of Foreign Asset Control ("OFAC"), including OFAC's Specially-Designated-Nationals ("SDN") list and lists of known or suspected terrorist organizations. If Mattamy identifies or is informed that Buyer is a valid match for OFAC's SDN list, then this Contract is void, and Mattamy shall cancel and revoke this Contract immediately. In the event of cancellation or revocation of this Contract under this provision, Mattamy shall immediately contact OFAC to report the transaction and to determine whether the Earnest Money provided by Buyer, if any, should be returned or blocked, consistent with OFAC regulations.

n. Builder's Fee. Buyer acknowledges and agrees that in connection with the purchase of the Property, Buyer shall pay to Mattamy a builder's fee, equal to a flat fee of **$ 4995.00** (the "Builder's Fee"). The Builder's Fee is imposed in connection with all home sales in the Community, regardless of whether Buyer finances the purchase of the Property. Notwithstanding the foregoing and notwithstanding anything contained in the Contract to the contrary, Buyer acknowledges that the Builder's Fee may change or not be imposed on all home sales in the Community, and Mattamy reserves the right to change or withdraw the Builder's Fee at any time prior to Mattamy's completion of construction of all homes in the Community.
The Builder's Fee represents additional compensation to Mattamy and principally is intended to cover various out-of-pocket and internal costs and

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expenses associated with the sales, promotion and/or development of the Community. This fee is due at Closing. The Builder's Fee is separate from any and all Closing Costs (defined herein below). While the Builders Fee is payable, along with various other fees, costs and amounts at Closing, the Builder's Fee is not a settlement fee associated with any loan that you may obtain to finance the purchase of the Property.

o. **Termination by Mattamy.** Notwithstanding anything herein to the contrary and without limiting Mattamy's rights, Mattamy may terminate this Contract without regard to fault or breach if Mattamy, in its sole discretion, determines that Buyer has engaged in uncooperative or unprofessional behavior or otherwise interfered with Mattamy's performance of this Contract or the construction of the Home. Mattamy shall notify Buyer in writing of its election to terminate the Contract pursuant to this and, upon such termination, shall return the Earnest Money to Buyer and pay Buyer the stipulated sum of $500.00. Buyer and Mattamy agree that the stipulated sum is not a penalty, but a reasonable and foreseeable estimate of the actual damages incurred or to be incurred by Buyer, if any, incident to the cancellation of this Contract (it being difficult if not impossible to ascertain those damages). Upon such termination of this Contract by Mattamy and payment of the Earnest Money and stipulated sum, no cause of action against Mattamy shall accrue to Buyer and neither party shall thereafter have any obligations or rights under this Contract. Mattamy reserves the right to convert any termination of this Contract into a termination for convenience.

p. **TCPA Consent.** This notice is provided according to 47 U.S.C. Section 227 et. al., commonly known as the Telephone Consumer Protection Act of 1991 (the "TCPA"). Buyer understands that Buyer is not required to provide consent as a condition to receiving Mattamy's products or services. Notwithstanding any current or prior election to opt in or opt out of receiving telemarketing calls using prerecorded messages or artificial voice, and calls and messages delivered using automatic telephone dialing systems (auto?dialer)or an automatic texting system, or SMS messages (including text messages) from Mattamy, Mattamy's affiliated companies (including but not limited to, Mattamy Homes Title Agency, LLC and Mattamy Home Funding, LLC), marketing partners, their agents, representatives, or affiliates or anyone calling on their behalf (collectively, the "Permitted Contacts"), by signing the Contract, Buyer expressly consents to be contacted by the Permitted Contacts at any telephone number, or physical or email or electronic address Buyer provides or at which Buyer may be reached. Automated messages may be played when the telephone is answered, whether by Buyer or someone else. In the event that an agent or representative calls, he/she may also leave a message on Buyer's answering machine, voice mail, or send one via text message. Telephone numbers Buyer provides include those Buyer gives to Mattamy, those from which Buyer or others contact Mattamy with regard to Buyer's purchase with Mattamy, or which Mattamy obtains through other means. The Permitted Contacts may use such means of communication described in this section even if Buyer will incur costs to receive such phone messages, text messages, e?mails or other communications. Again, Buyer is not required to provide consent to contact as a condition to receiving Mattamy's products or services. Buyer may revoke Buyer's consent or change the telephone number provided at any time by: following the instructions in the SMS message or email Buyer receives, or email to Mattamy at privacy@mattamycorp.com with the subject line "TCPA Opt-Out." Buyer agrees to promptly alert Mattamy whenever Buyer stops using a particular telephone number, which may be done by email to Mattamy at privacy@mattamycorp.com.

END OF DOCUMENT

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ADDENDUM TO AGREEMENT / CONTRACT
Home Change Order(HCH)

PURCHASER/BUYER:	JULIANA BRITTO FREIRE MARTINS MOYSES (742065)	**VENDOR /SELLER:**	Mattamy Orlando LLC
Legal Lot /Block:	170R /	**Community:**	Solara - D40
Street Address:	2340 Salty Winds Way		Phase 3
Municipality:	Kissimmee		
County, State:	FL		
Plan:	Malibu III (B30W)		
Elevation:	CO		
Swing:	Left		
Contract No.:	280251	**Base Price:**	$723,990
Marketing Lot:	3170	**Lot Premium:**	$10,000

This Home Change Order (HCH) is an addendum and forms a part of the Agreement of Purchase and Sale/Home Purchase Agreement between Purchaser/Buyer and Vendor/Seller which relates to the Property (hereinafter, the "Contract"). If this Addendum conflicts with, varies from or modifies the Contract, then the terms, conditions, and provisions of this Addendum shall govern and control the rights and obligations of Purchaser/Buyer and Vendor/Seller. In all other respects, the terms, conditions and provisions of the Contract are republished and reaffirmed. Any capitalized terms in this Addendum shall have the meaning given in the Contract, unless otherwise provided in this Addendum.

Option	Description	Quantity	Extended Price
Structural Options			
***Structural - Sales**			***$80,172***
AS PER PLAN			
Design Package- Polar White (DES30015)	**Upgrade Pkg**	**1.00**	**$62,205**
CABINETS W/ACM (KITCHEN & BATHS): Hatteras Polar White CABINET HARDWARE: Level 1- BP56325128-195 TILE FLOORING: Standard- Heritage Ridge M505H 17x17 150 Grout: 546 Cape Gray Installation: Straight CARPET: Standard- Bay Hill MH0066 Chrome 927 COUNTERTOPS (KITCHEN/FULL BATHS): Level 1 (Standard)- Granite Siberian White EDGE: Eased KITCHEN BACKSPLASH: Level 1- Baker Blvd. TG03G 500 4x16 Grout: 382 Bright White Installation: 70/30 Off Set Horizontal WALL TILE (OWNER BATH-SHOWERS/TUBS):Level 1- Heritage Ridge M504H 13x13 150 Grout: 546 Cape Gray Installation: Straight to standard height SHOWER FLOOR- OWNER BATH (SHOWER PAN): Panarama White 3x3 Mosaic Grout: 546 Cape Gray Installation: Straight WALL TILE (SECONDARY BATH(S)-SHOWERS ONLY): Colorwheel Classic White 6x6 Grout: 381 Bright White Installation: Straight KITCHEN SINK: PL VS6040 60/40 Stainless Steel Installation: Undermount VANITY SINK: PL-3044 Rectangular White Installation: Undermount; KITCHEN DBL Trashcan			
Outlet-Brass Floor Receptacle (ELE00013)		**1.00**	**$626**
Prewire-Ceiling Fans Interior (ELE00112)	**Secondary Bedrooms / Lofts / Whole House option**	**1.00**	**$1,210**
LED Flush Mount 4 Pck (ELE01155)	**WHLED30 w/Switch**	**1.00**	**$539**
LED Flush Mount 6 Pck (ELE01156)	**WHLED30 w/Switch**	**1.00**	**$752**
Port-RG6 Home Complete Pkg (ELE50015)		**1.00**	**$0**
Switched to Fiber			
Lighting Package- Base (ELE90100)	Std Plan	1.00	$0
*Std Plan Lighting: LED Flush Mount Lighting with Vanities, Halls, Foyer, Brushed Nickel Nook/ Dining Fixture **Where Applicable Per Plan*			
Kitch/Bath Fixtures Base CH (PLM80100)	Chateau / Chrome	1.00	$0
*Std Plan: Chateau Chrome Lav, Shower, Tub, and Roman Tub FixtureS**Where Applicable Per Plan***Kitchen - Chateu Chrome*			
Resort Kitch WP Appliance Incl (STL00200)	OTR Micro/Range/DW/SxSRefrig / Included Feature-WhirlPool	1.00	$0
** Package Includes WhirlPool Stainless Steel Dishwasher / Free Standing Stainless Steel Range / OTR Microwave / Side by Side Refrigerator Std Depth*			
Resort Laundry Appl. Upgr L1 (STL00228)	**Front Load Washer/ Front Load / White**	**1.00**	**$0**
** Package Includes WhirlPool White Front Load WFW560CHW/ Front Load Dryer WED5620HW*			
Resort Package Pool (STL81465)		1.00	$0
Includes Paver Lanai and Standard size Paver Pool Deck.			
Resort Package Pool-Spa Add On		**1.00**	**$10,423**

ADDENDUM TO AGREEMENT / CONTRACT
Home Change Order(HCH)

Option	Description	Quantity	Extended Price
Structural - Sales			***$80,172***
(STL81470)			
Railing ilo Knee Wall (STL83051)	**All Available Areas**	**1.00**	**$4,417**

Design Options

Millwork - Doors & Trim			***$809***
AS PER PLAN			
~Base Boards- 3 1/4 (FTR00000)	Ogee	1.00	$0
~Interior Door Std (FTR00098)	6 Panel Colonial	1.00	$0
~Schlage Corona Standard (FTR00204)	Knob 619 Satin Nickel	1.00	$0
~Schlage Barcelona Standard (FTR00251)	Front Door 619 Satin Nickel Style - Color: Barcelona Exterior 619 Satin Nickel	1.00	$0
Schlage Elec Smart Deadbolt (FTR00300) **Schlage Connect Smart Deadbolt.*	**Optional Exterior Doors / **Does Not Include Handle Set***	**1.00**	**$809**

Exterior Colors

Color Package: CO-3

Category	Selected Color
Package	(Not Selected)

Incentives $-150,000

Sales Program Description	Change Order		Amount
Design Center Incentive	010		$-150,000
Closing Costs Incentive	010	$-33,248*	

**Denotes that this sales program does not apply to net sales price.*

Option	Description	Quantity	Extended Price

Home Summary

Base House	$723,990
Lot Premium	$10,000
Structural Options	$80,172
Design Options *(Net Design Options:* $-149,191*)*	$809
Total Incentives	$-150,000
Purchase Price	**$664,971**

ADDENDUM TO AGREEMENT / CONTRACT
Home Change Order(HCH)

For clarity, the Purchase Price reference in the foregoing Home Summary shall be the amended Purchase Price pursuant to the terms of the Contract.

Additional changes made after the date of this HomeChange Order may require a Reprocessing Fee.

AGREED on this date: 3/14/2025

MATTAMY ORLANDO LLC,
a Delaware limited liability company

PURCHASER/
BUYER SIGN: Assinado por: 3/15/2025

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JULIANA BRITTO FREIRE MARTINS MOYSES Date

Submitted By: _____
Mattamy Representative

Community 53760000 - Lot Job 3170
Scenario 537258 - Version 1

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Addendum A

Homeowners Association Disclosure Summary

Buyer(s):	**JULIANA BRITTO FREIRE MARTINS MOYSES**	Date:	**14-Mar-2025**
Community:	**Solara - D40**		
Lot:	**170R**		
Address:	**2340 Salty Winds Way, Kissimmee, FL, 34747**		

This is an Addendum to that certain Home Purchase Agreement between Mattamy Orlando LLC, a Delaware limited liability company and/or Mattamy Florida LLC, a Delaware limited liability company (as applicable) and the above named "Buyer(s)", the "Contract". *Terms defined in the Contract will have the same meaning when used in this Addendum, except where otherwise specified.*

Mandatory Association (including condominiums within a master association)**.**

DISCLOSURE SUMMARY
FOR

Solara - D40

(Community)

1. As a purchaser of property in this community, you will be obligated to be member of a Homeowners' Association.

2. There have been or will be recorded restrictive covenants governing the use and occupancy of properties in this community.

3. You will be obligated to pay assessments to the association. Assessments may be subject to periodic change. If applicable, the current amount is:

   - Dues: **$ 718.00** Per Month
   - Initial Assessment: **$ 2,450.00**
   - One-Time Estoppel Fee: **$ 250.00**
   - Resale Contribution Fee: **$ 1,500.00**

   You will also be obligated to pay any special assessments imposed by the Association. Such special assessments may be subject to change. If applicable, the current amount is:

   - None.

4. You may be obligated to pay special assessments to the respective municipality, county, or special district. All assessments are subject to periodic change. Current assessments are as follows:

   - None.

5. Your failure to pay special assessments or assessments levied by a mandatory homeowners' association could result in a lien on your property.

6. There may be an obligation to pay rent or land use fees for recreational or other commonly used facilities as an obligation of membership in the homeowners' association. If applicable, the current amount is:

   $ **0** Per Month

7. The developer may have the right to amend the restrictive covenants without the approval of the association membership or the approval of the

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Equal Housing Lender
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BK 607578

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parcel owners.

8. The statements contained in the disclosure form are only summary in nature, and, as a prospective purchaser, you should refer to the covenants and the association governing documents before purchasing the property.

9. These documents are either matters of public record and can be obtained from the record office in the county where the property is located, or are not recorded and can be obtained from the developer.

Assinado por:
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Date: 3/15/2025

JULIANA BRITTO FREIRE MARTINS MOYSES

Date: _____

Mattamy Orlando LLC, a Delaware limited liability company
Mattamy Florida LLC, a Delaware limited liability company

By: _____ Date: _____

Mattamy Homes Authorized Officer

CONTRACT IS NOT BINDING UNTIL SIGNED BY OFFICER

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BK 607578

Docusign Envelope ID: B676AD37-EC89-4BE4-87DE-FF1F37E31C57

Addendum B

Affiliated Business Arrangement Notice

Buyer(s):	**JULIANA BRITTO FREIRE MARTINS MOYSES**	Contract Date:	**14-Mar-2025**
Community:	**Solara - D40**		
Lot:	**170R**		
Address:	**2340 Salty Winds Way, Kissimmee, FL, 34747**		

This is an Addendum to that certain Home Purchase Agreement between Mattamy Florida LLC, a Delaware limited liability company or Mattamy Orlando LLC, a Delaware limited liability company d/b/a Mattamy Homes ("Seller") and the above named "Buyer(s)", the "Contract". Terms defined in the Contract will have the same meaning when used in this Addendum, except where otherwise specified.

This is to give you notice that Seller has relationships with the following companies: Mattamy Homes Title Agency, LLC, Mattamy Home Funding, LLC, and Mattamy Insurance Agency, LLC. Seller and each of the foregoing companies are, directly or indirectly, owned by the same parent corporation, Calben (US) Corporation d/b/a Mattamy Homes. Because of this relationship, this referral may provide the Seller with a financial or other benefit.

Set forth below are the types of settlement services offered by these affiliated companies and the estimated charge or range of charges generally required by these companies for such settlement services. You are NOT required to use any of the companies listed above as a condition to the purchase of the property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Provider and Settlement Services/Estimated Range of Charges

TITLE INSURANCE

Mattamy Homes Title Agency, LLC provides closing services and title insurance through numerous underwriters. The following are estimated charges or range of charges for the settlement services listed:

Mattamy Homes Title Agency, LLC DESCRIPTION OF SETTLEMENT SERVICES	ESTIMATED CHARGES OR RANGE OF CHARGES*
Title Search Fee	$175.00 - $250.00
Settlement Fee	$550.00 - $850.00
Owner's Title Insurance Policy	Minimum Promulgated Rate
Florida Lender's Title Policy (Simultaneous Issue)	$300.00 - $500.00
Fl. Form 9.0 (Lender) & 9.2 (Owner) Endorsements	10% of Total Title Premium (each)
Alta Endorsements (as applicable) 4.1 (Condo), 5.1 (PUD Loan & Owner), 8.1.06 (Environmental):	$50.00 - $100 (each)

* *Estimated charges or range of charges listed above for Mattamy Homes Title Agency, LLC are current as of date hereof, but are subject to change. Charges for the above services may depends on the property being purchased, the amount of closing services required, the endorsement type and insurance coverage required, and the county in which the property is located.*

As promulgated by the Florida Department of Financial Services. As of July 1, 2015, the Title Premium rates are as follows (example only & subject to change):

	Per Thousand of Liability written:
From $0 to $100,000 of liability written	$5.75
From $100,001 to $1 million, add	$5.00
Over $1 million to and up to $5 million, add	$2.50

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Addendum B

Affiliated Business Arrangement Notice

MORTGAGE

Mattamy Home Funding, LLC arranges and makes mortgage loans, and the following are estimated mortgage loan related charges or range of charges (not all of the charges may apply):

MATTAMY HOME FUNDING, LLC DESCRIPTION OF STANDARD SERVICES	ESTIMATED CHARGES OR RANGE OF CHARGES*
Administrative Fee for Appraisal and/or Final Inspection Fee	$ 25.00 - $ 125.00
Origination Charge	0% - 4% of loan amount

** Specific charges are dependent upon a variety of factors, including state, loan program, interest rate, size of loan, amount of down payment and whether the loan is guaranteed or insured under a government program. There also will be other third party charges. You will receive a Loan Estimate when you apply for your mortgage loan that will give you an estimate of all anticipated charges.*

PROPERTY INSURANCE

Mattamy Insurance Agency, LLC is an insurance agent that provides, among other products, homeowner's/hazard and flood insurance. Set forth below is the estimated range of charges or range of charges (not all of the charges may apply):

MATTAMY INSURANCE AGENCY, LLC DESCRIPTION OF STANDARD SERVICES	ESTIMATED CHARGES OR RANGE OF CHARGES*
Homeowners/Hazard Insurance	0.2% to 2.5% of the Purchase Price
Flood Insurance	0.1% to 0.5% of the Purchase Price

**Estimated charges or range of charges listed above for Mattamy Insurance Agency, LLC are current as of date hereof, but are subject to change. If enhancements to the standard policy such as increased limits, scheduled articles, and other coverage is required, the premium may increase. Actual quote and acceptance by Mattamy Insurance Agency, LLC is subject to underwriting guidelines, including but not limited to verification of your credit score and previous loss history. The cost of the insurance may vary due to many factors, including the size, location and cost of your home.*

ACKNOWLEDGMENT

I/We have read this disclosure from and understand that Seller is referring me/us to purchase the above-described settlement services and Seller may receive a financial or other benefit as result of these referrals.

