SELLER ADDENDUM

This Seller Standard Addendum is attached to and is made a part of the Offer, Counter Offer, Purchase Contract, or other documents executed in connection with the purchase of the Premises.

Date: _____ This Seller Standard Addendum is by and between the following Parties:
Seller/Landlord: Offerpad, LLC, an Arizona limited liability Company, and/ oranOfferpad affiliated entity
Buyer/Tenant: _____
Premises: 8922 Quaker Ridge, Selma, TX 78154

Disclosure: Buyer acknowledges Seller obtained the Premises through direct purchase from a homeowner, foreclosure process, or bank or servicer and/or similar process and therefore will not provide a warranty of any kind, including but not limited to a builder warranty or Seller warranties. All existing personal property that conveys at closing will convey in "as is" condition including but not limited to above ground spas, appliances, pool & spa heaters, refrigerators, and washer & dryers. Seller has never occupied the Premises. HOA assessments/transfer fees are disclosed to buyer based on information the seller obtained at purchase. Buyer to verify any updates/increases. **Option Fee sent to Stewart Title Company – 500 N Broadway Ste 900, St. Louis, MO 63102**

Buyer Independent Investigation: Buyer has received NO promises as to the condition of the Premises and has been afforded an opportunity to obtain an inspection by an inspector(s) of Buyer's choosing. Inspection reports, if provided, are for disclosure purposes. Buyer is NOT relying on Seller, Listing Agent, or MLS as to the condition of the Premises, exact square footage, exact bedrooms and/or bathrooms of the premises, condition of the water and sewage disposal systems, neighborhood characteristics, or any improvements thereon, including, but not limited to roof, foundation, soils, electrical, plumbing, heating, mechanical systems, water or septic systems, geology, foundation, lot size, termites/pests, radon or hazardous substances, whether the Premises is in a flood zone, or is near an airport or airbase, or whether the Premises conforms to local ordinances or regulations, including zoning or sustainability of the Premises or compliance with City, County, State, and Federal statutes, codes, and ordinances. On the condition the Buyer requests repairs, Seller may not provide receipts for completed work as they employ on staff service technicians. Buyer is solely responsible to confirm the property qualifies for the agreed upon financing. Section 13 of the Residential Contract to Purchase shall read Taxes for the current year, interest, maintenance fees, assessments, dues and rents will be prorated through the Closing Date. All prorations to be final and are not subject to change.

Repair Request/ Seller Response: Seller and Buyer agree that Seller will have up to 5 Business Days from the time a repair request is made to respond to such request. Buyer will have 3 days from Sellers response to approve or disapprove response. If Buyer disapproves of Seller response, Buyer may cancel contract with earnest monies being returned to Buyer. Paragraph 7 (F) of the Residential Contract to Purchase is amended to provide that if Seller has not completed any agreed repairs or treatments prior to the closing date, the closing date shall be extended up to 14 days if necessary for Seller to complete the repairs or treatments.

Solar: In the event the home has a solar lease, buyer shall assume solar lease at close of escrow. Seller shall provide lease and payment information 3 days from contract acceptance.

Early Closing & Closing Extension: On the condition the all parties, including Buyer, Seller, Title and/or Lender can close escrow before the closing date initially agreed upon in the Purchase Contract, not to include the original close of escrow date, the Seller shall credit Buyer $50 per day in addition to any previous agreed upon closing credits. The additional $50 per day credit will be applied as an early closing fee and need to be approved by lender if the Buyer is obtaining financing to purchase the home. A signed, satisfactory, Final Walk-Through will be required. On the condition the Buyer is unable to close escrow for any reason on the closing date initially agreed upon in the Purchase Contract, the Buyer shall pay a $50 per day extension fee to Seller for each day the closing is delayed. Seller to allow 3-day grace period from the agreed upon closing date before the extension fee shall effect on 4th day.

Final Walk-Through: Seller encourages buyer to conduct final inspection/walk-through. Buyer agrees to deliver an accepted, signed OP Final Walk-Through document to Seller prior to closing

Listing Agent and Principals: One or more shareholders/members of Offerpad, Inc. and Offerpad, LLC and other Offerpad related entities are licensed real estate agents in Arizona, Nevada, Florida, Utah, Georgia, North Carolina, South Carolina, California, and Texas. One or more shareholders/members of Offerpad, LLC have an interest in Elevation Solar, LLC and Elevation Solar Leasing, LLC. Listing Broker and Agent is employed by Seller and has a financial interest in the transaction separate from the commission, if any, for providing real estate services.

Locks, Keys & Remotes: Smart lock, if present, on front entry door shall covey with sale. Seller has never occupied the property and may not have mailbox keys, mailbox number, gate keys, and/or garage door openers. Any keys and/or garage door openers the Seller has shall be in the kitchen drawers closest to the refrigerator.

Rekey Premises: Buyer must rekey the Premises immediately upon the Close of Escrow. Seller shall not be responsible for any damages or liability incurred due to Buyer's failure to rekey the premises.

