

## **COMPLIANCE AGREEMENT / DISCLOSURE / LIMITED POWER OF ATTORNEY**

The undersigned agrees that as further consideration for Lennar Title, Inc. (hereinafter "Lennar Title, Inc.") to facilitate closing and disburse funds with respect to 12604 NW 23 Place, Miami, FL 33167, they will cooperate promptly with Lennar Title, Inc. and its agents in the correction or completion of any closing documents, if deemed reasonably necessary by Lennar Title, Inc. and/or its agents. The undersigned understands that this may include, but is not limited to, correction or re-execution of any existing documents or execution of new documents to reflect the agreed upon terms of all parties involved in the referenced transaction.

The undersigned does hereby agree that the terms of this Compliance Agreement constitute a covenant with Lennar Title, Inc.. In the event the undersigned refuses to correct, execute and deliver any and all of the additional documents or fees requested under this agreement within ten (10) days of such request, Lennar Title, Inc. may, in its sole discretion, proceed to enforce its rights and pursue any and all remedies available. In such case, the undersigned agree(s) to be liable for any and all loss or damage which Lennar Title, Inc. sustains by reason of such refusal including but not limited to attorney's fees and costs incurred by Lennar Title, Inc., or agents acting on its behalf.

It is understood that all funds deposited with Lennar Title, Inc. will be processed in the normal course of business. No disbursements will be made until the funds deposited have been irrevocably credited to Lennar Title, Inc.'s account. Lennar Title, Inc. may co-mingle funds received by it in escrow with funds of others, and may without limitation, deposit such funds in its custodial or escrow accounts with any reputable trust company, bank or other financial institution. It is understood that Lennar Title, Inc. shall be under no obligation to invest the funds deposited with it on behalf of any depositor, nor shall it be accountable for any earnings or incidental benefit attributable to the funds held and deposited by Lennar Title, Inc..

It is further agreed that certain items charged on the HUD-1, ALTA Settlement Statement or Closing Disclosure are based upon averages and can vary slightly from the actual amount paid for the specific item listed. Those items are limited to charges relating to recording fees, shipping fees and search fees. It is agreed that any overage or shortage (within \$5.00) with respect to the amounts charged for only those specific items will be credited to or covered by Lennar Title, Inc..

**PT** **NG** (initials) It is further understood that any payoffs or loan conditions required with respect to the transaction whether they be required by Lennar Title, Inc.'s title commitment or as a lender condition are the responsibility of the corresponding obligor/mortgagor. Accordingly, the said obligor/mortgagor agrees to hold Lennar Title, Inc. harmless with respect to any shortages in payoff figures represented on the HUD-1, ALTA Settlement Statement or Closing Disclosure, and agrees, upon notification from Lennar Title, Inc., to pay any and all funds required to clear any previously disclosed liens or other conditions. Additionally, upon notification by Lennar Title, Inc., the undersigned will comply with Lennar Title, Inc., or its agents' reasonable request to supply additional documentation required to satisfy any conditions associated with the transaction.

### **LIMITED POWER OF ATTORNEY**

**PT** **NG** (initials) The undersigned hereby appoints Lennar Title, Inc. to be my (our) attorney in fact (Agent) to act on my (our) behalf with respect to only the following specific issues:

To correct any clerical or typographical errors discovered in documents pertaining to this transaction including but not limited to spelling of names of any and all parties, legal descriptions, dates and addresses, and to initial, sign, seal and deliver and record any document that my agent deems necessary to effectuate the correction. All acts performed pursuant to this Limited Power of Attorney are hereby ratified subject to the following limitations:

My Agent is not authorized to make any changes or corrections with respect to interest rates or principal indebtedness stated on the note and security instrument and may not make any modifications which would materially alter the terms of the transaction.

This Power of Attorney is made of my own free will for the purposes of facilitating the necessary corrections.

Purna

Witness Signature

PurnaDivya Thuraga

Witness Printed Signature

Naga Venkata Someswara Rao Gonaboyina

Witness Signature

Witness Printed Signature

STATE OF: Florida  
COUNTY OF: Pasco

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 25th day of July, 2023 by PurnaDivya Thuraga and Naga Venkata Someswara Rao Gonaboyina, who has produced Photo ID as Identification or is personally known to me to be the persons therein.

Wendy Howard

Notary Public, State of Florida  
Wendy Howard  
Print Name

My commission expires: 12/28/2025

(SEAL)

Notarized online using audio-video communication