Assinado por:
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Date: 3/15/2025
JULIANA BRITTO FREIRE MARTINS MOYSES

Date:

Mattamy Orlando LLC, a Delaware limited liability company
Mattamy Florida LLC, a Delaware limited liability company

By: _____ Date: _____
Mattamy Homes Authorized Officer

CONTRACT IS NOT BINDING UNTIL SIGNED BY OFFICER

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Addendum H

Appraisal Addendum

Buyer(s):	**JULIANA BRITTO FREIRE MARTINS MOYSES**	Contract Date:	**14-Mar-2025**
Community:	**Solara - D40**		
Lot:	**170R**		
Address:	**2340 Salty Winds Way, Kissimmee, FL, 34747**		

This is an addendum to that certain Home Purchase Agreement between Mattamy Orlando LLC, a Delaware limited liability company and/or Mattamy Florida LLC, a Delaware limited liability company (as applicable) and the above named "Buyer(s)", the "Contract". Terms defined in the Contract will have the same meaning when used in this Addendum, except where otherwise specified.

Buyer is aware that by adding extra options to a finished inventory Building or to be built Home it may cause the final appraisal for the Home to be lower than the total Purchase Price from the Home Purchase Agreement and Addendums. Buyer agrees to pay the difference between the final appraisal and the final Purchase Price if the appraisal is lower due to the extra options added by Buyer. (FHA/VA exceptions may apply)

If the appraisal on a to be built Home, based on the Buyer's added options, is lower than the final Purchase Price, Buyer agrees to apply the full amount of the incentive towards the difference in the Purchase Price. Any incentive remaining may be applied towards financing, options or lot premium, if applicable. (Applies to all loan programs)

Any personal property options (washer, dryer, refrigerator) selected by the Buyer may also affect the final appraisal. Buyer agrees that the appliances will not be ordered or installed pending the final appraisal. If the appraisal is lower than the final Purchase Price due to the value of personal property options, Buyer agrees to delete the selected personal property options from the final Purchase Price. (Applies to all loan programs).

Assinado por:
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Date: 3/15/2025

JULIANA BRITTO FREIRE MARTINS MOYSES

Date:

Mattamy Orlando LLC, a Delaware limited liability company
Mattamy Florida LLC, a Delaware limited liability company

By: _____ Date: _____

Mattamy Homes Authorized Officer

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Addendum I

New Home Orientation

Buyer(s):	**JULIANA BRITTO FREIRE MARTINS MOYSES**	Contract Date:	**14-Mar-2025**
Community:	**Solara - D40**		
Lot:	**170R**		
Address:	**2340 Salty Winds Way, Kissimmee, FL, 34747**		

This is an addendum to that certain Home Purchase Agreement between Mattamy Orlando LLC, a Delaware limited liability company and/or Mattamy Florida LLC, a Delaware limited liability company (as applicable) and the above named "Buyer(s)", the "Contract". Terms defined in the Contract will have the same meaning when used in this Addendum, except where otherwise specified.

In order to acquaint the Buyer with features, appliances and other improvements to the Home, Mattamy will schedule an orientation of the Home (the "New Home Orientation") with the Buyer prior to the Closing.

The New Home Orientation will be scheduled by written or verbal notice to Buyer when the Home is substantially complete. If the Buyer does not attend the New Home Orientation, then Buyer agrees to proceed to Closing without a New Home Orientation and accept the Home in the delivered condition. Mattamy may also schedule additional meetings at the Property with the Buyer to review the Home.

Issues may arise during the New Home Orientation, or during other meetings regarding the condition of the Home. In such event, Mattamy and Buyer will rely upon the construction standards included in or referenced in the Warranty Agreement to address the issues. Mattamy, in its arbitrary discretion, may reschedule the Closing Date to allow time for completion or correction, but Buyer will not have the right to delay Closing, reduce the Purchase Price, or escrow funds. Any issues requiring correction or completion which are not addressed by Closing will be covered as warranty matters in accordance with the Limited Warranty.

THIRD PARTY DESIGNEES: It is highly recommended and preferable that Buyer attend the New Home Orientation and/or the applicable follow-up Final Walk (collectively hereinafter referred to as the "WALKS") directly. If Buyer is unable to attend the WALKS and would like to designate a Third Party person(s) to attend the WALKS on Buyers behalf, Buyer acknowledges, accepts, and fully understands that the Third Party Designee will be acting on behalf of the Buyer as if the Buyer were there in person. This remains true whether the Third Party Designee only attends the New Home Orientation and the Buyer directly attends the applicable follow-up Final Walk, and vice versa. If Buyer does not attend the New Home Orientation but attends the applicable follow-up Final Walk, Buyer acknowledges, accepts, and fully understands that only the items identified with the Third Party Designee during the New Home Orientation will be reviewed and signed off on during the applicable Final Walk. Buyer acknowledges, accepts, and fully understands that the applicable follow-up Final Walk is not a "second" New Home Orientation walkthrough to rewalk the Home. Further, if Buyer attends the New Home Orientation but does not attend the applicable follow-up Final Walk, Buyer acknowledges, accepts, and fully understands that Buyers Third Party Designee will be accepting the Home on Buyer's behalf.

It is Mattamy's intention here to make Buyer fully and completely aware of the implications of designating a Third Party person to walk and/or sign off and accept the Home on Buyer's behalf.

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BK 607578

Addendum I
New Home Orientation

If Buyer agrees with the above, Buyer hereby then designates the following individual(s) to act on Buyer's behalf for the New Home Orientation and/or applicable follow-up Final Walk:

Designee #1:

CRISTIANO ALMEIDA

(please print full name clearly)

Designee #2 (if applicable):

(please print full name clearly)

☐ **Buyer DECLINES a designee and will attend both the New Home Orientation and applicable follow-up Final Walk.**

Assinado por:

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Date: 3/15/2025

JULIANA BRITTO FREIRE MARTINS MOYSES

Date:

Mattamy Orlando LLC, a Delaware limited liability company
Mattamy Florida LLC, a Delaware limited liability company

By: Date:

Mattamy Homes Authorized Officer

CONTRACT IS NOT BINDING UNTIL SIGNED BY OFFICER

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Addendum J

Community Development District (CDD)

Buyer(s):	**JULIANA BRITTO FREIRE MARTINS MOYSES**	Contract Date:	**14-Mar-2025**
Community:	**Solara - D40**		
Lot:	**170R**		
Address:	**2340 Salty Winds Way, Kissimmee, FL, 34747**		

This is an Addendum to that certain Home Purchase Agreement between Mattamy Orlando LLC, a Delaware limited liability company and/or Mattamy Florida LLC, a Delaware limited liability company (as applicable) and the above named "Buyer(s)", the "Contract". Terms defined in the Contract will have the same meaning when used in this Addendum, except where otherwise specified.

This Addendum serves as notice and disclosure that the Property is a part of the Westside Community Development District ("District"), created pursuant to and existing under the provisions of Chapter 190, Florida Statutes as may be amended from time to time. This Addendum is to inform individuals or entities owning or purchasing real property within the Solara - D40 Community that the Property will be subject to, and the owners of the Property will be obligated to pay, the taxes and assessments that may be levied and assessed by the District against property owners within the District.

YOUR REAL PROPERTY IS LOCATED WITHIN THE WESTSIDE COMMUNITY DEVELOPMENT DISTRICT. THE WESTSIDE COMMUNITY DEVELOPMENT DISTRICT (THE "CDD") INTENDS TO IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

Florida Statutes Section 190.009 - Disclosure of public financing:

The district shall take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by the district. Such information shall be made available to all existing residents, and to all prospective residents, of the district. The district shall furnish each developer of a residential development within the district with sufficient copies of that information to provide each prospective initial purchaser of property in that development with a copy, and any developer of a residential development within the district, when required by law to provide a public offering statement, shall include a copy of such information relating to the public financing and maintenance of improvements in the public offering statement. The district shall file the disclosure documents required by this subsection and any amendments thereto in the property records of each county in which the district is located.

The Department of Economic Opportunity shall keep a current list of districts and their disclosures pursuant to this act and shall make such studies and reports and take such actions as it deems necessary.

Bonds have been or will be issued by the District for improvements in Solara - D40 which may include, but are not limited to the following: Earthwork, Onsite Collector Roadway Drainage, Wastewater Collection, Potable Water Distribution, Reuse Water Distribution, Stormwater, Landscape, Hardscape, Irrigation, and Electrical. For a period up to thirty (30) years, the bonds and the interest due thereon are paid solely from and secured by the levy of non-ad valorem or special assessments against lands within the District which benefit from the District's improvements. Annual operating and maintenance assessments for the District will continue beyond the 30-year period.

The District's non-ad valorem assessment in combination with the annual operating and maintenance assessment, will appear as a separate line item on the Osceola County Tax Collector's annual real estate tax bill and will be required to be paid directly to the

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Addendum J

Community Development District (CDD)

Osceola County Tax Collector. The maximum annual non-ad valorem assessment level amounts have been grossed up to include 2% for collection costs levied by Osceola County and a 4% maximum discount for early payment as authorized by law. If the District's non-ad valorem assessment is not paid by the owner, then the owner's Property may be subject to the same collection provisions of the Florida Statutes as apply to ad valorem taxes.

Bond balances, bond payoff amounts, payment amounts and other District records can be provided the District's Management Company upon Buyer's written request and at Buyer's expense.

The annual debt service obligations of the District will depend upon the type of property purchased. Provided below are the most recent non-ad valorem assessments for the District for the current fiscal year's budget:

Solara Phases 1 & 2:

	Debt	Operations & Maintenance
Townhome:	$995.84	$157
Single Family 40':	$1,194.27	$157
Single Family 50':	$1,491.60	$157

BY EXECUTING THIS ADDENDUM, BUYER(S) FOR ITSELF AND ITS HEIRS, SUCCESSORS AND ASSIGNS, HEREBY AGREES THAT THE DISTRICT IS, AND HAS BEEN AT ALL TIMES ON AND AFTER SEPTEMBER 2, 2004 AS AMENDED A LEGALLY CREATED, DULY ORGANIZED AND VALIDLY EXISTING INDEPENDENT SPECIAL DISTRICT UNDER THE PROVISIONS OF CHAPTER 190, FLORIDA STATUTES, AND THE MEMBERS OF THE BOARD OF SUPERVISORS OF THE DISTRICT AND OFFICERS OF THE DISTRICT AS CONSITUTITED AT ITS ORGANIZATIONAL MEETING WERE DULY APPOINTED OR ELECTED TO ITS RESPECTIVE POSITIONS IN ACCORDANCE WITH THE REQUIREMENTS OF FEDERAL AND STATE LAW INCLUDING THE CONSTITUTION OF THE UNITED STATES OF AMERICA AND OF THE STATE OF FLORIDA AND HAD THE AUTHORITY AND RIGHT TO AUTHORIZE, APPROVE AND UNDERTAKE ALL ACTIONS OF THE DISTRICT APPROVED AND UNDERTAKEN FROM SEPTEMBER 2, 2004 FORWARD. THE BUYER(S) FOR ITSELF AND ITS HEIRS, SUCCESSORS AND ASSIGNS, HEREBY FURTHER AGREES, ACKNOWLEDGES AND CONFIRMS THAT THE DISTRICT HAS THE AUTHORITY, HAS, AND DOES INTEND IN THE FUTURE, TO IMPOSE SPECIAL ASSESSMENTS UPON THE PROPERTY HEREIN DESCRIBED AND THAT SUCH SPECIAL ASSESSMENTS ARE VALID, LEGAL, BINDING FIRST LIENS ON THE PROPERTY HEREIN DESCRIBED AND BUYER(S) HEREBY COVENANT TO PAY THE SPECIAL ASSESSMENTS ALLOCATED TO THE PROPERTY HEREIN DESCRIBED, AS AND WHEN DUE, AND HEREBY CONSENTS TO SUCH IMPOSITION OF SPECIAL ASSESSMENTS FOR OPERATION AND MAINTENANCE AND DEBT SERVICE, AS DESCRIBED AND AUTHORIZED BY CHAPTERS 170, 190 AND 197, FLORIDA STATUTES, AND SPECIFICALLY FOR ITSELF AND ITS HEIRS, SUCCESSORS AND ASSIGNS, WAIVES ANY RIGHT AND IS HEREBY ESTOPPED FROM CONTESTING, IN COURT OR OTHERWISE, THE IMPOSITION, VALIDITY, LEGALITY AND ENFORCEABILITY OF THE OPERATION AND MAINTENANCE AND DEBT SPECIAL ASSESSMENTS AND THE CONTENTS OF THIS PROVISION AND ACKNOWLEDGES THAT SUCH TAXES, FEES AND ASSESSMENTS ARE SUBJECT TO CHANGE DEPENDING ON THE DISTRICT'S BUDGET AND PROJECTS COSTS FOR MAINTENANCE OR IMPROVEMENTS WITHIN THE DISTRICT. THESE CHANGES MAY OCCUR EVEN WHILE THE PROPERTY IS UNDER CONSTRUCTION.

The undersigned Buyer(s) acknowledge the receipt of this disclosure prior to signing the Contract.

Assinado por:

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Date: 3/15/2025

JULIANA BRITTO FREIRE MARTINS MOYSES

Date: _____

Mattamy Orlando LLC, a Delaware limited liability company
Mattamy Florida LLC, a Delaware limited liability company

By: _____ Date: _____

Mattamy Homes Authorized Officer

CONTRACT IS NOT BINDING UNTIL SIGNED BY OFFICER

Equal Housing Opportunity
Equal Housing Lender
CGC1523142 & CGC1527113
BK 607578

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Addendum K

Deposit Receipt and Payment Plan

Buyer(s):	**JULIANA BRITTO FREIRE MARTINS MOYSES**	Contract Date:	**14-Mar-2025**
Community:	**Solara - D40**		
Lot:	**170R**		
Address:	**2340 Salty Winds Way, Kissimmee, FL, 34747**		

This is an Addendum to that certain Home Purchase Agreement between Mattamy Orlando LLC, a Delaware limited liability company and/or Mattamy Florida LLC, a Delaware limited liability company (as applicable) and the above named "Buyer(s)", the "Contract". Terms defined in the Contract will have the same meaning when used in this Addendum, except where otherwise specified.

At the time of execution of the Contract, Buyer has delivered the Initial Deposit as set forth below. All funds will be paid via U.S. Dollars.

Deposits Received by Seller

Date Paid	Payment Method	Check # or Confirmation #	Deposit Description	Amount
2025-03-15	WIRE		1 Deposit	$ 10,000
			Total Deposits Received	**$ 10,000**

If Buyer is delivering a check, please affix the check below. However, please note that all checks are subject to collection.

Please tape the check here.

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Equal Housing Lender
CGC1523142 & CGC1527113
BK 607578

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Addendum K

Deposit Receipt and Payment Plan

In addition to the Initial Deposit, if chart is completed, then Buyer agrees to deliver to Seller the following additional deposits, which shall be deemed Earnest Money.

Additional Deposits Due from Buyer to Seller:

Date Due	Deposit Description	Amount
2025-03-21	2 Additional Deposit	$ 122,994
	Total Due:	**$ 122994**

Assinado por:
7E85EC9DC33B4CA...

Date: 3/15/2025

JULIANA BRITTO FREIRE MARTINS MOYSES

Date:

Mattamy Orlando LLC, a Delaware limited liability company
Mattamy Florida LLC, a Delaware limited liability company

By: Date:

Mattamy Homes Authorized Officer

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BK 607578

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Addendum L

Broker Commission Addendum

Buyer(s):	**JULIANA BRITTO FREIRE MARTINS MOYSES**	Contract Date:	**14-Mar-2025**
Community:	**Solara - D40**		
Lot:	**170R**		
Address:	**2340 Salty Winds Way**, **Kissimmee**, **FL 34747**		

This is an addendum to that certain Home Purchase Agreement between Mattamy Orlando LLC, a Delaware limited liability company and/or Mattamy Florida LLC, a Delaware limited liability company (as applicable) "Seller" , the real estate brokerage firm referenced below ("Cooperating Broker") defined on page 2 herein and the above named "Buyer(s)", the "Contract". *Terms defined in the Contract will have the same meaning when used in this Addendum, except where otherwise specified*

SELLER SHALL NOT PAY ANY COMPENSATION TO COOPERATING BROKER OR MAKE A CONCESSION TO A BUYER TO PAY COOPERATING BROKER UNLESS BUYER AND COOPERATING BROKER HAVE AN ACTIVE, BINDING AND CURRENT AGREEMENT REGARDING PAYMENT OF COMMISSION ("BUYER-BROKER AGREEMENT") IN FULL FORCE AND EFFECTON OR PRIOR TO THE DATE OF BUYER'S INITIAL TOUR OF THE COMMUNITY (WHETHER VIRTUALLY OR PHYSICALLY) AND ON THE DATE OF CLOSING OF THE HOME AND BUYER AUTHORIZES SELLER TO PAY COOPERATING BROKER'S COMMISSION IN WRITING AT CLOSING. BUYER ACKNOWLEDGES AND AGREES THAT SELLER HAS NOT MADE AN OFFER TO PAY COMMISSION TO COOPERATING BROKER, BUYER IS SOLELY RESPONSIBLE FOR PAYMENT OF COMMISSION TO COOPERATING BROKER AND THIS ADDENDUM SETS FORTH THE TERMS AND CONDITIONS FOR SELLER TO PAY COOPERATING BROKER'S COMMISSION ON BEHALF OF BUYER.

A BROKER'S COMPENSATION AND FEES FOR SERVICES ARE NOT SET BY LAW AND ARE FULLY NEGOTIABLE.

Seller shall pay Cooperating Broker's commission on behalf of Buyer at Closing in the amount provided for in the Buyer-Broker Agreement (defined above) up to a maximum amount of 10% of the total Contract Sales Price shown on Line 101 of the HUD-1 Closing Statement/total Sales Price of Property as shown on lines K.01/M.01 of the Closing Disclosure at the Closing of the Home (the "Commission"). In no event shall Seller pay Cooperating Broker a commission greater than the amount provided for in the Buyer-Broker Agreement. No Commission shall be due and payable by Seller unless Buyer consummates the purchase of the Home in accordance with the terms and conditions of the Contract, Buyer and Cooperating Broker have an active and binding Buyer-Broker Agreement in full force and effect on the date of the Buyer's initial tour of the community where the Home is located (whether virtually or physically) and on the date of closing of the Home, and Buyer authorizes Seller in writing to pay Cooperating Broker the Commission at closing. Buyer is solely responsible to pay Cooperating Broker any commission due to Cooperating Broker not paid by Seller or that is in excess of the Commission payable by Seller pursuant to this Addendum and for any commission due to any other real estate brokers or agents claiming to have represented Buyer in connection with the purchase of the Home.