Property Loss: If any part of the premises is damaged or destroyed prior to closing Seller will have the option to restore the property to its previous condition as soon as reasonably possible or terminate this agreement. In the event Seller elects to restore premises, Seller and Buyer will mutually agree to extend closing date for a reasonable amount of time to allow Seller to make the repairs. The delay of closing extension fee shall not apply in the event that such delay is due to Seller completing requested Seller repairs or restoring the property due to damage. In the event Seller elects not to restore the premises, then the purchase contract will terminate and Buyer will receive a full refund from Escrow of all deposits paid.

Prior Sale: Buyer acknowledges that Seller has multiple agents capable of accepting an offer at any given time. In the event that Seller becomes aware of two executed contracts for the same Premises, the Contract which was executed first in time shall be the Official Purchase Contract, all other Contracts shall be deemed a Back-Up Offer. Seller shall promptly notify the Buyer if the Buyer's contract is a Back-Up Offer. Upon notification, Buyer shall have 5 days to either 1) terminate the Back-Up Offer in writing and receive a full refund of all depot monies or 2) Remain a Back-Up Offer and agree to proceed with closing under the terms of it's Back-Up Offer in the event the Official Purchase Contract terminates.

Mold: Buyer is advised that mold or other microscopic organisms, herein referred to as "Mold", may or may not exist at the Premises. Mold may cause physical injuries, including but not limited to, allergic or respiratory reactions, particularly in persons with immune system problems, young children, and elderly persons. The only way to provide any reasonable assurance that a property does not have mold or other health hazards is to retain the services of an environmental expert to conduct specific tests. Additional information is available atwww.epa.gov/mo!d/, www.epa.gov/mold/, andwww.cdc.gov/mold/default.htm

Buyer'sSignature: **Date:** **Buyer's Signature:** **Date:**

_____ _____

Seller's Signature (on behalfof Offerpad, LLC): **Date:**

Vaughn Bair 10 / 14 / 2026

ALLIANCE LAND SURVEYORS
TBPELS FIRM No. 10194244
18410 US Hwy 281 N, Suite 109
San Antonio, TX 78259
(210) 369-9509

BUYER/OWNER: OFFERPAD POINT, LLC
ADDRESS: 8922 QUAKER RIDGE
CITY, STATE, ZIP: SELMA, TEXAS 78154
TITLE COMPANY: STEWART TITLE
GF NUMBER: OFPPUR261069979
EFFECTIVE DATE: JULY 20, 2026
ISSUE DATE: JULY 31, 2026




LAND TITLE SURVEY

LOT 11, BLOCK 8, SATURN SUBDIVISION, UNIT 2, A SUBDIVISION IN THE CITY OF SELMA, BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9549, PAGE 132 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

