

ASSIGNMENT OF CONTRACT FOR PURCHASE & SALE OF REAL ESTATE

Purchase & Sale Agreement:

In reference to the ATTACHED contract for purchase and sale, concerning the property described as:

5211 SW 57TH ST DAVIE, FL 33314-7414

County of BROWARD

Parcel ID 5041-35-05-0740

dated between

(Buyer the "Contract") NOBLE HOME SOLUTIONS LLC (hereafter referred to as Assignor), and
(Seller) KAITLYN NAVARRO, Ryan Doyle, Connor Doyle, (the "Contract").

Assignment and Fee: Assignor hereby assigns all rights to said contract for purchase and sale of real estate to: JE FINANCIAL HOLDINGS CORP AND OR ASSIGNS

(Buyer/ Assignee) for a total **Purchase Price of \$390000**

In which the difference shall be considered the assignment fee. Buyer/ Assignee agrees to purchase and **close on this property on or before** 2025-11-14 and to fulfill all conditions and terms of said purchase contract and of this Assignment of Contract.

Assignee is responsible for performing all duties of buyer per original purchase contract.

Time is of the essence regarding this agreement.

Assignor, at their sole discretion, reserves the right to terminate this Assignment if proof of funding in the form of approval letter from Lender and evidence of additional cash required to close and/or Proof of Funds is not received by Assignor by

5:00 PM on 10/19/2025.

This agreement is **NOT BINDING** upon Assignor until Assignor's selected escrow agent has received **earnest money of \$10,000** from The Buyer/ Assignee and the funds have cleared the bank.

Earnest money will be held by:

Title Geeks 3500 N. State Road 7, Suite 437 Lauderdale Lakes, FL 33319 844.433.5728
carline@thetitlegeeks.com

Acknowledgment: Buyer/ Assignee's earnest money is NON-refundable if Assignee defaults on this agreement. If buyer/ assignee does not close, due to no fault of the seller and/or assignor, and clear and marketable title is in place, all deposit(s) will be considered liquidated damages and non-refundable to the buyer/ assignee, and be released to Assignor immediately. Buyer/ Assignee agrees that no additional release of deposit or cancellation of contract will be required. By signing this document the buyer agrees that if they default for any reason these provisions will be followed and the deposit will be considered liquidated damages and immediately released to the Assignor upon request.

If Assignor, or Seller fails to perform, then the Buyer/ Assignee will be entitled to the return of the earnest money deposit as full liquidated damages. Earnest money is non-refundable for any reason except as

otherwise stated in this Assignment. Buyer/Assignee agrees to fulfill all conditions and terms of said purchase contract and of this Assignment of Contract and if Buyer/Assignee fails to perform, then Assignor may retain all the earnest money deposit as specified above. In the event this agreement is placed in the hands of an attorney for enforcement, the prevailing party shall be entitled to recover court costs and attorney fees from the losing party.

If Buyer/Assignee has entered into any other purchase agreements with Assignor's other properties and defaults on any provisions of this agreement or those agreements, then this Agreement shall also be considered in default and, at the option of Assignor, this Agreement may be voided. All parties agree that fax/electronic signatures/initials are legal & binding. This Assignment shall become null and void if not signed by Assignee and **received/returned to the Assignor by: 10/19/2025**

This Agreement and the underlying, attaching Purchase and Sales Agreement CANNOT be assigned or 'flipped' to any other buyer for this closing. If this contingency is violated, the Assignor has the option to terminate this agreement and keep the Buyer/Assignee's earnest money. The undersigned Buyer/Assignee must be the final end-user/buyer. Buyer/Assignee CANNOT advertise or promote the property prior to close and will be deemed in default if found to have done so.

Buyer/Assignee waives right to record a notice of interest lis-pendens against the property or to record the agreement or memorandum thereof in the real property records. Buyer/Assignee waives right to invoke any other equitable remedy that may be available that, if invoked, would prevent the Assignor from conveying the property to a third-party buyer.