1. Buyer and Cooperating Broker hereby represent that no representative of Seller referred Buyer to the Cooperating Broker or any agent of the Cooperating Broker or referred the Cooperating Broker or any agent of the Cooperating Broker to Buyer.

2. No part of the Commission shall be paid, directly or indirectly, to Buyer unless Buyer is a licensed agent of the Cooperating Broker.

3. Buyer and Cooperating Broker represent and warrant to Seller that (i) Buyer and Cooperating Broker have entered into the Buyer-Broker Agreement (defined above) prior to Buyer touring any property (either virtually or physically), (ii) the Buyer-Broker Agreement is binding and in full force and effect, and (iii) the commission to be paid by Buyer to Cooperating Broker pursuant to the Buyer-Broker Agreement is not less than the Commission provided for herein. Cooperating Broker hereby indemnifies and holds Mattamy harmless for any loss, cost, damage, or expenses incurred or lost by Mattamy in the event the representation of Cooperating Broker in this Section is not true and correct.

4. Cooperating Broker agrees that it shall look to Buyer for any commission due to Cooperating Broker not paid by Seller pursuant to this Addendum or that is in excess of the Commission payable by Seller pursuant to this Addendum and for any commission due to any other real estate brokers or agent claiming to have represented Buyer in connection with the purchase of the applicable property. In all cases, Sales Associate agrees to look solely to Cooperating Broker for payment of any commission. By way of example, if Sales Associate terminates its relationship or employment with a registered Cooperating Broker who is entitled to a commission pursuant to this Addendum, then Sales Associate shall have no claim against Seller with respect to such commission.

5. By signing below, Sales Associate agrees, on behalf of himself/herself/themselves and on behalf of Cooperating Broker, to the terms of this Addendum. Without limiting the foregoing, Sales Associate agrees that any Commission due hereunder shall be paid to the

Addendum L

Broker Commission Addendum

Cooperating Broker, not Sales Associate. In addition, Sales Associate hereby personally represents and warrants that Sales Associate has full power and authority to execute and deliver this Addendum on behalf of Cooperating Broker and that such execution of this Addendum on behalf of Cooperating Broker has been duly authorized by all necessary and proper corporate action of Cooperating Broker.

6. By signing this Addendum, Sales Associate acknowledges that Sales Associate has read and agrees on behalf of such Sales Associate and Cooperating Broker, to comply with the terms and conditions of this Addendum. This Addendum shall be null and void if Seller determines, in its absolute discretion, at any time before the applicable closing that Buyer, Sales Associate and/or Cooperating Broker has/have violated the terms of this Addendum.

7. Each of Cooperating Broker and Sales Associate shall comply with all requirements of applicable law as a single agent or transaction broker in their representation of Buyer in the purchase of the Home and will assist the parties with communication, interposition, advisement, negotiation, contract terms and Closing.

8. No Commission will be paid unless Cooperating Broker and Sales Associate both hold a valid real estate license in the state where the Home is located on the Effective Date of the Contract and through the period of time when the Commission is paid.

9. No part of the Commission shall be paid, directly or indirectly, to Buyer unless Buyer is a licensed agent of the Cooperating Broker.

10. Cooperating Broker is not a party to the Contract and is solely a party to this Addendum and the terms hereof which are legally binding on all parties.

Cooperating Broker Office Name: **Authentic Real Estate**

Managing Cooperating Broker Name: **TIAGO FERREIRA**

Cooperating Broker Office Address: **610 Sycamore St Suite 315, Celebration,FL 34747**

Sales Associate Name ("Sales Associate") **CRISTIANO GOMES DE ALMEIDA**

Sales Associate E-mail: **chris@authenticorlando.com**

Sales Associate Phone: **321 4029442** License #: **SL3601646**

Buyer's Signature/Date: Assinado por: 7F85FC9DC33B4CA... 3/15/2025

Buyer's Signature/Date:

Sales Associate Signature/Date: Assinado por: Cristiano Gomes de Almeida B13414AF43BB4FD... 3/14/2025

Seller's Signature/Date:

Mattamy Homes Authorized Officer

Docusign Envelope ID: B676AD37-EC89-4BE4-87DE-FF1F37E31C57

Addendum M

Addendum to Home Purchase Agreement

Buyer(s):	**JULIANA BRITTO FREIRE MARTINS MOYSES**	Contract Date:	**14-Mar-2025**
Community:	**Solara - D40**		
Lot:	**170R**		
Address:	**2340 Salty Winds Way, Kissimmee, FL, 34747**		

This is an addendum to that certain Home Purchase Agreement between Mattamy Orlando LLC, a Delaware limited liability company and/or Mattamy Florida LLC, a Delaware limited liability company (as applicable) and the above named "Buyer(s)", the "Contract". Terms defined in the Contract will have the same meaning when used in this Addendum, except where otherwise specified.

The Buyer and Seller hereby agree to the following:

Buyer Acknowledges receipt of the following access information to the Warranty Manual (Ctrl+Click) on the below link to view or print: https://mattamyhomes.com/customer-care. Refer to Section 11 of the Purchase Agreement for additional information regarding your Warranties.

Buyer is paying cash for the purchase of this home and will email verification of funds (translated into US Dollars, if applicable) on or before (3/18/25)

•The incentive of $150,000 is included in the Total Purchase Price. The buyer receives this incentive for paying cash and using MHTA as the title company.

•Seller will contribute $33,248 as seller credit at closing for buyer paying cash and using MHTA as the title company.

Buyer acknowledges that, if they wish to assign the contract to their business entity, they will incur the following fees: $0 for the 30 calendar days following the date the Buyer executed the contract, $995 thereafter until Mattamy issues the Estimated Closing Notice, and $5,000 after the Estimated Closing Notice has been issued. In addition to $5,000 fee, if the closing is delayed additional fees may apply. Mattamy Homes reserves the right to refuse assigning the contract.

All other items and conditions of the Home Purchase Agreement shall remain the same. The herein agreement upon its execution by both parties is herewith made an integral part of the aforementioned Home Purchase Agreement.

Assinado por:
7E85EC9DC33B4CA...
JULIANA BRITTO FREIRE MARTINS MOYSES

Date: 3/15/2025

Date:

Mattamy Orlando LLC, a Delaware limited liability company
Mattamy Florida LLC, a Delaware limited liability company

By: _____ Date: _____

Mattamy Homes Authorized Officer

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Equal Housing Lender
CGC1523142 & CGC1527113
BK 607578

Docusign Envelope ID: B676AD37-EC89-4BE4-87DE-FF1F37E31C57

Addendum

SOLARA AT WESTSIDE ADDENDUM

Buyer(s):	**JULIANA BRITTO FREIRE MARTINS MOYSES**	Contract Date:	**14-Mar-2025**
Community:	**Solara - D40**		
Lot:	**170R**		
Address:	**2340 Salty Winds Way, Kissimmee, FL, 34747**		

This is an Addendum to that certain Home Purchase Agreement between Mattamy Orlando LLC, a Delaware limited liability company and/or Mattamy Florida LLC, a Delaware limited liability company (as applicable) ("Seller") and the above named "Buyer(s)", the "Contract". *Terms defined in the Contract will have the same meaning when used in this Addendum, except where otherwise specified.*

1. SHORT TERM RENTAL DISCLOSURE

YOU ARE HEREBY ADVISED THAT THE PROPERTY IS INTENDED FOR NON-PERMANENT OCCUPANCY AND CONTAINS HOMES THAT ARE MARKETED, SOLD AND RESOLD TO INDIVIDUALS AND GROUPS THAT RENT OR LEASE SUCH HOMES ON A SHORT TERM BASIS. HOMES WITHIN THE COMMUNITY SHALL BE OCCUPIED BY INDIVIDUAL OWNERS OR GUESTS FOR A PERIOD OF NO MORE THAN THIRTY (30) CONSECUTIVE DAYS WITHIN A TWELVE (12) MONTH PERIOD.

a. Buyer understands that the Home is intended for non-permanent occupancy. Buyer acknowledges that neither Seller, nor its employees, sales staff or any other party has induced Buyer to enter into this Agreement with any promise of economic benefits available from renting the Home after the purchase of the Property. Seller prohibits any statements or representations about the potential rental income of the investment value of any unit. Buyer understands that Buyer has no obligation to participate in or enter into any rental pool or agreement which may be available.

b. Buyer acknowledges that Seller has advised Buyer, and they understand that Buyer is not affiliated with any real estate brokers or management companies involved with short term rental programs in the Community. Outside real estate brokers are not the agents of Seller. Nothing contained in this Contract and no act by Seller or any outside broker shall be construed to create or evidence a partnership, agency or joint venture relationship between the parties.

c. The Buyer hereby acknowledges that they understand the potential impacts on the Community resulting from such short-term rentals.

d. BUYER ACKNOWLEDGES AND AGREES THAT SELLER ASSUMES NO LIABILITY TO BUYER OR THEIR SUCCESSORS OR ASSIGNS IN CONNECTION WITH THE SHORT TERM RENTAL OF THE COMMUNITY, AND BUYER HEREBY RELEASES AND DISCHARGES SELLER FROM ANY AND ALL LIABILITY FROM SUCH SHORT TERM RENTALS.

e. BUYER ACKNOWLEDGES AND AGREES THAT NO OWNER OR OCCUPANT OF A HOME WITHIN THE COMMUNITY SHALL OCCUPY THE SAME HOME FOR MORE THAN THIRTY (30) DAYS WITHIN A CONSECUTIVE TWELVE (12) MONTH PERIOD.

f. Buyer acknowledges, warrants, represents and agrees that this Agreement is being entered into by Buyer without reliance on any representations concerning any potential for future profit, any rental income potential, tax advantages, depreciation, appreciation or investment potential and without reliance upon any monetary financial advantages. Buyer acknowledges and agrees that no such representations have been made by Seller, or any of its employees, sales staff or representatives.

g. Buyer acknowledges and understands that, because the Community is intended for non-permanent occupancy, no mailbox or mail delivery of any kind shall be permitted within the Community and Buyer shall not receive any mail delivery to the Home.

h. Osceola County will not collect residential garbage from the Community and all garbage collection within the Community shall be provided by a commercial third-party hauler.

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BK 607578

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i. Osceola County will not provide any school transportation for the Community. NO OWNER OR OCCUPANT OF A HOME WITHIN THE COMMUNITY MAY REGISTER ANY STUDENT UNDER THE AGE OF NINETEEN (19) FOR SCHOOL WITHIN OSCEOLA COUNTY IF SUCH REGISTRATION INDICATES THE STUDENT'S RESIDENCY IS WITHIN THE COMMUNITY.

j. Buyer acknowledges and understands that the Home to be purchased by Buyer is not eligible for homestead exemption for thirty (30) years after the Closing pursuant to Osceola County Ordinance 2018-21.

k. At Closing, Buyer shall execute an Owner Acknowledgement specifically acknowledging and agreeing to the foregoing disclosures.

2. GATED COMMUNITY DISCLOSURE

a. Osceola County is prohibited from paying to maintain the roads, sidewalks and drainage and may not be permitted to remove storm debris in the Community because the roads and sidewalks are private property and the general public cannot access the Community.

b. Although the cost to properly maintain and repair the roads and sidewalks can be high, only the owners of homes and lots in this community will share these expenses. Tax dollars will not be used. The members must also pay for the cost of liability insurance and traffic enforcement on the Community's roads.

c. Under Florida law, no reduction in your tax burden will result from living in the Community.

d. Members of this Community may be specially assessed in order to pay for storm debris removal in the event of tornado, hurricane or other major storm event to properly maintain, repair and replace the roads, sidewalks and drainage system. The mandatory homeowner's association is obligated to do the work necessary to keep these systems operating properly.

e. The extra expenses you incur to maintain the roads and sidewalks in the Community are in addition to other expenses charged by your homeowners association to pay for private recreational, security and other amenities and services the Community may offer, including the Community's gates. As with any assessment, the failure or inability to pay may lead to a lien being placed on your Home. If a lien is placed and foreclosed, you may lose your Home.

f. If Osceola County determines that the Community is not meeting its obligations, it may revoke the Community's privilege to close its gates so that the roads in the Community become available for public use.

g. If the Community fails to maintain its roads and sidewalks, the County may require that the gates be removed. In the event the gates are removed and the HOA dedicates the roads and other infrastructure to the county, all costs and expenses which Osceola County incurs for such maintenance are recoverable from the Community. Funds which have been set aside by the Community may become the property of Osceola County, and the roads in the Community shall permanently become open to the public.

3. FOREIGN HOMEBUYERS- CLOSING FUNDS DISCLOSURE

If Buyer is not a legal US Citizen, then Buyer acknowledges and agrees that Buyer must take all necessary steps to ensure their closing funds and reserves to be delivered at Closing for the Property are transferred to a domestic bank located in the United States at least seventy-five (75) days prior to Closing. Buyer must provide verification of readily available funds for Closing to Mattamy in a domestic bank at least sixty (60) days prior to Closing. If Buyer is unable to transfer its funds prior to Closing for any reason (including, but not limited to economic unrest), Buyer acknowledges and understands that Buyer will forfeit the entire deposit paid pursuant to the Contract to Seller.

4. ASSOCIATION RESERVES AND NEIGHBORHOOD RESERVES. Buyer acknowledges the HOA's Board does not intend to include a "Reserve for Replacement" in the HOA's budget in order to establish and maintain reserve funds for the periodic maintenance, repair and replacement of improvements. While the Association is responsible for exterior maintenance with respect to the townhomes in accordance with the Community's Governing Documents, the HOA's Board does not intend to

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adopt reserves to fund exterior painting and roof replacement for townhomes. As such, from time to time, Buyer may be required to pay Special Assessments to fund future capital repairs and deferred maintenance costs. THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS. OWNERS MAY ELECT TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO SECTION 720.303(6), FLORIDA STATUTES, UPON OBTAINING THE APPROVAL OF A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION BY VOTE OF THE MEMBERS AT A MEETING OR BY WRITTEN CONSENT.

I HAVE READ AND UNDERSTAND THE DISCLOSURES PROVIDED IN THIS ADDENDUM PRIOR TO EXECUTION OF THE CONTRACT TO PURCHASE A LOT IN THE SOLARA AT WESTSIDE COMMUNITY.

Assinado por:
7F85FC9DC33B4CA...
Date: 3/15/2025
JULIANA BRITTO FREIRE MARTINS MOYSES

Date:

Mattamy Orlando LLC, a Delaware limited liability company
Mattamy Florida LLC, a Delaware limited liability company

By: Date:
Mattamy Homes Authorized Officer

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Addendum

Design Studio Disclaimer

Buyer(s):	**JULIANA BRITTO FREIRE MARTINS MOYSES**	Date:	**14-Mar-2025**
Community:	**Solara - D40**		
Lot:	**170R**		
Address:	**2340 Salty Winds Way Kissimmee FL 34747**		

This is an Addendum to that certain Home Purchase Agreement between Mattamy Orlando LLC, a Delaware limited liability company and/or Mattamy Florida LLC, a Delaware limited liability company (as applicable) ("Seller") and the above named "Buyer(s)", the "Contract". *Terms defined in the Contract will have the same meaning when used in this Addendum, except where otherwise specified.*

Showroom Samples and Photography: Buyer acknowledges and agrees that all showroom samples are subject to variation in color, texture, shading and markings. Therefore, the products delivered and installed in the Home many not be an exact match to what the Buyer saw or photographed at the Design Studio. Although Seller encourages the Buyer to take pictures of the selections in the Design Studio, Buyer is hereby advised that the exact match to the sample in the Design Studio is neither implied nor guaranteed. Manufacturing, drying and nature's inherent inconsistencies cause variations from sample to the actual product installed.

Cabinetry: Buyer understands that in all wood cabinets, natural variations of wood grain patterns, color variations, textures and knots could be noticeable. Some types of wood have more of these characteristics than others and as a result each piece of wood will absorb stain differently. Each cabinet door will be unique from the other doors due to its natural characteristics and therefore, will vary from the sample it was selected from. These natural and unique characteristics are considered normal. The appearance of wood cabinets is affected by the environment over time.

Painted Finishes: Painted finishes combine hardwoods and engineered materials to achieve a product with superior stability, consistency, coverage and durability. These finishes yield radiant painted cabinetry leaving natural wood grains less evident. Visible joint lines may appear due to the natural expansion and contraction of the wood.

Granite: Buyer understands granite is a natural product of the earth; therefore, each slab of granite has variances in consistency, pattern, brightness, texture, veining and color. Fissures that appear as small visible lines on the surface of the granite are naturally appearing features of the stone. These variations add to the beauty of the product. Buyer understands that the granite installed in the Home may appear different than the sample Buyer selected at the Design Studio and that seams will not match due to this variation. Placement and the number of seams will depend on the size of the slabs and the configuration of the cabinets and appliances installed in the Home. The fabricator and installer will determine the placement and number of seams required for the Home. Even a well-executed seam will be smooth but can be felt and the pattern and color can change at the seams.

Quartz: Buyer understands quartz is a manufactured and engineered stone; therefore, each slab of quartz has variances in consistency, pattern, brightness, texture, veining and color. Fissures that appear as small visible lines on the surface of the quartz are naturally appearing features of the stone. These variations add to the beauty of the product. Buyer understands that the quartz installed in the Home may appear different than the sample Buyer selected at the Design Studio and that seams will not match due to this variation. Placement and the number of seams will depend on the size of the slabs and the configuration of the cabinets and appliances installed in the Home. The fabricator and installer will determine the placement and number of seams required for the Home. Even a well-

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BK 664074

executed seam will be smooth but can be felt and the pattern and color can change at the seams.

Cultured Marble: Buyer understands that the cultured marble product has been manufactured by skilled craftsmen using premium quality materials. As with any hand-crafted man-made product, imperfections or blemishes are common and should not be considered a manufacturing defect. Cultured marble tends to yellow with time; however, it also has a durable surface. Harsh chemicals and heated items (such as curling irons) can burn, scratch, stain and etch the surface; therefore, Buyer should use precaution and manufacturer's recommended cleaning products.

Ceramic and Porcelain Tile: In the Design Studio, Buyer will see a variety of imported and domestic tile colors, patterns and sizes. Buyer understands that due to the inherent characteristics of ceramic and porcelain tile, the tile that Buyer has selected will vary in color, shade, texture and finish from the sample presented at the Design Studio which may also be affected by variations in light, material, tile size and orientation. Buyer understands dye lot variance may be noticeable between wall tile and floor tile. The effect of light on horizontal (floor tile) vs. vertical (wall tile) tile installation will also cause these tiles to appear different shades. Buyer also understands any water on tile will cause it to be slick and Buyer understands that ceramic tile may chip or crack. Seller will not be held responsible should someone slip on or damage a tile in the Home. Mesh edges will show through on glass tile through a process called refraction which cannot be avoided by additional thin set or grout and will remain. Tile lippage refers to the difference in elevation between the edges of adjacent tile modules where one edge is higher than the other, which gives the finished surface an uneven appearance. Installing tiles at a "stair step" or "brick joint" stagger is recommended to help limit the appearance of lippage.