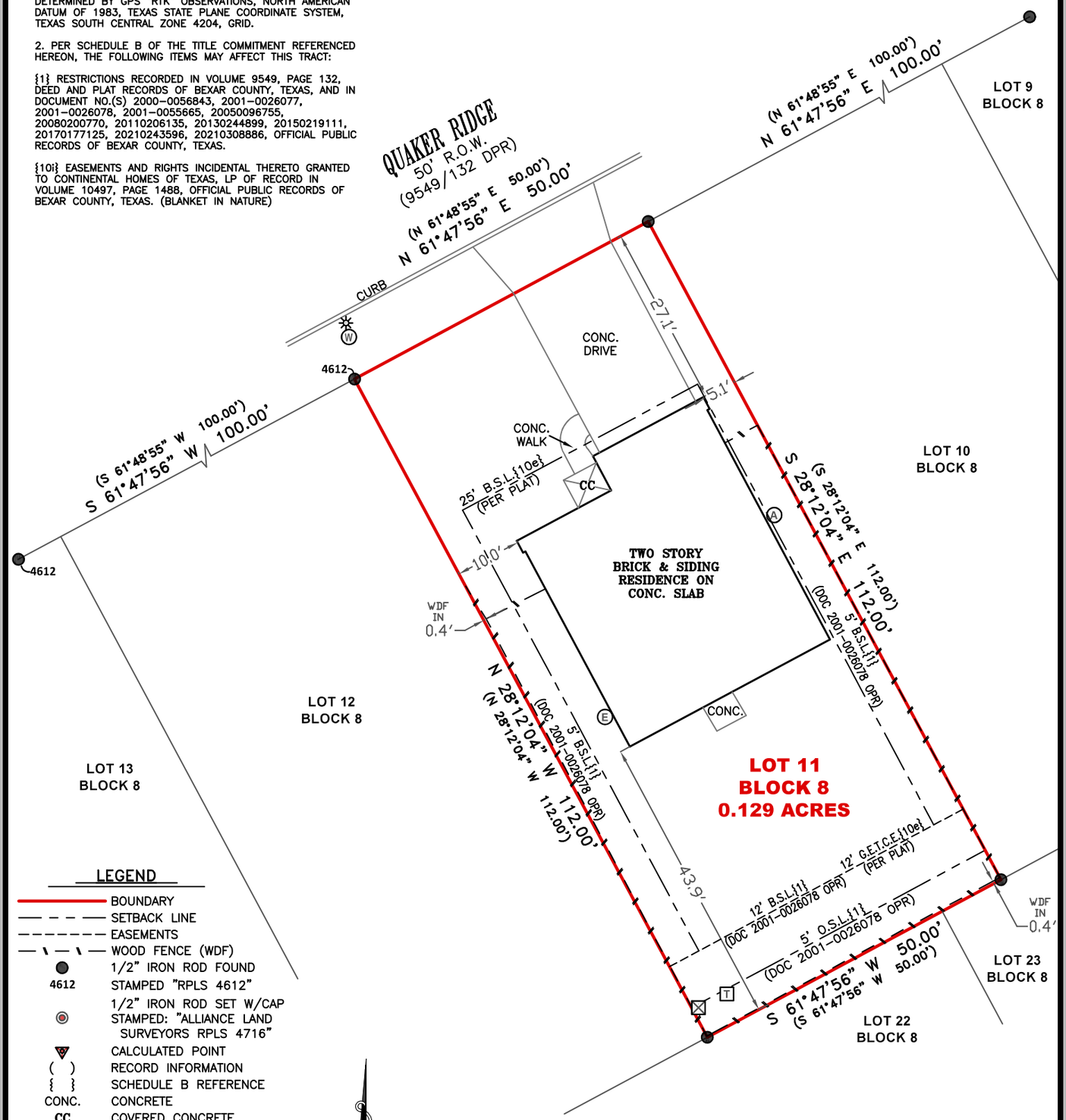
NOTES

1. BEARINGS AND DISTANCES SHOWN FOR THIS SURVEY WERE DETERMINED BY GPS "RTK" OBSERVATIONS, NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, GRID.

2. PER SCHEDULE B OF THE TITLE COMMITMENT REFERENCED HEREON, THE FOLLOWING ITEMS MAY AFFECT THIS TRACT:

{1} RESTRICTIONS RECORDED IN VOLUME 9549, PAGE 132, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND IN DOCUMENT NO.(S) 2000-0056843, 2001-0026077, 2001-0026078, 2001-0055665, 20050096755, 20080200770, 20110206135, 20130244899, 20150219111, 20170177125, 20210243596, 20210308886, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

{10i} EASEMENTS AND RIGHTS INCIDENTAL THERETO GRANTED TO CONTINENTAL HOMES OF TEXAS, LP OF RECORD IN VOLUME 10497, PAGE 1488, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. (BLANKET IN NATURE)



LEGEND

———	BOUNDARY
— — —	SETBACK LINE
- - - - - - -	EASEMENTS
— \ — \ —	WOOD FENCE (WDF)
●	1/2" IRON ROD FOUND
4612	STAMPED "RPLS 4612"
◉	1/2" IRON ROD SET W/CAP STAMPED: "ALLIANCE LAND SURVEYORS RPLS 4716"
▽	CALCULATED POINT
( )	RECORD INFORMATION
{ }	SCHEDULE B REFERENCE
CONC.	CONCRETE
CC	COVERED CONCRETE
Ⓐ	A/C PAD
Ⓔ	ELECTRIC METER
Ⓦ	WATER METER
T	TRANSFORMER
⊠	TELEPHONE PEDESTAL
✳	LIGHT POLE
R.O.W.	RIGHT-OF-WAY
B.S.L.	BUILDING SETBACK LINE
O.S.L.	OUTBUILDING SETBACK LINE
G.E.T.C.E.	GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
OPR	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS



SCALE
1" = 20'

ACCORDING TO FEMA MAP NO. 48029C0285F WITH AN EFFECTIVE DATE OF 09/29/2010, AND A REVISION DATE OF 05/06/2024, THIS PROPERTY LIES WITHIN ZONE 'X-SHADED' AND IS WITHIN A SPECIAL FLOOD HAZARD AREA. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS BY FEMA. APPROXIMATE LIMITS (IF SHOWN) ARE BASED ON AVAILABLE SHAPE FILES PROVIDED BY FEMA (msc.fema.gov).



I, Gary A. Gibbons, Registered Professional Land Surveyor number 4716, do hereby certify that this survey made on the ground by personnel working under my direct supervision and that this professional service conforms to the minimum standards of survey practices as set out by the Texas Board of Professional Engineers and Land Surveyors as of this date.

Survey field work completed on:

THE 27TH DAY OF AUGUST 2026, A.D.

Gary A. Gibbons

GARY A. GIBBONS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4716

JOB NO. 260823326	FIELD WORK: JSL	BOUNDARY: ALM	DRAWN: ALM	REVIEW: JTD / GG	REVISION DATE: --/--/---- - - -

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