

REALTOR Association of Greater Fort Lauderdale  
**ADDENDUM**  
For Use With All Exclusive Listing Contracts

**Disclosure of Latent Defects**

Owner specifically acknowledges and understands that if Owner knows of latent defects materially affecting the value of the property, which are defects not readily observable, then Owner is under a duty to disclose said latent defects to the Buyer. Owner represents that if Owner knows of said latent defects, they are set forth in writing under the "Special Clauses" provision below or by written document attached to this Exclusive Listing Contract and presented upon execution of this Contract. Owner shall notify Broker, in writing, of any latent defects that Owner becomes aware of during the term of this listing and any extension thereof. Owner authorizes Broker to disclose said latent defects to prospective purchasers.

**Warranties and Indemnities**

Owner has fully reviewed this Contract and the information relative to said property (as shown in the listing information above and/or the attached listing information sheet) and Owner warrants, to the best of his knowledge, the accuracy of said information. Owner agrees to indemnify and hold harmless Broker and those relying thereon from damages resulting from the inaccuracy of said information.

Special Clauses

1. \_\_\_\_\_  
\_\_\_\_\_
2. \_\_\_\_\_  
\_\_\_\_\_
3. \_\_\_\_\_  
\_\_\_\_\_
4. \_\_\_\_\_  
\_\_\_\_\_
5. \_\_\_\_\_  
\_\_\_\_\_

Seller 1

Seller 2

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Witness: \_\_\_\_\_

Witness: \_\_\_\_\_

1. Property Address: \_\_\_\_\_

2. Tax Folio Number: \_\_\_\_\_