Grout: Buyer understands that grout sizes and color will vary, and Seller does not offer "tight" grout joints or accept requested grout widths. Buyer understands with time Buyer may see cracks in grout and this is considered homeowner maintenance and is not a warranted item (after the one-year maintenance policy). Dark grout colors are more likely to show inconsistent color throughout the grout. Buyer also understands the grout in the Home will not be sealed as the Buyer should defer to manufacturer recommendations regarding sealing. Every effort will be made to attain a consistent appearance in the tile grout, however curing variations are expected and are not considered a defect.

Hardwood Flooring: Buyer understands the prefinished hardwood flooring Buyer has selected varies in color and wood grain, which is subject to scratching regardless of the species or finish. Scratching of hardwood flooring may occur from pet damage, children's toys, furniture and footwear. Hardwood flooring is a natural product of the earth and can be influenced by many factors including light, which can cause wood to change color. The direction the hardwood is installed will be at the discretion of the Seller and installer. Transition strips may be used between different material types. Buyer acknowledges that Seller discourages the use of hardwood flooring in any wet areas and Buyer is aware that if any excess water remains on the floor for a short period of time, or if Buyer uses cleaning products that are not approved by manufacturer, damage may occur, and Buyer will be responsible for the repairs.

Laminate Flooring: Buyer understands that laminate flooring is installed "floating" and therefore is not attached to any part of the Home. The weight of the finished installation keeps it in place. Expansion joints are needed around the perimeters of rooms and must be present at ALL vertical structures or fixed objects, i.e. doorways, columns etc. A threshold such as transition strips must be present at all single door casings. Failure to follow these manufacturer installation and maintenance guidelines may void the warranty.

Carpet: Buyer acknowledges and agrees that carpet color and texture may vary slightly from dye lot to dye lot. The actual carpet installed may differ from the sample in the show room. Seams, foot prints and vacuum marks show in all carpet styles. Foot printing and vacuum marks are likely to be apparent in traditional plush carpets. Seams are likely to be visible in homes without window coverings or furnishings, especially in areas with the greatest amount of light passing over the seam. All carpet must have an upgraded pad in order to validate the manufacturer's warranty. Please follow the manufacturer's recommendations for cleaning and stain removal techniques, as no carpet is stain-proof.

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Stairs: Buyer understands that the stain color on the wood handrail Buyer has selected may vary from the cabinet color or hardwood color Buyer may have selected to match the handrail. Buyer also understands the handrail will be made of oak; (if stained) or poplar (if painted), as applicable; therefore, variation of wood grains will be noticeable and may vary from the sample that Buyer selected.

Brick/Stone: Buyer understands the color, shape and grade of different shipments of the same type of brick or stone will vary. Each individual brick or stone will vary from the sample Buyer selected it from.

General: Buyer understands that every home constructed will be different in some manner to some degree. Slight differences in construction may cause variances in many different elements and materials used in the Home, which include without limitation cabinet sizes, height of tile, flooring layouts, electrical switch locations, etc. Buyer understands that no building will be constructed exactly like another or just like the model and Buyer will see some slight variances in the Home. Industry standards, as reasonably determined by Seller, will govern the acceptability of any variance. Buyer understands, as part of homeowner maintenance, it is Buyer's responsibility to inspect and properly care for all of the Home's components and to ensure designer components are not compromised of their finish and durability. Additional details regarding maintenance of the Home can be found in the Mattamy Homes Limited Warranty and any applicable manufacturer warranties.

Changes: Once the selection process is complete Buyer cannot make any changes without Seller's prior written approval. Buyer understands that to efficiently build the Home and control costs it is Seller's policy not to approve any changes absent extraordinary circumstances. Accordingly, any changes desired by Buyer will be at Buyer's sole cost and expense. If Seller does permit Buyer to make changes, the Purchase Price will be adjusted to reflect any new selections and Buyer will sign a new HCH. Buyer also must pay Seller a $500 change fee (the "Change Fee") at the time of changes for each change Seller permits Buyer to make. If Buyer does not complete the purchase of the Home for any reason, including but not limited to Buyer's default or termination of the Contract, Buyer will not be entitled to receive a refund of the Change Fee. The change Fee is separate from, and in addition to, the Purchase Price.

Assinado por:
7F85FC9DC33B4CA...
Date: 3/15/2025
JULIANA BRITTO FREIRE MARTINS MOYSES

Date:

Mattamy Orlando LLC, a Delaware limited liability company
Mattamy Florida LLC, a Delaware limited liability company

By: Date:
Mattamy Homes Authorized Officer

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Homebuyers Acknowledgement

Buyer(s):	**JULIANA BRITTO FREIRE MARTINS MOYSES**	Date:	**14-Mar-2025**
Community:	**Solara - D40**		
Lot:	**170R**		
Address:	**2340 Salty Winds Way, Kissimmee, FL, 34747**		

At Mattamy Homes our goal is to provide the best homebuyer experience along with delivering a high-quality home that meets your expectations. We pride ourselves on clear communication on the process of building and delivering your home, in addition to any unforeseen issues that may affect the timing or selections. Due to global supply issues affecting the homebuilding industry, your home may be impacted, and we will do our best to provide you with options. Examples of some items that are facing shortages or delays include cabinetry, appliances, windows, tile, paint and roofing.

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Materials and Selections:

When constructing your new home, it is not uncommon for selections to become discontinued or unavailable during the building process. In the event items are unavailable or discontinued, we will communicate with you promptly and offer the following solutions:

(1) Provide you with a credit for the option price paid which will be applied as a reduction to the purchase price of the home; or

(2) If available and applicable, request that you re-select an alternate style, color, or finish within Mattamy's offerings within a reasonable amount of time. In the event that any re-selections that you may select that are to an upgraded alternative, then buyer will be responsible for paying the additional cost. If you fail to timely select an alternative, Mattamy will have the right to make the selection without notice, at the Buyer's sole cost and expense.

Rubrica Initial Here

Delivery Date Estimate:

The estimated verbal delivery date provided by Mattamy during contract signing is merely an estimate and this date is subject to change due to construction delays, global supply chain shortages, weather delays and governmental delays.

We strongly encourage you not to make any final arrangements (such as scheduling moving arrangements, furniture delivery, or any other home related services) until a firm settlement date notice has been distributed and confirmed by the Mattamy Homes Closing Department, which is subject to the receipt of the Certificate of Occupancy. Mattamy will not be responsible for any costs or expenses incurred as a result of delay in your closing date.

Once again, congratulations on your new home. We are honored you have purchased a Mattamy home, and we look forward to serving you.

Assinado por:

7F85FC9DC33B4CA...

Date: 3/15/2025

JULIANA BRITTO FREIRE MARTINS MOYSES

Date: _____

Docusign Envelope ID: B676AD37-EC89-4BE4-87DE-FF1F37E31C57

Addendum

Florida-Prohibition Against Certain Foreign Ownership

Buyer(s):	**JULIANA BRITTO FREIRE MARTINS MOYSES**	Date:	**14-Mar-2025**
Community:	**Solara - D40**		
Lot:	**170R**		
Address:	**2340 Salty Winds Way, Kissimmee, FL, 34747**		

This is an Addendum to that certain Home Purchase Agreement between Mattamy Orlando LLC, a Delaware limited liability company and/or Mattamy Florida LLC, a Delaware limited liability company (as applicable) and the above named "Buyer(s)", the "Contract". Terms defined in the Contract will have the same meaning when used in this Addendum, except where otherwise specified.

1. **Defined Terms.** All initially capitalized terms not defined herein shall have the meanings set forth in the Agreement, and all references in this Addendum to the Agreement shall be deemed to include references to this Addendum and to any other addenda and riders attached to the Agreement, which are hereby incorporated by this reference.

2. **Prohibition Against Certain Foreign Ownership of Florida Real Estate Act.** Effective July 1, 2023, new Sections 692.201-692.205, Florida Statutes, became effective, and are referenced herein as the "Prohibition Against Certain Foreign Ownership of Florida Real Estate Act," (the "Act") which law can be found at https://laws.flrules.org/2023/33. This law, in part, limits and regulates the sale, purchase, and ownership of certain properties in Florida by "foreign principals", persons and entities of "foreign countries of concern" as described in the law.

The Act defines the "**foreign countries of concern**" as follows:

- the People's Republic of China,
- the Russian Federation,
- the Islamic Republic of Iran,
- the Democratic People's Republic of Korea,
- the Republic of Cuba,
- the Venezuelan regime of Nicolás Maduro,
- the Syrian Arab Republic, and
- any agency of or any other entity of significant control of any of the above foreign countries of concern.

The Act defines a "**foreign principal**" as follows:

- a person domiciled (i.e., whose permanent residence) in a foreign country of concern and not a U.S. citizen or lawful permanent resident of the U.S.,
- a company having its principal place of business organized under the laws of a foreign country of concern or having its principal place of business in a foreign country of concern, or
- the government or any official of the government of a foreign country of concern.

Buyer hereby certifies, represents and warrants that (a) Buyer has had the opportunity to review and understands the Act, (b) neither the execution of this Agreement nor the ownership of the Property nor the transaction contemplated in the Agreement violates any part of the Act, (c) the Property does not constitute "agricultural land" as defined in Section 692.201 or Section 193.461, Florida Statutes, (d) Buyer is not a "foreign principal" of a "foreign country of concern" (both as defined in the Act), and (e) at closing the Buyer agrees to execute the form affidavit that was approved and

Addendum

Florida-Prohibition Against Certain Foreign Ownership

adopted by the Florida Real Estate Commission in compliance with the requirements of the Act attached hereto as Exhibit 1 if Buyer is an individual or attached hereto as Exhibit 2 if Buyer is an entity. Buyer acknowledges and agrees that it is Buyer's sole and absolute obligation to become familiar with the Act and determine whether Buyer can make the representations contained in this Addendum and the Affidavits attached hereto at Closing.

Buyer acknowledges and warrants that by executing the Agreement, it acknowledges and warrants that at the time of Closing Buyer will comply with, the Act and the parties relying on the representations and warranties made in this Addendum have in no manner conducted or been deemed to conduct any verification or due diligence pertaining to the statements made herein, nor to the truthfulness, accuracy, or completeness of any such statements. A breach of the foregoing representations and warranties is and shall be deemed to be an immediate event of default under this Agreement and entitles Seller to any and all remedies under this Agreement, at law or in equity.

By execution hereof, Buyer hereby agrees to indemnify, hold harmless and covenants to defend Seller, the title agent, title underwriter and closing agent, to the fullest extent permissible under applicable laws, from and against any and all claims, causes of action, lawsuits, proceedings, and other liabilities, direct or indirect, civil or criminal, contingent or fixed, (including, without limitation, attorneys' fees at trial, appeals, settlement or otherwise) resulting from or otherwise relating to Buyer's breach of its representations and warranties set forth in this Addendum or its violation of the Act.

Buyer agrees, understands and acknowledges that no agent, representative, salesperson, New Home Counselor, team member, employee or officer of Seller has any authority to make any statement, promise or representation, either oral or in writing, which was relied upon by the Buyer or may be relied upon by the Buyer pertaining to the Act.

3. **Representations and Warranties Survive Closing.** Buyer acknowledges and agrees that the provisions of this Addendum, including specifically any and all representations and warranties of Buyer as set forth herein, shall survive the Closing.

4. **Counterparts.** This Addendum shall be validly executed when signed in counterpart, a complete set of which shall form a single document. Signatures may be given via electronic transmission and shall be deemed original and given as of the date and time of the electronic transmission of this Addendum to the other party.

5. **Conflicts.** In the event of any conflict between this Addendum and the Agreement, this Addendum shall control. In all other respects, the Agreement shall remain in full force and effect.

6. **Entire Agreement.** The Agreement, together with this Addendum and any other addenda and riders to the Agreement, contains the entire agreement between Buyer and Seller concerning the matters set forth herein. No addition or modification of this Addendum or the Agreement shall be effective unless set forth in writing and signed by Buyer and an authorized representative of Seller.

Assinado por:
7E85FC9DC33B4CA...
JULIANA BRITTO FREIRE MARTINS MOYSES

Date: 3/15/2025

Date: _____

Mattamy Orlando LLC, a Delaware limited liability company
Mattamy Florida LLC, a Delaware limited liability company

By: _____ Date: _____

Mattamy Homes Authorized Officer

CONTRACT IS NOT BINDING UNTIL SIGNED BY OFFICER

Docusign Envelope ID: B676AD37-EC89-4BE4-87DE-FF1F37E31C57

Exhibit 1
Affidavit for Individual Buyer
[DO NOT SIGN UNTIL CLOSING]

Affidavit

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared_____ ("Affiant"), who deposes and says under penalties of perjury that:

(When used "Affiant" includes singular or plural as context so requires or admits.)

1. Affiant is purchasing or acquiring an interest in the following described real property:

[Insert Legal Description]

2. Affiant has been given the opportunity to consult with an attorney.

3. Affiant is (initial which is applicable):

____Not a Foreign Principal as defined in s. 692.201, F.S., and is in compliance with the requirements set out in ss. 692.202-205, F.S.
OR
____A Foreign Principal as defined in s. 692.201, F.S., and is in compliance with the requirements set out in ss. 692.202-205, F.S.

4. Affiant acknowledges the foregoing representations will be relied upon to establish compliance with the law.

_____[TO BE SIGNED AT CLOSING]_____
(Affiant)
Print Name:_____
Address: _____

STATE OF _____

COUNTY OF_____

Sworn to (or affirmed) and subscribed before me by means of [ ] physical presence or [ ] online notarization this ___ day of _____, 20___, by_____ who [ ] is personally known or [ ] has produced _____ as identification.

[Notary Seal]

__[TO BE NOTARIZED AT CLOSING_____
Notary Public
Printed Name:_____
My Commission Expires:_____

Docusign Envelope ID: B676AD37-EC89-4BE4-87DE-FF1F37E31C57

Exhibit 2
Affidavit for Entity Buyer
[DO NOT SIGN UNTIL CLOSING]

Affidavit

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared_____ ("Affiant") who deposes and says under penalties of perjury that:

(When used "Affiant" and "Buyer" include singular or plural as context so requires or admits.)

1. Affiant is the [state official capacity] of [state name/type/venue of entity], which is hereinafter referred to as "Buyer." All statements in Lines 4 through 5 below are made solely with respect to the Buyer and any holder of a "Controlling Interest" in the Buyer (as defined in s. 287.138(1)(a), F.S.), in each case solely with respect to the real property identified in Line 2.

2. Buyer is purchasing or acquiring an interest in the following described real property:

[Insert Legal Description]

3. Affiant has been given the opportunity to consult with an attorney.

4. Buyer is (initial which is applicable):

__ Not a Foreign Principal as defined in s. 692.201, F.S., and is in compliance with the requirements set out in ss. 692.202-205, F.S.
OR
___ A Foreign Principal as defined in s. 692.201, F.S., and is in compliance with the requirements set out in ss. 692.202-205, F.S.

5. Affiant acknowledges the foregoing representations will be relied upon to establish compliance with the law.

__[TO BE SIGNED AT CLOSING_____
(Affiant)
Print Name:_____
Official Capacity:_____
Name of Buyer:_____
Address:_____

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of [ ] physical presence or [ ] online notarization this ___ day of _____, 20___, by_____ who [ ] is personally known or [ ] has produced _____ as identification.

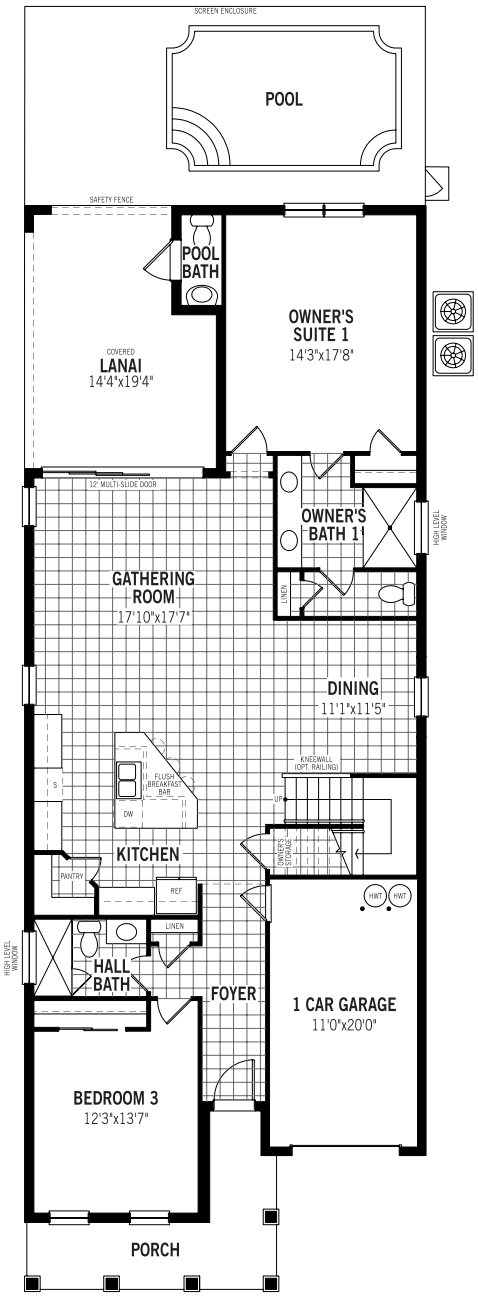
[Notary Seal]

_[TO BE NOTARIZED AT CLOSING_____
Notary Public
Printed Name: _____
My Commission Expires: _____

Docusign Envelope ID: B676AD37-EC89-4BE4-87DE-FF1F37E31C57

Malibu III - First Floor

Rubrica



Printed on 4/4/24

Plans and elevations are artist's renderings and may contain options which are not standard on all models. Mattamy Homes reserves the right to make changes to these floorplans, specifications, dimensions and elevations without prior notice. Stated dimensions and square footage are approximate and should not be used as representation of the home's precise or actual size. Square footage of single family homes is generally based upon ANSI Z765-2003 but may vary from time to time and without notice. Square footage of multi-family homes are generally based upon ANSI BOMA Z65.1-1996 but may vary from time to time and without notice. Revision: 10/10/2022

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Malibu III - Second Floor

Rubrica



Printed on 4/4/24

Plans and elevations are artist's renderings and may contain options which are not standard on all models. Mattamy Homes reserves the right to make changes to these floorplans, specifications, dimensions and elevations without prior notice. Stated dimensions and square footage are approximate and should not be used as representation of the home's precise or actual size. Square footage of single family homes is generally based upon ANSI Z765-2003 but may vary from time to time and without notice. Square footage of multi-family homes are generally based upon ANSI BOMA Z65.1-1996 but may vary from time to time and without notice. Revision: 10/10/2022

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Malibu III



Coastal



Modern

Printed on 4/4/24

Plans and elevations are artist's renderings and may contain options which are not standard on all models. Mattamy Homes reserves the right to make changes to these floorplans, specifications, dimensions and elevations without prior notice. Stated dimensions and square footage are approximate and should not be used as representation of the home's precise or actual size. Square footage of single family homes is generally based upon ANSI Z765-2003 but may vary from time to time and without notice. Square footage of multi-family homes are generally based upon ANSI BOMA Z65.1-1996 but may vary from time to time and without notice. Revision: 10/10/2022

Docusign Envelope ID: B676AD37-EC89-4BE4-87DE-FF1F37E31C57

Rubrica

Solara Resort

COMMUNITY INFORMATION

Gated, resort-style oasis is your chance to own part of the magic. Every home has been thoughtfully designed to give everyone their own private space to relax while also flowing effortlessly into indoor and outdoor gathering spaces. Solara is set to take Orlando resort living to new heights, by combining luxurious amenities with Mattamy's famous commitment to community planning and thoughtful design. It is an innovative take on owning a vacation home. The resort's 13,00 square foot clubhouse and eight acre amenity center will boast an assortment of water amenities including a heated grand pool, Flowrider® Surf Simulator, kid's interactive water slides, and a splash pad.