Assignor reserves the right to continue to offer Property for sale until this offer has been formally accepted in writing, all contingencies removed in writing, and Assignee's full escrow deposit is received by closing agent.

This property is described above as being sold in an "AS-IS" condition and Assignee is aware that the Assignor has never occupied the property and has no knowledge of the condition of the property and/or of any repairs needed. Assignor will not be held liable for these issues and Assignee agrees to hold the Assignor and its agent(s) harmless for such. Assignor and/or Seller shall not be held liable for any open/expired permits, either prior to, or post closing, of the property as it is the assignee's sole responsibility to assume any and all terms of the original purchase contract pertaining to this agreement.

Assignee shall have 0 Business days after the executed assignment date within which to have inspections of the Property performed.

Assignee has been advised that Assignor is not the owner of record of the applicable court jurisdiction; however, the Assignor holds equitable interest in the property along with owner of record and such interest is documented thru an executed Purchase and Sale Agreement. Assignor, at their discretion, may elect to record interest conveyance on property by owner of record to Seller on/before the execution of the settlement of outstanding liens and/claims against the property between the Seller and the lien holder(s)/ claimants.

Assignee agrees that if an HOA or Condo Association governs this property, application shall be made within 2 days of the executed date of this Assignment or agree in writing to sign a hold harmless agreement at closing. Failure to comply with this stipulation shall give the Assignor, at their discretion, the right to cancel and declare this Assignment null and void.

The only contingency to this contract is clear and marketable title issued by the authorized closing agent as follows:

At the Assignor's discretion, the Assignee agrees to extend the closing date for up to 90 days if for any reason the Closing Agent needs more time to close the transaction. However, once the Closing Agent is ready and there is clear and marketable title & no liens, the Assignee agrees to step in and close within 48 hours of being notified that the title agent is ready to close the transaction.

Assignee agrees to send all funds required to close via wire transfer to the indicated Closing Agent at least 12 hours prior to the closing date and time provided by the Closing Agent.

Assignee has reviewed and accepted all of the closing costs required to be paid by the Assignee at closing per the attached Purchase and Sale Agreement labeled "ALL COSTS TO BE PAID BY THE BUYER".

Assignee will not contact the Seller identified in the Contract, nor any tenants residing in the Property. Assignee agrees to communicate with Seller or Seller's tenants solely with and through the Assignor.

Assignor may at any time before closing renegotiate the purchase price in the Contract with the Seller. Assignor is entitled to the entire difference between the Contract purchase price and this Assignment. The difference, if any, will be paid as an additional assignment fee at closing to the Assignor. Assignor's negotiation of the purchase price will not affect the Total Due at closing from the Assignee.

Both parties agree that after the Closing Agent releases the escrow deposit, both the Assignee and Assignor have no claim against the escrow agent and the escrow agent shall be released from all liability.

All of the parties hereby certify that they have read this Assignment Agreement carefully. They understand fully all the terms and conditions hereof. They enter into this Agreement in a spirit of mutual good will and cooperation without the use of force. In affixing their signatures hereto, they mutually agree it shall be binding upon them.

This is a legally binding contract. If in conflict, the terms of this Assignment Agreement shall supersede the terms of the attached Purchase and Sale Agreement being assigned to Assignee. All parties agree that they have had the opportunity to seek professional advice regarding any matter of concern prior to signing this Addendum, and the Contract, and that each party has the opportunity to and may seek such advice prior to closing.

Seller Agrees to Deliver Property Clear Title, No Liens , No Violations , No Open Permits, No Expired Permits at Closing, Vacant at Closing

Buyer/Assignee: JE FINANCIAL HOLDINGS CORP AND OR
ASSIGNS

Date:

10/15/2025

Signature: *Jonathan Espinosa*

Assignor: NOBLE HOME SOLUTIONS LLC

Date:

Signature:



10/15/2025