COMMUNITY FEATURES

- Private swimming pool
- 24/7 manned gated entry
- Landscaping & trash valet services
- Full service restaurant and bars
- Full size sand volleyball court, soccer field & basketball court
- Fitness and business centers
- Indoor and outdoor lounges
- Sundries store
- Sports simulator
- Nearby shopping and dining
- Easy access to theme parks, airport and beaches
- Cable & Internet Included









MONTHLY HOA DUES

Townhomes	$663 /month
40' Paradise Series	$718 /month
50' Destination Series	$727 /month

ESTOPPEL AND INITIAL ASSESSMENT FEES

Initial Assessment Fee*	$2,450
Estoppel Fee*	$250
Transfer / Admin Fee	$50

* One-Time Fee Paid at Closing

CDD ASSESSMENTS (DEBT SERVICES AND O&M)

Townhomes	$1,152.84 /year
40' Paradise Series	$1,351.27 /year
50' Destination Series	$1,648.60 /year

Permanent occupancy within Solara Resort Vacation Villas is prohibited

HOA MANAGEMENT CONTACTS

Clubhouse/Amenity
Leland Management
(407) 479-5500

HOA Questions
Valerie Munoz - Onsite CAM
(407) 479-5500
vmunoz@lelandmanagement.com

Accounting Questions /Resident Support:
(407) 781-1185
residentsupport@lelandmanagement.com

Estoppel Requests:
estoppels@lelandmanagement.com

ADDRESS: 1575 Carey Palm Circle, Kissimmee, FL 34747
PHONE NUMBER: (407) 955-5389
DISCOVER THE MATTAMY WAY: mattamyhomes.com/orlando

All illustrations are artist's concept. All dimensions are approximate. Prices, specificat

ions subject to change without notice. ROC #249191B. Print 01/2025

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SOLARA RESORT - SOLARA RESORT

Quick Move-In	Quick Start Home	Available	Sold
0	0	10	0

Future	Models
102	0



Site plans, photographs, maps, images and aerial photos are conceptual in nature and are merely an artist's rendition which are provided for illustrative purposes and should never be relied upon. The past, present, future of proposed roads, easements, land uses, conditions, plat maps, lot sizes, layouts, zoning, utilities, drainage, land conditions, or development of any type whatsoever, whether reflected on the site plan or map, or outside the boundaries of the site plan or map, may not be shown or may be incomplete or inaccurate and may or the future. You should never rely on the accuracy of these site plans, photographs, maps, images and aerial photos in making any decisions relative to purchasing any property. Mattamy Homes reserves t anges at any time without notice.

8/13/23, 12:07 PM

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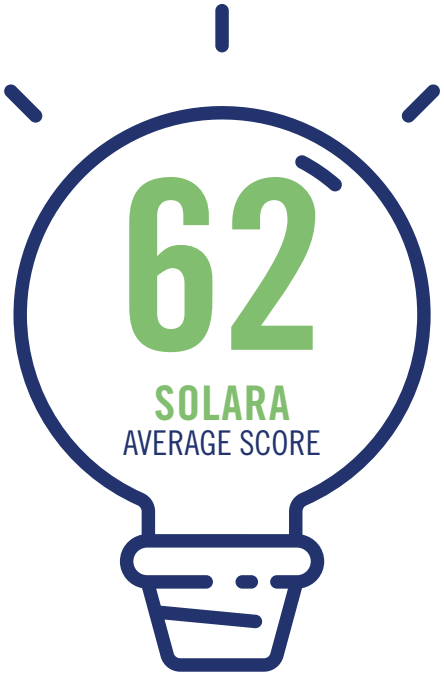
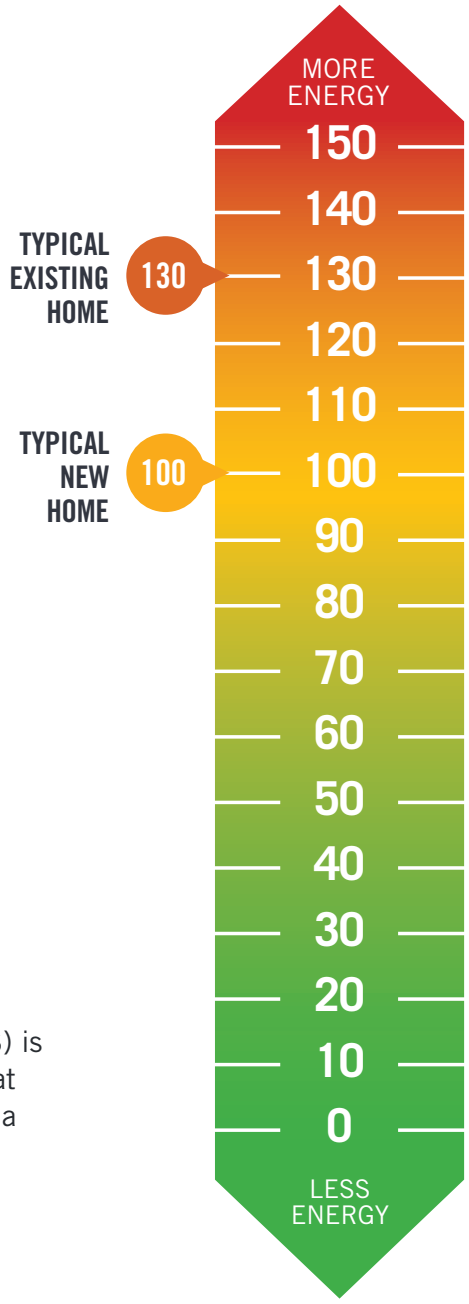
LOWER IS BETTER

The lower the HERS score, the more you save!

mattamyHOMES

ENERGY PERFORMANCE LEVEL DISPLAY CARD





Rubrica

66 Clearwater III

63 Destin III
Del Ray III

61 Laguna III
Malibu III

60 Napa III

58 Cabo III

HERS INDEX:

The Home Energy Rating System (HERS) is the industry standard scoring system that measures a home's energy efficiency on a scale from zero to 150.

*RESNET, or Residential Energy Services Network, has developed the HERS Index to indicate the comparative efficiencies of homes. It is not a guarantee of energy-efficiency or cost savings. Typical existing home is based on the U.S. Department of Energy definition with a HERS Index of 130. Typical new home is based on the RESNET Reference Home definition with a HERS Index of 100 (based on the 2006 International Energy Conservation Code). Mattamy Homes uses certified independent HERS energy raters to provide energy efficiency ratings for homes as designed pursuant to the applicable floor plan. Energy efficient features will vary depending upon the floor plans. elevations, design amenities/upgrades and the location of the home. Seller does not represent, warrant, or guarantee all homes sold by Seller have been individually rated. Further an may or may not factor in all options and/or upgrades available to be installed in the home. Actual energy costs and/or energy usage are dependent on a number of factors, incl energy consumption, home maintenance, size of household, energy conservation practices, home orientation, and surrounding climate and weather conditions. Speak with Matta ne Counsellor for details. Mattamy Homes Limited. E. & O.E Builder's #CGC1523142 MATORL398

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SOLARA RESORT

INCLUDED FEATURES IN YOUR HOME

Rubrica

ENERGYEFFICIENCY

- Department of Energy compliant HVAC systems with heat pumps
- Ecobee® Smart Programmable thermostat with built in Amazon Alexa voice services on 1st with Honeywell on the 2nd floor*
- Energy efficient 50-gallon water heater*
- Insulated, Low-E double pane vinyl windows
- R-30 ceiling and R-11 in exterior framed walls and R-4.1 insulation on exterior block walls
- 8 Ft. Insulated fiberglass front entry door*
- Designer lighting package with LED bulbs
- Ceiling fan pre-wire in gathering room and master suite*

DESIGNER KITCHENS

- Whirlpool® self-cleaning range, built-in microwave, refrigerator and dishwasher in stainless steel
- 42” upper cabinets with staggered cabinet over microwave
- Sustainability inspired waste pullout with 2 receptacles
- Island with storage for your cooking convenience*
- Elegant Granite countertops
- Stainless steel undermount kitchen sink
- Moen® kitchen sink faucet
- Moen® garbage disposal
- Ice maker connection

ELEGANT INTERIORS

- 9’4” ceilings on the 1st floor (SF)
- Elegant raised two panel interior doors
- Quality carpet in a variety of colors with a five-year abrasive wear, stain and fade-resistance warranty and 5 lb carpet pad
- Shaw® 17x17 ceramic tile in foyer, kitchen, breakfast nook, laundry and all bathrooms*
- Elegant 3-¼ baseboard and 2-¼ casings throughout the home
- Knockdown ceilings and orange peel finished walls
- Square corner bead
- Sherwin Williams® durable interior paint
- Sherwin Williams® Semi-gloss paint in kitchen and bathrooms
- Schlage® front door handle set
- CAT6 and RG6 cable TV outlets in gathering room, owners suite and one additional location*
- Rocker light switches
- Ventilated shelving
- Whirlpool® Washer and Dryer
- Designer 2” faux wood blinds package*
- Flat screen pre-wire in gathering and master suite(s)

LUXURIOUS BATHS

- Adult height vanity in master suite with double sinks
- Granite countertops in all baths
- Undermount sinks in all baths
- Moen® faucet packages in all baths
- Tubs and surround in secondary baths
- Shaw® 12x12 ceramic wall tile in master shower and tub surround*
- Elongated toilets in all baths
- Bath exhaust fan in separate water closets*

QUALITY CONSTRUCTION & EXTERIORS

- Dow Sentricon Baiting System with Pest Prevention Plus**
- Screened Pool with Heating Package (spa optional)
- Masonry concrete block construction and steel reinforced concrete slab (1st floor)
- High density engineered sub-floor on the 2nd floor for superior moisture resistance and a quiet, stiff floor
- Professionally engineered roof trusses with hurricane tie-downs for wind protection and safety
- Architectural roof shingles with 30 year manufacturer’s warranty
- Typar Buildingwrap®
- Architecturally designed exteriors with mixed elements and colors highlighted by professionally designed Sherwin Williams® color palettes
- Textured cementitious finish with decorative banding on windows (front elevation only)*
- Decorative, insulated Wayne Dalton® steel panel garage door with exterior coach light*
- Professionally designed landscaping package including fully sodded yard, mulched landscape beds and an assortment of plants meeting Florida Water Star® requirements
- Multi-zone irrigation system, front yard only
- Elegant paver driveway, lead walk, lanai & pool deck*
- Broom finished concrete on front porch*
- Smoke and carbon monoxide detectors with battery back-up for safety*
- Exterior GFCI outlets*
- Exterior hose bibs*
- Holiday Light Convenience Package
- Garage door opener pre-wire*

THE MATTAMY DIFFERENCE

- Peace of mind with our first year builder warranty and followup inspections
- Ten year transferable, insurance-backed structural warranty by Mattamy Homes
- Blower door & duct leakage testing by third party to ensure a tightly sealed home
- Quality brand name partners
- Convenient one-stop-shopping with Mattamy Home Funding
- Quality assurance inspection prior to closing

Permanent occupancy within Solara Resort Vacation Villas is prohibited

*Per Plan

**Completed prior to closing, at buyers expense.

ADDRESS: 1575 CAREY PALM CIRCLE KISSIMMEE, FL 34747

PHONE NUMBER: (407) 955-5389

DISCOVER THE MATTAMY WAY: mattamyhomes.com/orlando

If home buyer is working with a licensed Florida Real Estate agent or Broker, the agent or Broker must accompany and register buyer on the first visit to the community. Mattamy Homes reserves the right to modify features or adjust pricing without notice. No offer is valid until accepted and approved by Mattamy Homes. Equal Housing Builder. E.&O.E. Builder's License #CGC1523142. Print 02/10/2023

Certificado de Conclusão

Identificação de envelope: B676AD37-EC89-4BE4-87DE-FF1F37E31C57
Status: Enviado

Assunto: Solara - D40 - Lot 3170

Additional Buyer:

Envelope fonte:

Documentar páginas: 52
Assinaturas: 15
Certificar páginas: 5
Rubrica: 24
Assinatura guiada: Ativado
Selo com EnvelopeId (ID do envelope): Ativado
Fuso horário: (UTC-05:00) Hora do Leste (EUA e Canadá)

Remetente do envelope:
Mattamy Homes - Orlando
66 Wellington St W Suite 5500
TORONTO, ON M5K 1G8
orl.docusign@mattamycorp.com
Endereço IP: 3.96.112.23

Rastreamento de registros

Status: Original
3/14/2025 | 04:51 PM

Portador: Mattamy Homes - Orlando
orl.docusign@mattamycorp.com

Local: DocuSign

Eventos do signatário	Assinatura	Registro de hora e data
BRITTO FREIRE MARTINS MOYSES, JULIANA Yglesio@hotmail.com Presidente Nível de segurança: E-mail, Autenticação da conta (Nenhuma) **Termos de Assinatura e Registro Eletrônico:** Aceito: 3/15/2025 | 10:23 PM ID: 5926578d-e26f-46dd-a604-9056f96fb261	Assinado por: 7F85FC9DC33B4CA... Adoção de assinatura: Desenhado no dispositivo Usando endereço IP: 191.10.201.150 Assinado com o uso do celular	Enviado: 3/14/2025 | 05:03 PM Reenviado: 3/15/2025 | 09:55 PM Visualizado: 3/15/2025 | 10:23 PM Assinado: 3/15/2025 | 10:24 PM
Cristiano Gomes de Almeida chris@authenticorlando.com Nível de segurança: E-mail, Autenticação da conta (Nenhuma) **Termos de Assinatura e Registro Eletrônico:** Aceito: 3/14/2025 | 05:55 PM ID: 199a2b5d-2332-4d9e-bf13-4ae6bb668c60	Assinado por: B13414AF43BB4FD... Adoção de assinatura: Estilo pré-selecionado Usando endereço IP: 201.148.114.136	Enviado: 3/14/2025 | 05:03 PM Visualizado: 3/14/2025 | 05:55 PM Assinado: 3/14/2025 | 06:00 PM
Vega, Angel Angel.Vega@mattamycorp.com New Home Counselor Mattamy Homes Nível de segurança: E-mail, Autenticação da conta (Nenhuma) **Termos de Assinatura e Registro Eletrônico:** Não oferecido através da Docusign		Enviado: 3/14/2025 | 04:51 PM Reenviado: 3/15/2025 | 10:25 PM
Closings ORL closingsorlando@mattamycorp.com Nível de segurança: E-mail, Autenticação da conta (Nenhuma) **Termos de Assinatura e Registro Eletrônico:** Não oferecido através da Docusign		
Neil Weiderhaft Neil.Weiderhaft@mattamycorp.com Nível de segurança: E-mail, Autenticação da conta (Nenhuma) **Termos de Assinatura e Registro Eletrônico:**		

Eventos do signatário	Assinatura	Registro de hora e data
Não oferecido através da Docusign		
Neil Weiderhaft Neil.Weiderhaft@mattamycoprp.com Nível de segurança: E-mail, Autenticação da conta (Nenhuma) **Termos de Assinatura e Registro Eletrônico:** Não oferecido através da Docusign		

Eventos do signatário presencial	Assinatura	Registro de hora e data

Eventos de entrega do editor	Status	Registro de hora e data

Evento de entrega do agente	Status	Registro de hora e data

Eventos de entrega intermediários	Status	Registro de hora e data

Eventos de entrega certificados	Status	Registro de hora e data

Eventos de cópia	Status	Registro de hora e data
ORL Docusign Account ORL.DocuSign@mattamycorp.com Nível de segurança: E-mail, Autenticação da conta (Nenhuma) **Termos de Assinatura e Registro Eletrônico:** Não oferecido através da Docusign		

Eventos com testemunhas	Assinatura	Registro de hora e data

Eventos do tabelião	Assinatura	Registro de hora e data

Eventos de resumo do envelope	Status	Carimbo de data/hora
Envelope enviado	Com hash/criptografado	3/14/2025 | 04:51 PM
Envelope atualizado	Segurança verificada	3/14/2025 | 05:03 PM
Envelope atualizado	Segurança verificada	3/14/2025 | 05:03 PM
Envelope atualizado	Segurança verificada	3/14/2025 | 05:03 PM
Envelope atualizado	Segurança verificada	3/14/2025 | 05:03 PM
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Envelope atualizado	Segurança verificada	3/14/2025 | 05:03 PM
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Envelope atualizado	Segurança verificada	3/14/2025 | 05:03 PM
Envelope atualizado	Segurança verificada	3/15/2025 | 09:55 PM

Eventos de pagamento	Status	Carimbo de data/hora

Termos de Assinatura e Registro Eletrônico

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, Mattamy Homes (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

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At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a $0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

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If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact Mattamy Homes:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:
To contact us by email send messages to: privacy@mattamycorp.com

To advise Mattamy Homes of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at privacy@mattamycorp.com and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from Mattamy Homes

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to privacy@mattamycorp.com and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with Mattamy Homes

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;

ii. send us an email to privacy@mattamycorp.com and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: https://support.docusign.com/guides/signer-guide-signing-system-requirements.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify Mattamy Homes as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by Mattamy Homes during the course of your relationship with Mattamy Homes.

Exhibit IV - Personal Documents For Petitioner and Derivative

1st Civil Registry Office
São Luís - MA

FEDERATIVE REPUBLIC OF BRAZIL
CIVIL REGISTRY OF NATURAL PERSONS

BIRTH CERTIFICATE

Name
YGLESIO LUCIANO MOYSÉS SILVA DE SOUZA

CPF Number
832.461.003-06

Registration:
031047 01 55 1980 1 00042 105 0048961 77

Date of Birth	Day	Month	Year
September nineteenth, nineteen eighty	19	09	1980

Time of Birth	City of Birth	State
12:25 PM	São Luís/MA	MA

Place of Birth	City of Birth	State	Sex
STATE MATERNITY	São Luís/MA	MA	MALE

Father's Name	City of Birth	State
ANTÔNIO ERIVAL CARVALHO DE SOUZA	----------	-----

Grandparents
EXPEDITO GOMES DE SOUZA; FRANCISCA CARVALHO DE SOUZA

Mother's Name	City of Birth	State
MARLENE DAS GRAÇAS MOYSÉS DA SILVA SOUZA	----------	-----

Grandparents
MIGUEL MOYSÉS DA SILVA; WALDEMIRO MARINHO DA SILVA

Registration Date	Live Birth Registration Number
OCTOBER SECOND OF NINETEEN EIGHTY	----------

Notes/Annotations
THERE ARE ANNOTATIONS ON THE BACK OF THIS CERTIFICATE.
THERE ARE ANNOTATIONS IN THE MARGIN OF THE TERM.

CNS No. 031047
1st CIVIL REGISTRY OFFICE OF NATURAL PERSONS OF SÃO LUÍS/MA

Name of the Registrar
GRACIANA FERNANDES GOMES SOARES

Rua Do Egito, No. 19, Centro
Telephone: (98) 3303-4546
e-mail: primeirazonama@gmall.com
São Luis/MA

The content of the certificate is true. I certify.
São Luís/MA, April 12, 2025.

ARTHUR SAMPAIO PEREIRA
AUTHORIZED CLERK
Arthur Sampaio Pereira
Authorized Clerk

Judiciary – TJMA (Maranhão State Court of Justice). Seal: CERTID031047IIZ8SMDM9SEQAW43, 04/12/2025 4:58:49 PM, Act: 14.5.1, Party/Parties: YGLESIO LUCIANO MOYSÉS SILVA DE SOUZA, Total: R$ 50.95 Fees: R$ 45.92 FERC: R$ 1.37 FADEP: R$ 1.83 FEMP: R$ 1.83
Verify at: https://selo.tjma.jus.br

Judiciary – TJMA. Seal: AVERBA031047NZ99J8VJORM4RW13, 04/12/2025 4:56:04 PM, Act: 14.4.1, Party/Parties: YGLESIO LUCIANO MOYSÉS SILVA DE SOUZA, Total: R$ 41.24 Fees: R$ 37.17 FERC: R$ 1.11 | FADEP: R$ 1.48 FEMP: R$ 1.48 Seal exempt
Verify at: https://selo.tjma.jus.br

HA 000078004

Notes/Annotations

CPF Annotation: Under Article 6, Paragraph 3 of CNJ Provision No. 63/2017, I hereby record the CPF number of the registered party in the respective record, as No. 832.461.003-06 accordingly. I attest.
São Luís/MA, 04/12/2025. Arthur Sampaio Pereira – Authorized Clerk

Validation Seal: AVERBA031047NZ99J8VJORM4RW13

1st Civil Registry Office of Natural Persons of São Luís/MA
Graciana Fernandes Gomes Soares
Rua do Egito, No. 196, Centro
São Luís/MA
Phone: (98) 3303-4546
Email: primeirazonama@gmail.com

The content of the certificate is true. I certify.
São Luís/MA, April 12, 2025.

ARTHUR SAMPAIO PEREIRA
AUTHORIZED CLERK

Arthur Sampaio Pereira
Authorized Clerk

REGISTRATION DETAILS

Registration 0018830155 1987 1 0003 050 0000533 31	cc (55) Type of Service Provided, being: 55: Civil Registration Service for Natural Persons	ffff (0003)	Book number
Standard aaaaaabbcc dddd e ffff ggg hhhhhhh ii		ggg (050)	Sheet number
DETAILS	dddd (1987) Year of Registration	hhhhhhh (0000533)	Term Number
aaaaaa (00188-3) National Service Code (Unique identification of the registry office)	e (1) Type of book, being:	ii (31)	Check Digit
bb (01) Collection Code, being: 01 - Own Collection Other Incorporated Collections	1: Book A (Birth) 2: Book B (Marriage) 3: Auxiliary Book B (Record of Religious marriage for civil purposes) 4: Book C (Death) 5: Book C (Stillborn Registry) 6: Book D (Publication of Banns) 7: Book E (Other Acts Related to Civil Registration)		

Exclusive use for issuing civil registration certificates for natural pers

I, Marina Viana Silva, certify that I, a qualified translator fluent in both languages, have performed the professional translation of this document from Portuguese to English and that the following is an accurate and complete translation of the document.

Marina Viana **Date: May 19, 2025.**

1º Zona Registro Civil São Luís - MA

REPÚBLICA FEDERATIVA DO BRASIL
REGISTRO CIVIL DAS PESSOAS NATURAIS

CERTIDÃO de NASCIMENTO

Nome

YGLESIO LUCIANO MOYSÉS SILVA DE SOUZA

Número do CPF

832.461.003-06

Matricula:

031047 01 55 1980 1 00042 105 0048961 77

Data de Nascimento	Dia	Mês	Ano
dezenove de setembro de mil novecentos e oitenta	19	09	1980

Horário de Nascimento	Município da Naturalidade	UF
12:25 Horas	São Luís/MA	MA

Local Nascimento	Município de Nascimento	UF	Sexo
MATERNIDADE DO ESTADO	São Luís/MA	MA	MASCULINO

Nome do(a) Genitor(a)	Município de Nascimento	UF
ANTÔNIO ERIVAL CARVALHO DE SOUZA	----------	-----

Avós

EXPEDITO GOMES DE SOUZA; FRANCISCA CARVALHO DE SOUZA

Nome do(a) Genitor(a)	Município de Nascimento	UF
MARLENE DAS GRAÇAS MOYSÉS DA SILVA SOUZA	----------	-----

Avós

MIGUEL MOYSÉS DA SILVA; WALDEMIRO MARINHO DA SILVA

Data do registro	DNV
VINTE E DOIS DE OUTUBRO DE MIL NOVECENTOS E OITENTA	----------

Anotações/Averbações

EXISTEM AVERBAÇÕES NO VERSO DESTA CERTIDÃO.
EXISTEM AVERBAÇÕES A MARGEM DO TERMO.

CNS nº 031047
CARTORIO DO 1º REGISTRO CIVIL DE PESSOAS NATURAIS DE SÃO LUÍS/MA

Nome do Oficial
GRACIANA FERNANDES GOMES SOARES

Rua Do Egito, Nº 196, Centro
Telefone: (98) 3303-4546
e-mail: primeirazonama@gmail.com
São Luís/MA

O conteúdo da certidão é verdadeiro. Dou Fé
São Luís/MA, 12 de abril de 2025.

ARTHUR SAMPAIO PEREIRA
ESCREVENTE AUTORIZADO

Arthur Sampaio Pereira
Escrevente Autorizado

Poder Judiciário – TJMA. Selo: CERTID031047IIZ8SMDM99EQAW43, 12/04/2025 16:58:49, Ato: 14.5.1, Parte(s): YGLESIO LUCIANO MOYSÉS SILVA DE SOUZA, Total R$ 50,95 Emol R$ 45,92 FERC R$ 1,37 FADEP R$ 1,83 FEMP R$ 1,83 Consulte em https://selo.tjma.jus.br

Poder Judiciário – TJMA. Selo: AVERBA031047NZ99J8VJORM4RW13, 12/04/2025 16:56:04, Ato: 14.4.1, Parte(s): YGLESIO LUCIANO MOYSÉS SILVA DE SOUZA, Total R$ 41,24 Emol R$ 37,17 FERC R$ 1,11 FADEP R$ 1,48 FEMP R$ 1,48 Selo Isento, Consulte em https://selo.tjma.jus.br

HA 000078004

Anotações/Averbações

AVERBAÇÃO DE CPF: CONFORME DISPOSTO NO ART.6º, PARAGRAFO 3º DO PROVIMENTO 63/2017 DO CNJ, PROCEDO A PRESENTE AVERBAÇÃO CADASTRAL DO NÚMERO DE CPF DO REGISTRADO NO RESPECTIVO TERMO, COMO SENDO Nº 832.461.003-06 RESPECTIVAMENTE. DOU FÉ. SÃO LUÍS/MA, 12/04/2025. ARTHUR SAMPAIO PEREIRA – ESCREVENTE AUTORIZADO.

SELO DE VALIDAÇÃO: AVERBA031047NZ99J8VJORM4RW13

CARTORIO DO 1º REGISTRO CIVIL DE PESSOAS NATURAIS DE SÃO LUÍS/MA
GRACIANA FERNANDES GOMES SOARES
Rua Do Egito, Nº 196, Centro
São Luís/MA
Telefone: (98) 3303-4546
E-mail: primeirazonama@gmail.com

O conteúdo da certidão é verdadeiro. Dou Fé
São Luís/MA, 12 de abril de 2025.

ARTHUR SAMPAIO PEREIRA
ESCREVENTE AUTORIZADO

Arthur Sampaio Pereira
Escrevente Autorizado

DETALHAMENTO DA MATRÍCULA

MATRÍCULA		ANO DO REGISTRO	
FOLHA(S)		TIPO DO LIVRO, SENDO: 1. LIVRO A (NASCIMENTO) 2. LIVRO B (CASAMENTO) 3. LIVRO B (REGISTRO DE CASAMENTO RELIGIOSO PARA FINS CIVIS) 4. LIVRO C (ÓBITO) 5. LIVRO C AUXILIAR (REGISTRO DE NATIMORTOS) 6. LIVRO D (REGISTRO DE PROCLAMAS) 7. LIVRO E (DEMAIS ATOS RELATIVOS AO REGISTRO CIVIL)	
DETALHAMENTO		NÚMERO DO LIVRO	
CÓDIGO NACIONAL DA SERVENTIA (IDENTIFICAÇÃO ÚNICA DO CARTÓRIO)		NÚMERO DA FOLHA	
CÓDIGO DO ACERVO, SENDO: 01 - ACERVO PRÓPRIO OUTROS - ACERVOS INCORPORADOS		NÚMERO DO TERMO	
TIPO DE SERVIÇO PRESTADO, SENDO: 51. SERVIÇO DE NOTAS 52. SERVIÇO DE PROTESTO DE TÍTULOS 53. SERVIÇO DE REGISTRO DE IMÓVEIS 54. SERVIÇO DE REGISTRO DE TÍTULOS E DOCUMENTO CIVIL DE PESSOA JURÍDICA 55. SERVIÇO DE REGISTRO CIVIL DAS PESSOAS NATURAIS 56. SERVIÇO DE REGISTRO DE CONTRATOS MARÍTIMOS 57. REGISTRO DE DISTRIBUIÇÃO		DÍGITO VERIFICADOR	

Civil Registry Office of the 3rd zone
Avenida João Pessoa No. 261, João Paulo
Phone: 3243-4477
mipinheiro@tjma.jus.br
Margarida Jesus Pinheiro
Registrar
Mercedes de Jesus Pinheiro
Authorized Clerk
Deputy
Idalia Alves do Nascimento Abraão
Authorized Clerk

CIVIL REGISTRY OF NATURAL PERSONS

BIRTH CERTIFICATE

NAME:

MARIA ALICE PEDROZO MOYSES

REGISTRATION:

030015 01 55 2015 1 00415 172 0344458 83

DATE OF BIRTH IN FULL	DAY	MONTH	YEAR
WEDNESDAY, MARCH EIGHTEENTH, TWO THOUSAND FIFTEEN	18	03	2015

TIME OF BIRTH	CITY OF BIRTH AND FEDERATION UNIT
12:55 PM	SÃO LUÍS - MA

CITY OF REGISTRATION AND FEDERATION UNIT	PLACE OF BIRTH	SEX
SÃO LUÍS - MA	LUIZA COELHO CLINIC	FEMALE

FILIATION

YGLESIO LUCIANO MOYSES SILVA DE SOUZA
GLAUCIONE PEREIRA PEDROZO

GRANDPARENTS

ANTONIO ERIVAL CARVALHO DE SOUZA and MARLENE DAS GRAÇAS MOYSES DA SILVA SOUZA
WILSON GOMES PEDROZO and LAUDECY PEREIRA PEDROZO

TWIN	NAME AND REGISTRATION NUMBER OF TWIN(S)
No	No Record

DATE OF REGISTRATION IN FULL	LIVE BIRTH REGISTRATION NUMBER
WEDNESDAY, MARCH TWENTY-FIFTH, TWO THOUSAND FIFTEEN AT 10:29 AM	30652028375

ANNOTATIONS/NOTES

REGISTRY OFFICE OF THE 3rd ZONE - EXTRAJUDICIAL SERVICE OF THE 3rd ZONE
MARGARIDA JESUS PINHEIRO - REGISTRAR
OF THE 3rd ZONE
SÃO LUÍS - MA
AVENIDA GETÚLIO VARGAS, No. 261, JOÃO PAULO

The content of this certificate is true. I certify.
SÃO LUIS, March 25, 2015.

----//signature//----

IDALIA ALVES DO NASCIMENTO ABRÄÃO

Idalia Alves do Nascimento Abraão
Authorized Clerk



Civil Registry Office of the 3rd zone
Avenida João Pessoa No. 261, João Paulo
Phone: 3243-4477
mipinheiro@tjma.jus.br
Margarida Jesus Pinheiro
Registrar
Mercedes de Jesus Pinheiro
Authorized Clerk
Deputy
Idalia Alves do Nascimento Abraão
Authorized Clerk

I, Carolina Favero da Silva, telephone number 415 425-2508, mailing address P.O. Box 90487, San Diego, CA 92169, certify that the professional translation of this document from Portuguese to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.



_____ Date: June 12, 2025.

REGISTRO CIVÍL DAS PESSOAS NATURAIS

CERTIDÃO DE NASCIMENTO

NOME:

MARIA ALICE PEDROZO MOYSES

MATRÍCULA:
030015 01 55 2015 1 00415 172 0344458 83

Cartório de Registro Civil da 3ª Zona
Av. João Pessoa, Nº 261 - João Paulo
Fone: 3243 - 4477
mipinheiro@.tjma.jus.br
Margarida Jesus Pinheiro
Registradora
Mercedes de Jesus Pinheiro
Escrevente autorizada
Substituta
Idalia Alves do Nascimento Abraão
Escrevente autorizada

DATA DE NASCIMENTO POR EXTENSO	DIA	MÊS	ANO
QUARTA-FEIRA, DEZOITO DE MARÇO DE DOIS MIL E QUINZE	18	03	2015

HORA	MUNICÍPIO DE NASCIMENTO E UNIDADE DA FEDERAÇÃO
12:55	SÃO LUÍS - MA

MUNICÍPIO DE REGISTRO E UNIDADE DA FEDERAÇÃO	LOCAL DE NASCIMENTO	SEXO
SÃO LUÍS - MA	CLINICA LUIZA COELHO	FEMININO

FILIAÇÃO

YGLESIO LUCIANO MOYSES SILVA DE SOUZA
GLAUCIONE PEREIRA PEDROZO

AVÓS

ANTONIO ERIVAL CARVALHO DE SOUZA e MARLENE DAS GRAÇAS MOYSES DA SILVA SOUZA
WILSON GOMES PEDROZO e LAUDECY PEREIRA PEDROZO

GÊMEO	NOME E MATRÍCULA DO(S) GÊMEO(S)
Não	ND

DATA DO REGISTRO POR EXTENSO	NÚMERO DA DECLARAÇÃO DE NASCIDO VIVO
QUARTA-FEIRA, VINTE E CINCO DE MARÇO DE DOIS MIL E QUINZE ÀS 10:29	30652028375

OBSERVAÇÕES E AVERBAÇÕES

CARTÓRIO DA 3ª ZONA - SERV. EXTRAJ DA 3ª ZONA
MARGARIDA JESUS PINHEIRO - REGISTRADORA
OFICIAL DA 3ª ZONA
SÃO LUÍS - MA
AV. GETÚLIO VARGAS, Nº 261, JOÃO PAULO

O conteúdo da certidão é verdadeiro. Dou fé.
SÃO LUÍS, 25 de Março de 2015.

IDALIA ALVES DO NASCIMENTO ABRAÃO

Idalia Alves do Nascimento Abraão
Escrevente Autorizada



CIVIL REGISTRY OF NATURAL PERSONS

BIRTH CERTIFICATE

NAME:

CECÍLIA BRITTO FREIRE MOYSES

REGISTRATION:
031385 01 55 2017 1 00424 031 0214387 43

DATE OF BIRTH IN FULL	DAY	MONTH	YEAR
THURSDAY, DECEMBER FOURTEENTH, TWO THOUSAND SEVENTEEN	14	12	2017

TIME OF BIRTH	PLACE OF BIRTH
01:05 A.M.	SÃO LUÍS - MA

CITY OF REGISTRATION AND STATE	LOCATION, CITY OF BIRTH AND STATE	SEX
SÃO LUÍS - MA	NATUS LUMINE MATERNITY	FEMALE

PARENTS

YGLESIO LUCIANO MOYSES SILVA DE SOUZA
JULIANA BRITTO FREIRE MARTINS MOYSES

GRANDPARENTS

Paternal: ANTONIO ERIVAL CARVALHO DE SOUZA and MARLENE DAS GRAÇAS MOYSES DA SILVA SOUZA
Maternal: JOÃO MARTINS SOARES FILHO and JANE MARIA DE BRITTO FREIRE

TWINS	NAME AND REGISTRATION OF THE TWINS
No	NOT APPLY

REGISTRATION DATE IN FULL	LIVE BIRTH REGISTRATION NUMBER
WEDNESDAY, DECEMBER TWENTY-SEVENTH, TWO THOUSAND SEVENTEEN AT 12:04 PM	30740428014

NOTES / ANNOTATIONS

CPF of the registrant: 093.326.443-73.

4th DISTRICT NOTARY OFFICE – OFFICIAL NOTARY OF THE 4th DISTRICT
ENOCH RIBEIRO DE VASCONCELOS – OFFICIAL REGISTRAR OF THE 4th DISTRICT
SÃO LUÍS - MA
AV. JERÔNIMO DE ALBUQUERQUE, 205, COHAB

The content of the certificate is true. I certify
SÃO LUÍS, January 5, 2018.

------//signature//------

SIMONE CLEIA PASSINHO FONSECA

Seal: GR-

SIMONE CLEIA PASSINHO FONSECA
Authorized Clerk
Agostinho Vasconcelos Notary Office

Inspection Seal
Judiciary
Court of Justice of Maranhão
FREE

UNREADABLE

CIVIL REGISTRY OFFICE OF THE 3rd DISTRICT
Av. João Pessoa, No. 261 – João Paulo
Phone: 3243-4477
Margarida Jesus Pinheiro
Registrar
Mercedes de Jesus Pinheiro
Sworn Deputy Clerk

CIVIL REGISTRY OF NATURAL PERSONS
CIVIL REGISTRY OFFICE OF THE 3rd DISTRICT – JOÃO PAULO

BIRTH CERTIFICATE

NAME: **GUILHERME BRITTÓ FREIRE MARTINS NUNES**

0300150155 2008 1 00367 294 0329572 36

DATE OF BIRTH IN FULL	DAY	MONTH	YEAR
July ninth, two thousand eight	09	07	2008

TIME OF BIRTH	CITY OF BIRTH AND STATE
03:17 P.M.	São Luis/Maranhão

CITY OF REGISTRATION AND STATE, PLACE OF BIRTH		SKIN COLOR	SEX
São Luis/Maranhão	São Marcos Clinic	---	Male

PARENTS
Rogério Luiz Costa Nunes and Juliana Britto Freire Martins Soares

PATERNAL GRANDPARENTS
William Ribeiro Nunes Filho and Ana de Fátima Costa Nunes
João Martins Soares Filho and Jane Maria de Britto Freire

MATERNAL GRANDPARENTS
João Martins Soares Filho and Jane Maria de Britto Freire

TWINS	NAME AND REGISTRATION OF THE TWINS
NO	XXXXXXXXXX

REGISTRATION DATE IN FULL	LIVE BIRTH REGISTRATION NUMBER
July twenty-third, two thousand eight	XXXXXXXXXX

NOTES / ANNOTATIONS
XXXX

The content of the certificate is true. I certify

São Luís (MA), November 13, 2012

Registrar's Signature

Inspection Seal
Judiciary
Court of Justice
Maranhão
GENERAL USE

CIVIL REGISTRY OFFICE OF THE 3rd DISTRICT
Av. João Pessoa, No. 261 – João Paulo
Phone: 3243-4477
Margarida Jesus Pinheiro
Registrar
Mercedes de Jesus Pinheiro
Sworn Deputy Clerk

I, Marina Viana Silva, telephone number 415 425-2508, mailing address P.O. Box 90487, San Diego, CA 92169, certify that the professional translation of this document from Portuguese to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.

Marina Viana

Date: July 08, 2025.

REGISTRO CIVIL DAS PESSOAS NATURAIS

CERTIDÃO DE NASCIMENTO

NOME:

CECÍLIA BRITTO FREIRE MOYSES

MATRÍCULA:
031385 01 55 2017 1 00424 031 0214387 43

DATA DE NASCIMENTO POR EXTENSO	DIA	MÊS	ANO
QUINTA-FEIRA, QUATORZE DE DEZEMBRO DE DOIS MIL E DEZESSETE	14	12	2017

HORA	MUNICÍPIO DE NASCIMENTO E UNIDADE DA FEDERAÇÃO
01:05	SÃO LUÍS - MA

MUNICÍPIO DE REGISTRO E UNIDADE DA FEDERAÇÃO	LOCAL DE NASCIMENTO	SEXO
SÃO LUÍS - MA	NATUS LUMINE MATERNIDADE	FEMININO

FILIAÇÃO

YGLESIO LUCIANO MOYSES SILVA DE SOUZA
JULIANA BRITTO FREIRE MARTINS MOYSES

AVÓS

Paternos: ANTONIO ERIVAL CARVALHO DE SOUZA e MARLENE DAS GRAÇAS MOYSES DA SILVA SOUZA
Maternos: JOÃO MARTINS SOARES FILHO e JANE MARIA DE BRITTO FREIRE

GÊMEO	NOME E MATRÍCULA DO(S) GÊMEO(S)
Não	ND

DATA DO REGISTRO POR EXTENSO	NÚMERO DA DECLARAÇÃO DE NASCIDO VIVO
QUARTA-FEIRA, VINTE E SETE DE DEZEMBRO DE DOIS MIL E DEZESSETE ÀS 12:04	30740428014

OBSERVAÇÕES E AVERBAÇÕES

CPF da registranda:093.326.443-73.

CARTÓRIO DA 4ª ZONA - SERV EXTRAJ DA 4ª ZONA
ENOCH RIBEIRO DE VASCONCELOS - REGISTRADOR
OFICIAL DA 4ª ZONA
SÃO LUÍS - MA
AV. JERÔNIMO DE ALBUQUERQUE, 205, COHAB

O conteúdo da certidão é verdadeiro. Dou fé.
SÃO LUÍS, 05 de Janeiro de 2018.

SIMONE CLEIA PASSINHO FONSECA

Selo : GR -

Simone Cleia Passinho Fonseca
Escrevente Autorizada
Cartório Agostinho Vasconcelos

GRATIS

CARTORIO DE REGISTRO CIVIL DA 3ª ZONA
Av. João Pessoa, Nº 261 - João Paulo
Fone: 3243-4477
Margarida Jesus Pinheiro
Escrevã
Mercedes de Jesus Pinheiro
Escrevente Juramentada Substituta

REGISTRO CIVIL DAS PESSOAS NATURAIS
CARTÓRIO DE REGISTRO CIVIL DA 3ª ZONA – JOÃO PAULO

CERTIDÃO DE NASCIMENTO

NOME: **GUILHERME BRITTO FREIRE MARTINS NUNES**

0300150155 2008 1 00367 294 0329572 36

DATA DE NASCIMENTO POR EXTENSO	DIA	MÊS	ANO
Nove de julho de dois mil e oito	09	07	2008

HORA	MUNICIPIO DE NASCIMENTO E UNIDADE DA FEDERAÇÃO
15:17	São Luis/Maranhão

MUNICIPIO DE REGISTRO E UNIDADE DA FEDERAÇÃO	LOCAL DE NASCIMENTO	COR	SEXO
São Luis/Maranhão	Clínica São Marcos	--	Masculino

FILIAÇÃO:
Rogério Luiz Costa Nunes e Juliana Britto Freire Martins Soares

AVÓS PATERNOS:
William Ribeiro Nunes Filho e Ana de Fátima Costa Nunes

AVÓS MATERNOS:
João Martins Soares Filho e Jane Maria de Britto Freire

GÊMEO	NOME E MATRÍCULA DO(S) GÊMEOS
NÃO	XXXXXXX

DATA DO REGISTRO POR EXTENSO	NÚMERO DA DECLARAÇÃO DE NASCIDO VIVO
Vinte e três de julho de dois mil e oito	XXXXXXX

OBSERVAÇÕES / AVERBAÇÕES
Xxx

O conteúdo da certidão é verdadeiro. Dou fé.

São Luís (MA), 13 de novembro de 2012

Assinatura do Oficial

CARTORIO DE REGISTRO CIVIL DA 3ª ZONA
Av. João Pessoa, Nº 261 - João Paulo

Federative Republic of Brazil

STATE OF MARANHÃO

CIVIL REGISTRY OFFICE
JUDICIAL DISTRICT OF SÃO LUÍS

CIVIL REGISTRY OFFICE
1st ZONE
CNPJ No. 05.284.014/0001-45
Bachelor of Laws Maria da Graça Bello Smith
Clerk

BIRTH CERTIFICATE No. 107/447

1st Copy

THE CLERK
----//signature//----
Bachelor of Laws Maria da Graça Bello Smith

I CERTIFY that on page 134, v° of book no. 96-A. of the BIRTH REGISTRY, was drawn up the record of Juliana Britto Freire Martina Soares. ********** born on the 18th day of August, 1989. ********** ********* at 12:45 PM at São Marcos Clinic, of this Capital. female skin white daughter of ********** João Martins Soares Filho. and Jana Maria de Britto Freire. paternal grandparents are João Martins Soares, and Terezinha de Jesus Martins Soares, and maternal grandparents Jurandir de Britto Freire, and Ana Maria de Britto Freire.

The declarant was The father. and the witnesses were Francisca de Jesus Pereira. Edson Ribeiro Barbosa.

Notes: Record made on the date below.

-----//Signature//----

The above is true and I certify.

São Luis, August 28, 19 89.

REGISTRAR
-----//Signature//----

CIVIL REGISTRY OFFICE
1st ZONE
CNPJ No. 05.284.014/0001-45
Bachelor of Laws Maria da Graça Bello Smith
Clerk

S. BENEDITO PRINTING HOUSE

I, Carolina Favero da Silva, telephone number 415 425-2508, mailing address P.O. Box 90487, San Diego, CA 92169, certify that the professional translation of this document from Portuguese to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.



_____ Date: June 12, 2025.

República Federativa do Brasil

ESTADO DO MARANHÃO

CARTÓRIO DO REGISTRO CIVIL

COMARCA DE SAO LUIS

CARTÓRIO DE REGISTRO CIVIL
1.ª ZONA
CGC - 05284014/0001-45
Bel. Maria da Graça Bello Smith
Escrivã

CERTIDAO DE NASCIMENTO N.º 107.447

O ESCRIVÃO

Bel Maria da Graça Bello Smith

CERTIFICO que às fls. 134,Vº do livro n.º 96-A. do REGISTRO DE NASCIMENTO foi lavrado o de Juliana Britto Freire Martins Soares.

* * * * * * * * * * * * nascido aos 18 dias de Agosto de 1989.

* *

* * * às 12:45 horas em a Clínica São Marcos,desta Capital.

do sexo feminino de cor branca filho * * * * * * * * * * * * * * * * *

do João Martins Soares Filho.

e Jana Maria de Britto Freire.

sendo avós paternos João Martins Soares.

e Terezinha de Jesus Martins Soares.

e maternos Jurandir de Britto Freire.

e Ana Maria de Britto Freire.

foi declarante O pai.

serviram de testemunhas Francisca de Jesus Pereira.

Edson Ribeiro Barbosa.

Observações: Registro feito em data abaixo.

O referido é verdade e dou fé.

São Luís 28 de Agosto de 19 89.

OFICIAL

CARTÓRIO DE REGISTRO CIVIL
1.ª ZONA
CGC - 05284014/0001-45
Bel. Maria da Graça Bello Smith
Escrivã

GRAFICA S. BENEDITO

CIVIL REGISTRY OFFICE

3rd ZONE
Margarida Jesus Pinheiro
REGISTRAR
São Luís – Maranhão.

Federative Republic of Brazil
State of Maranhão
3rd Civil Registry and Marriage Office - São Luís (MA)

Birth Certificate

I CERTIFY that on page 294, front, under number 329572, in Book A-367 of births, is registered the birth of

GUILHERME BRITTO FREIRE MARTINS NUNES

male, born at SÃO MARCOS CLINIC, São Luís (MA), on July 9, 2008, at 3:17 p.m.

The registered child is the son of ROGÉRO LUIZ COSTA NUNES, born in São Luís (MA), and JULIANA BRITTO FREIRE MARTINS SOARES, born in São Luís (MA), paternal grandparents are WILLIAN RIBEIRO NUNES FILHO and ANA DE FÁTIMA COSTA NUNES, maternal grandparents JOÃO MARTINS SOARES FILHO and JANE MARIA DE BRITTO FREIRE.

The declarant was the father, and the witnesses were MÁRCIA ROBERTA DE CARVALHO and KÁTIA ROSANA SOUSA COSTA.

Notes: Record made on July 23, 2008, at 4:20 p.m.

The above is true and I certify.

São Luis, July 23, 2008.

CITIZENSHIP AND JUSTICE CENTER
JUDICIARY
SÃO LUÍS - MA

Inspection Seal
Judiciary
Court of Justice
of Maranhão
Free of Charge
000003003715

----//signature//----

Giselle Régia C. M. Penha

I, Carolina Favero da Silva, telephone number 415 425-2508, mailing address P.O. Box 90487, San Diego, CA 92169, certify that the professional translation of this document from Portuguese to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.



_____ Date: June 12, 2025.

OFÍCIO DO REGISTRO C
3ª. ZONA
Margarida Jesus Pinheiro
OFICIALA
São Luís - Maranhão.

República Federativa do Brasil
Estado do Maranhão
Cartório da 3ª Zona de Reg. Civil e Casamento - São Luís (MA)

Certidão de Nascimento

CERTIFICO que às folhas 294, frente, sob o número 329572, do livro A - 367 de assentamentos de nascimentos, está registrado o nascimento de

GUILHERME BRITTO FREIRE MARTINS NUNES

do sexo masculino, ocorrido no(a) CLÍNICA SÃO MARCOS, São Luís (MA), no dia 9 de julho de 2008 às 15:17 horas.

O registrado é filho de ROGÉRIO LUIZ COSTA NUNES, natural de São Luís (MA) e de JULIANA BRITTO FREIRE MARTINS SOARES, natural de São Luís (MA) , sendo avós paternos WILLIAM RIBEIRO NUNES FILHO e ANA DE FÁTIMA COSTA NUNES e avós maternos JOÃO MARTINS SOARES FILHO e JANE MARIA DE BRITTO FREIRE.

Foi declarante o pai e serviram de testemunhas MÁRCIA ROBERTA DE CARVALHO e KATIA ROSANA SOUSA COSTA.

Observações: Registro feito no dia 23 de julho de 2008, às 16:20 horas.

O Referido é verdade e dou fé.

São Luís, 23 de julho de 2008.

Giselle Régia C. M. Penha

CENTRAL DE CERTIDÕES E JUSTIÇA
PODER JUDICIÁRIO
Tribunal de Justiça do Maranhão
Gratuito
000003003715

CIVIL REGISTRY OFFICE
5th District – São Francisco
Rua Ribeiro do Amaral No. 08
São Luís – Maranhão
Núbia Maria Lemos Silva
Head Registrar
Phone: 3235-6191

CIVIL REGISTRY OF NATURAL PERSONS
MARRIAGE CERTIFICATE

YGLÉSIO LUCIANO MOYSÉS SILVA DE SOUZA
JULIANA BRITTO FREIRE MARTINS SOARES
REGISTRATION
0313770155 2015 2 00015 273 0008980 95

FULL NAMES AS SINGLE, DATES AND PLACES OF BIRTH, NATIONALITY AND PARENTAGE OF THE SPOUSES

YGLÉSIO LUCIANO MOYSÉS SILVA DE SOUZA, BORN ON SEPTEMBER 19, 1980, IN SÃO LUÍS-MA, BRAZILIAN, SON OF ANTÔNIO ERIVAL CARVALHO DE SOUZA and MARLENE DAS GRAÇAS MOYSÉS DA SILVA SOUZA.
JULIANA BRITTO FREIRE MARTINS SOARES, BORN ON AUGUST 18, 1989, IN SÃO LUÍS - MA, BRAZILIAN, DAUGHTER OF JOÃO MARTINS SOARES FILHO and JANE MARIA DE BRITTO FREIRE.

DATE OF MARRIAGE CELEBRATION	DAY	MONTH	YEAR
DECEMBER ELEVEN, TWO THOUSAND FIFTEEN	11	12	2015

MARRIAGE PROPERTY SYSTEM
SEPARATE PROPERTY SYSTEM

NAME THAT EACH SPOUSE HAS STARTED USING (IF THERE HAS BEEN A CHANGE)
JULIANA BRITTO FREIRE MARTINS MOYSÉS

NOTES/ANNOTATIONS

THE WITNESSES LISTED IN THE RECORD SERVED AS WITNESSES

Inspection Seal
000022520917
Phone: 3235-6191

The content of this certificate is true. I certify.

SÃO LUIS (MA), DECEMBER 11, 2015
Registrar's Signature
------//signature//-------
Núbia Maria Lemos Silva
Head Registrar - 5th District Registry Office
São Luís - Maranhão

CIVIL REGISTRY OFFICE
5th District – São Francisco
Rua Ribeiro do Amaral No. 08
São Luís – Maranhão
Núbia Maria Lemos Silva
Head Registrar
Phone: 3235-6191

Notary Stamp

5th Notary Office of São Luís
AUTHENTICATION
Checked and found to be in accordance with the original presented
São Luís. 01/14/2021 10:27:28 12268
In witness _____ of the truth.
------//signature//-------
Márcio Roberto Cutrim Nascimento Junior - Clerk
JUDICIARY - TJMA
Seal: AUTENT1567119MG2UZT8L6DU0A31 - Act: 13.18
Fees: R$4.63 FERC:R$0.13 FADEP:R$0.18 FEMP: R$0.18 Total: R$ 5.12
Check the validity of this seal on the website https://sel.tjma.jus.br

I, André Vinicius Inacio Penna Mello, certify that the professional translation of this document from Portuguese to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.

_____ **Date: May 14, 2025.**

CARTÓRIO DE REGISTRO CIVIL
Zona São Francisco
Rua Ricardo Amaral Nº 08
São Luís - Maranhão
Nubia Maria Lemos Silva
Oficial Titular
Fone: 3235-8191

REGISTRO CIVIL DAS PESSOAS NATURAIS

CERTIDÃO DE CASAMENTO

YGLÉSIO LUCIANO MOYSÉS SILVA DE SOUZA
JULIANA BRITTO FREIRE MARTINS SOARES

MATRÍCULA

0313770155 2015 2 00015 273 0008980 95

NOMES COMPLETOS DE SOLTEIRO , DATAS E LOCAIS DE NASCIMENTO, NACIONALIDADE E FILIAÇÕES DOS CÔNJUGES

YGLÉSIO LUCIANO MOYSÉS SILVA DE SOUZA, NASCIDO NO DIA 19 DE SETEMBRO DE 1980, EM SÃO LUÍS - MA, BRASILEIRO, FILHO DE ANTÔNIO ERIVAL CARVALHO DE SOUZA e MARLENE DAS GRAÇAS MOYSÉS DA SILVA SOUZA. **JULIANA BRITTO FREIRE MARTINS SOARES**, NASCIDA NO DIA 18 DE AGOSTO DE 1989, EM SÃO LUÍS - MA, BRASILEIRA, FILHA DE JOÃO MARTINS SOARES FILHO e JANE MARIA DE BRITTO FREIRE.

DATA DE REGISTRO DO CASAMENTO	DIA	MÊS	ANO
ONZE DE DEZEMBRO DE DOIS MIL E QUINZE	11	12	2015

REGIME DE BENS DO CASAMENTO

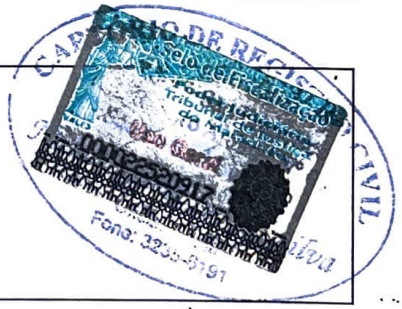
SEPARAÇÃO TOTAL DE BENS

NOME QUE CADA UM DOS CÔNJUGES PASSOU A UTILIZAR (QUANDO HOUVER ALTERAÇÃO)

JULIANA BRITTO FREIRE MARTINS MOYSÉS

ÒBSERVAÇÕES / AVERBAÇÕES

SERVIRAM DE TESTEMUNHAS AS CONSTANTES DO TERMO.



O conteúdo da certidão é verdadeiro. Dou Fé

SÃO LUÍS(MA), 11 DE DEZEMBRO DE 2015

Assinatura do Oficial

Nubia Maria Lemos Silva
Oficial Titular - Cartorio 5ª Zona
São Luís-Maranhão

CARTÓRIO DE REGISTRO CIVIL
Zona São Francisco
Rua Ricardo Amaral Nº 08
São Luís - Maranhão
Nubia Maria Lemos Silva
Oficial Titular
Fone: 3235-8191

5º TABELIONATO DE NOTAS DE SÃO LUÍS
JULIANA PEREIRA SOARES LOURENÇO
Tabelia
Av. Colares Moreira, N. 2, Ed. Planta Tower, Ljs 7 e 8, Renascença - (98) 3303-7155 - CEP: 65.075-441 - São Luís/MA

AUTENTICAÇÃO
Conferido e achado conforme original apresentado
São Luís, 14/01/2021 10:27:28 12268
Em Testemunho _____ da verdade.
Márcio Roberto Cutrim Nascimento Junior - Escrevente
PODER JUDICIÁRIO - TJMA
Selo: AUTENT1567119MG2UZT8L6DU0A31 - Ato: 13.18
Emol.:R$4.63 FERC :R$0.13 FADEP:R$0.18 FEMP:R$0.18 Total:R$5,12
Consulte a validade deste selo no site https://selo.tjma.jus.br

TABELIONATO DE CONTRATOS MARÍTIMOS - SÃO LUÍS / MA

Assinatura do titular / Signature du titulaire
Bearer's signature / Firma del titular

GD501924

Este passaporte deve ser assinado pelo titular, salvo em caso de incapacidade.

Ce passeport doit être signé par le titulaire, sauf en cas d'incapacité.

This passport must be signed, except where the bearer is unable to do so.

Este pasaporte debe ser firmado por el titular, salvo en caso de incapacidad.

1578

PASSAPORTE
PASSPORT

REPÚBLICA FEDERATIVA DO BRASIL

TIPO / TYPE: P
PAÍS EMISSOR / ISSUING COUNTRY: BRA
PASSAPORTE Nº / PASSPORT No: GD501924

SOBRENOME / SURNAME: SILVA DE SOUZA

NOME / GIVEN NAMES: YGLESIO LUCIANO MOYSES

NACIONALIDADE / NATIONALITY: BRASILEIRO(A)

DATA DO NASCIMENTO / DATE OF BIRTH: 19 SET/SEP 1980

IDENTIDADE Nº / PERSONAL No:

SEXO / SEX: M

NATURALIDADE / PLACE OF BIRTH: SÃO LUÍS/MA

FILIAÇÃO / FILIATION:
ANTONIO ERIVAL CARVALHO DE SOUZA
MARLENE DAS GRACAS MOYSES DA SILVA SOUZA

DATA DE EXPEDIÇÃO / DATE OF ISSUE: 05 JAN/JAN 2022

AUTORIDADE / AUTHORITY: SR/DPF/MA

VÁLIDO ATÉ / DATE OF EXPIRY: 04 JAN/JAN 2032

P<BRASILVA<DE<SOUZA<<YGLESIO<LUCIANO<MOYSES<
GD501924<4BRA8009191M3201048<<<<<<<<<<<<<<08

Assinatura do titular / Signature du titulaire
Bearer's signature / Firma del titular

FM329804

Este passaporte deve ser assinado pelo titular,
salvo em caso de incapacidade.

Ce passeport doit être signé par le titulaire,
sauf en cas d'incapacité.

This passport must be signed,
except where the bearer is unable to do so.

Este pasaporte debe ser firmado por el titular,
salvo en caso de incapacidad.

PASSAPORTE
PASSPORT

REPÚBLICA FEDERATIVA DO BRASIL

TIPO / TYPE
P

PAÍS EMISSOR / ISSUING COUNTRY
BRA

PASSAPORTE Nº / PASSPORT No
FM329804

SOBRENOME / SURNAME
LUCIANO MOYSES SILVA DE SOUZA

NOME / GIVEN NAMES
YGLESIO

NACIONALIDADE / NATIONALITY
BRASILEIRO(A)

DATA DO NASCIMENTO / DATE OF BIRTH
19/Sep/1980

SEXO / SEX
M

NATURALIDADE / PLACE OF BIRTH
SÃO LUÍS/MA

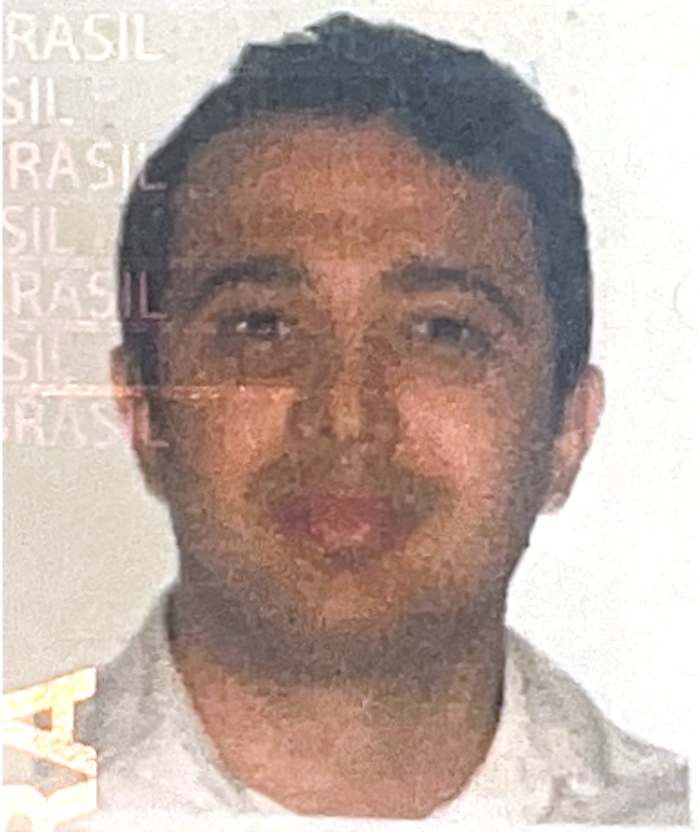
FILIAÇÃO / FILIATION
MARLENE DAS GRAÇAS MOYSES DA SILVA SOUZA
ANTONIO ERIVAL CARVALHO DE SOUZA

IDENTIDADE Nº / PERSONAL No

DATA DE EXPEDIÇÃO / DATE OF ISSUE
16/Jan/2015

AUTORIDADE / AUTHORITY
SR/DPF/MA

VÁLIDO ATÉ / DATE OF EXPIRY
15/Jan/2020



P<BRALUCIANO<MOYSES<SILVA<DE<SOUZA<<YGLESIO<
FM329804<5BRA8009191M2001159<<<<<<<<<<<<<<02

MARIA ALICE PEDROZO MOYSES

Assinatura do titular / *Signature du titulaire /*
Bearer's signature / Firma del titular

REPÚBLICA FEDERATIVA DO BRASIL

GL7421495BRA1503184F3006162

Este passaporte deve ser assinado
pelo titular, salvo em caso de incapacidade.

Ce passeport doit être signé
par le titulaire, sauf en cas d'incapacité.

This passport must be signed,
except where the bearer is unable to do so.

Este pasaporte debe ser firmado
por el titular, salvo en caso de incapacidad.



REPÚBLICA FEDERATIVA DO BRASIL

PASSAPORTE
PASSPORT

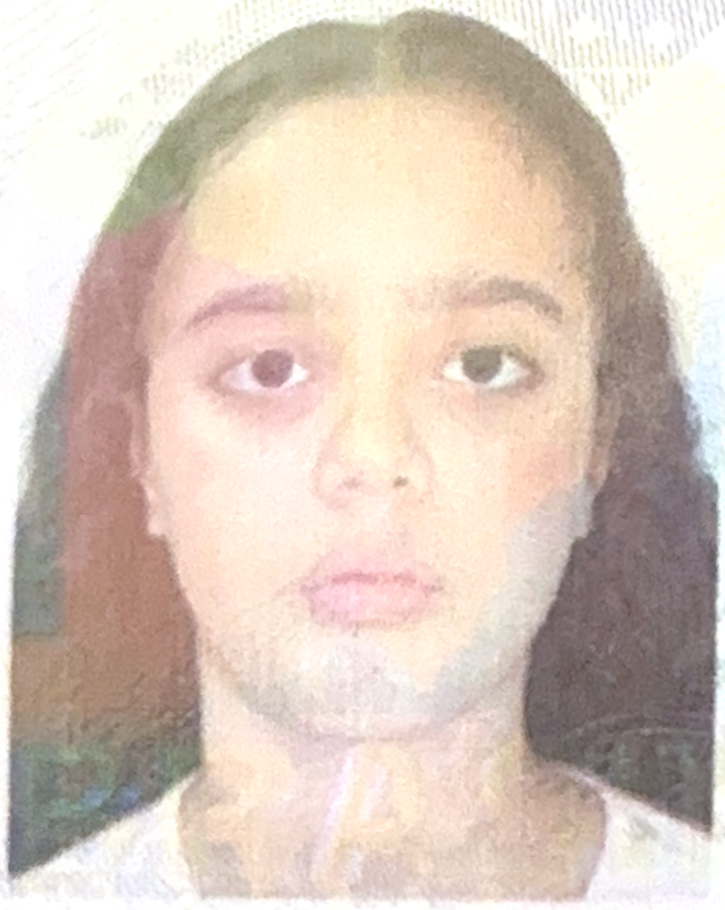
TIPO / *TYPE* **P**

PAÍS EMISSOR / *ISSUING COUNTRY* **BRA**

PASSAPORTE Nº / *PASSPORT No.* **GL742149**

SOBRENOME / *SURNAME*
PEDROZO MOYSES





NOME / *GIVEN NAMES*
MARIA ALICE

NACIONALIDADE / *NATIONALITY*
BRASILEIRO(A)

DATA DO NASCIMENTO / *DATE OF BIRTH*
18 MAR/MAR 2015

CPF / *PERSONAL NUMBER*
081017883-44

SEXO / *SEX*
F

NATURALIDADE / *PLACE OF BIRTH*
SÃO LUÍS/MA

FILIAÇÃO / *FILIATION*
GLAUCIONE PEREIRA PEDROZO

YGLESIO LUCIANO MOYSES SILVA DE SOUZA

O titular, enquanto menor, está autorizado pelos genitores, pelo prazo deste documento, a viajar apenas com um dos pais, indistintamente. Res. CNJ 131/11, Art. 13.

DATA DE EXPEDIÇÃO / *DATE OF ISSUE*
17 JUN/JUN 2025

AUTORIDADE / *AUTHORITY*
SR/PF/MA

VÁLIDO ATÉ / *DATE OF EXPIRY*
16 JUN/JUN 2030

P<BRAPEDROZO<MOYSES<<MARIA<ALICE<<<<<<<<<<<<<<
GL742149<2BRA1503184F3006162081017883 44<<<84

Guilherme Britto

REPÚBLICA FEDERATIVA DO BRASIL REPÚBLICA FEDERATIVA DO BRASIL REPÚBLICA FEDERATIVA DO BRASIL

Juliana Britto F. M. Moyses.

Assinatura do titular / Signature du titulaire
Bearer's signature / Firma del titular

Este passaporte deve ser assinado pelo titular,
salvo em caso de incapacidade.

Ce passeport doit être signé par le titulaire,
sauf en cas d'incapacité.

This passport must be signed,
except where the bearer is unable to do so.

Este pasaporte debe ser firmado por el titular,
salvo en caso de incapacidad.

FT 221 065

REPÚBLICA FEDERATIVA DO BRASIL

PASSAPORTE
PASSPORT



TIPO / TYPE
P

PAÍS EMISSOR / ISSUING COUNTRY
BRA

PASSAPORTE Nº / PASSPORT No
FT221065

SOBRENOME / SURNAME
BRITTO FREIRE MARTINS MOYSES

NOME / GIVEN NAMES
JULIANA

NACIONALIDADE / NATIONALITY
BRASILEIRO(A)

DATA DO NASCIMENTO / DATE OF BIRTH
18 AGO/AUG 1989

IDENTIDADE Nº / PERSONAL No

SEXO / SEX
F

NATURALIDADE / PLACE OF BIRTH
SÃO LUÍS/MA

FILIAÇÃO / FILIATION
JANE MARIA DE BRITTO FREIRE

JOAO MARTINS SOARES FILHO

DATA DE EXPEDIÇÃO / DATE OF ISSUE
19 MAI/MAY 2017

AUTORIDADE / AUTHORITY
SR/DPF/MA

VÁLIDO ATÉ / DATE OF EXPIRY
18 MAI/MAY 2027

P<BRABRITTO<FREIRE<MARTINS<MOYSES<<JULIANA<<
FT221065<8BRA8908180F2705181<<<<<<<<<<<<<<06

CECILIA BRITTO

REPÚBLICA FEDERATIVA DO BRASIL REPÚBLICA FEDERATIVA DO BRASIL REPÚBLICA FEDERATIVA DO BRASIL

VISTOS VISAS

1584

VISA

UNITED STATES OF AMERICA



Issuing Post Name
BRASILIA

Control Number
20250860120012

Surname
SILVA DE SOUZA

Given Name
YGLESIO LUCIANO MOYSES

Visa Type /Class
R B1/B2

Passport Number
GD501924

Sex
M

Birth Date
19SEP1980

Nationality
BRZL

Entries
M

Issue Date
01APR2025

Expiration Date
26MAR2035

Annotation

V4756665

VNUSASILVA<DE<SOUZA<<YGLESIO<LUCIANO<MOYSES<
GD501924<4BRA8009191M3503269B3BRAOZZLF662127

DEPARTMENT OF HOMELAND SECURITY U.S. CUSTOMS AND BORDER PROTECTION
ADMITTED
VIA
SEP 14 2017
B-2
9-13-18
29
5500

CONTROL DE MIGRACIONES
DAL 19 DIC 17 181
CHILE
AEROPUERTO A. MERINO BENITEZ

6 VISAS

VISA

UNITED STATES OF AMERICA



Issuing Post Name
SAO PAULO

Control Number
20151833290019

Surname
LUCIANO MOYSES SILVA DE SOUZA

Given Name
YGLESIO

Visa Type /Class
R B1/B2

Passport Number
FM329804

Sex
M

Birth Date
19SEP1980

Nationality
BRZL

Entries
M

Issue Date
07JUL2015

Expiration Date
01JUL2025

0111

Annotation
1585

CANCELLED WITHOUT PREJUDICE

K4666193

*

VNUSALUCIANO<MOYSES<SILVA<DE<SOUZA<<YGLESIO<

FM329804<5BRA8009191M2507019B3SPL2C3ML662123

MARIA ALICE PEDROZO MOYSES

Assinatura do titular / *Signature du titulaire /*
Bearer's signature / Firma del titular

REPÚBLICA FEDERATIVA DO BRASIL

GL742149

Este passaporte deve ser assinado
pelo titular, salvo em caso de incapacidade.

Ce passeport doit être signé
par le titulaire, sauf en cas d'incapacité.

This passport must be signed,
except where the bearer is unable to do so.

Este pasaporte debe ser firmado
por el titular, salvo en caso de incapacidad.



REPÚBLICA FEDERATIVA DO BRASIL

PASSAPORTE
PASSPORT

TIPO / *TYPE* **P**

PAÍS EMISSOR / *ISSUING COUNTRY* **BRA**

PASSAPORTE Nº / *PASSPORT No.* **GL742149**

SOBRENOME / *SURNAME*
PEDROZO MOYSES



NOME / *GIVEN NAMES*
MARIA ALICE

NACIONALIDADE / *NATIONALITY*
BRASILEIRO(A)

DATA DO NASCIMENTO / *DATE OF BIRTH*
18 MAR/MAR 2015

CPF / *PERSONAL NUMBER*
081017883-44

SEXO / *SEX*
F

NATURALIDADE / *PLACE OF BIRTH*
SÃO LUÍS/MA

FILIAÇÃO / *FILIATION*
GLAUCIONE PEREIRA PEDROZO

YGLESIO LUCIANO MOYSES SILVA DE SOUZA



O titular, enquanto menor, está autorizado pelos genitores, pelo prazo deste documento, a viajar apenas com um dos pais, indistintamente. Res. CNJ 131/11, Art. 13.

DATA DE EXPEDIÇÃO / *DATE OF ISSUE*
17 JUN/JUN 2025

AUTORIDADE / *AUTHORITY*
SR/PF/MA

VÁLIDO ATÉ / *DATE OF EXPIRY*
16 JUN/JUN 2030

P<BRAPEDROZO<MOYSES<<MARIA<ALICE<<<<<<<<<<<<<<
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VISA

UNITED STATES OF AMERICA



Issuing Post Name
SAO PAULO

Control Number
20183125190009

Surname
BRITTO FREIRE MOYSES

Given Name
CECILIA

Visa Type /Class
R B1/B2

Passport Number
FW633013

Sex
F

Birth Date
14DEC2017

Nationality
BRZL

Entries
M

Issue Date
16NOV2018

Expiration Date
07NOV2028

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Annotation

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VISA

UNITED STATES OF AMERICA



Issuing Post Name
SAO PAULO

Control Number
20171782060005

Surname
BRITTO FREIRE MARTINS MOYSES

Given Name
JULIANA

Visa Type /Class
R B1/B2

Passport Number
FT221065

Sex
F

Birth Date
18AUG1989

Nationality
BRZL

Entries
M

Issue Date
03JUL2017

Expiration Date
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Annotation

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VISA

UNITED STATES OF AMERICA



Issuing Post Name
SAO PAULO

Control Number
20163559310002

Surname
BRITTO FREIRE MARTINS NUNES

Given Name
GUILHERME

Visa Type/Class
R B1/B2

Passport Number
FR122324

Sex
M

Birth Date
09JUL2008

Nationality
BRZL

Entries
M

Issue Date
22DEC2016

Expiration Date
19DEC2026

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Annotation

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