

ASSIGNMENT OF CONTRACT

This agreement is made between **JE Financial Holdings Corp** hereafter known as the Assignor and **DONGAL INVESTMENTS LLC** hereafter known as the "Assignee", for property located at **5211 SW 57TH ST DAVIE, FL 33314-7414**, **Property ID: 5041-35-05-0740**; ("Property") WHEREAS, Assignor entered into a Real Estate Purchase Contract ("Contract") with ("Seller") dated **10/19/2025** for the Property; WHEREAS, Assignor wishes to assign its rights and interest in the Contract.

It is hereby agreed between the Assignor and Assignee as follows:

1. Assignee shall pay **\$401,000.00** ("Assignee's Purchase Price") for the purchase of the Property into the escrow account of **Title Geeks 3500 N. State Road 7, Suite 437 Lauderdale Lakes, FL 33319 844.433.5728 carline@thetitlegeeks.com** ("Closing Agent") at least one (1) business day before Closing. The Closing Agent shall disburse the net purchase price set forth in the Contract to Seller ("Contract Purchase Price"), disburse all payoffs, expenses and closing costs, and Closing Agent shall disburse an Assignment Fee to Assignor (in the sum of the difference between Assignee's Purchase Price and the Contract Purchase Price).
2. Assignor and Assignee agree to utilize the services of the Closing Agent and Assignee shall pay all fees, expenses and title insurance proceeds to Closing Agent as is necessary for the Closing of this transaction.
3. Buyer shall close the transaction on or before **November 14, 2025** ("Closing").
4. Assignee shall deposit **\$10,000.00** ("Deposit") after execution of this Assignment to be held with the Closing Agent and credited to Assignee upon Closing.
5. This Assignment and the Contract shall not be further assigned by the Assignee without the prior written consent of the Assignor. All deposits, including any escrow funds, made by the Assignee shall be held by the Closing Agent pursuant to the Contract and shall be applied toward the Assignee's Purchase Price at Closing.
6. Assignee acknowledges receipt of legible copies of the Contract in its entirety, including all addendums associated with this transaction. Assignee accepts all terms and conditions of the Contract in its entirety. Assignee understands and acknowledges that Assignee is not entitled to any contingencies not otherwise contained in the Contract, including but not limited to a financing contingency or any contingency for insurance inspection or appraisals. This transaction is NOT contingent on Assignee's ability to obtain financing.
7. In the event Assignee fails or refuses to Close this transaction or if Assignee is in default of this Assignment or causes Assignor to be in default of the Contract, this Assignment shall be deemed terminated immediately and without further notice or opportunity to cure. The Closing Agent shall immediately and without notice release the Deposit to Assignor as liquidated damages for breach of this Assignment, and Assignee shall have no further right, title, and interest in the Contract or the Property. Assignor and Assignee shall hold Closing Agent harmless from release of the Deposit to Assignor, as set forth in this section.
8. Assignor retains the right to renegotiate the price on the original contract with the Seller at any time up to the Closing date. At Closing, the newly reduced price will be reflected on the settlement statement. The Assignor's Assignment Fee shall be increased by the amount of the price reduction. Assignee's Purchase Price shall remain the same.



Initial
GM

(Assignee's initials)

9. Disclosures and acknowledgments:

- a. The Seller sells the Property as-is with no warranty of property conditions or expected use of the Property. Assignor makes no representation or warranties, express or implied, to the Assignee as to the condition of the Property. Assignee acknowledges and agrees that Assignee is purchasing the Property on an "as-is" basis and based on its own inspection, investigation, and evaluation thereof. Assignee is not relying upon any representations of Assignor, Seller or their agents to investigate and report on the condition of the property.
- b. Examples of matters as to which Seller disclaims all warranties, representations, or guarantees (expressed, implied, or statutory, written or oral) are: including, but not limited to, roof, plumbing, electrical, appliances, sewer, soil conditions, foundation, heating, air conditioning, structural, and pool related equipment, if applicable.
- c. Assignor and affiliated associates make no warranty, expressed or implied, regarding inspection reports or other reports provided to Assignee by ASSIGNOR or third parties concerning this property. ASSIGNEE IS ADVISED TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL INFORMATION CONTAINED IN REPORTS REGARDING THIS PROPERTY.
- d. Assignee acknowledges they are conducting a transaction dealing directly with Assignor for the purchase of the subject property. Assignee is not relying upon, or being represented by Assignor or any other Real Estate Brokerage in this transaction.
- e. Real Estate Brokerage Disclosure: ASSIGNEE acknowledges they are conducting a transaction dealing directly with ASSIGNOR for the purchase of SUBJECT PROPERTY. Assignee hereby agrees that their deposit will be placed as security for the real estate contract between JE Financial Holding Corp (Assignor) and (Seller). ASSIGNEE is not relying upon or being represented by a Real Estate Broker in this transaction. ASSIGNEE acknowledges that Jonathan Espinosa is a Florida Licensed Real Estate Associate (ASSOCIATE). ASSOCIATE is functioning as a non-representational facilitator in this transaction and has provided ASSIGNEE with a No Brokerage Relationship disclosure.
- f. Assignee acknowledges and agrees that Assignor has made no representations or warranties, express or implied, regarding the condition, legality, square footage, permitted use, number of bedrooms, or suitability of the Property. Assignee further acknowledges that Assignor is not the owner of the Property and is solely assigning its contractual interest under the original purchase agreement. Assignee agrees to assume all obligations, risks, and liabilities under the original contract, and accepts the Property and the assigned contract as-is, where-is, with all faults, and subject to all existing conditions, whether disclosed or undisclosed, known or unknown. Assignee affirms that they have conducted their own independent due diligence prior to closing, and that no statements or omissions by Assignor will serve as grounds for cancellation, refund, or liability. Assignee waives any right to pursue legal action, cancellation, or compensation from Assignor related to due diligence findings, seller representations, or any physical, structural, or permitting issues concerning the

Property

10. Additional Terms and Conditions

- a. There shall be no inspection or due diligence period in this Assignment.
- b. Assignee shall agree to extend the closing date for up to 60 days if more time is needed to close this transaction for any reason, including but not limited to time to cure any title issues, liens or violations, none of which can be due to any fault of Assignee.
- c. Assignee shall receive free, clear, and unencumbered title, free of any county, city and federal liens, Violations or open/expired permits.
- d. Seller shall deliver property vacant at closing
- e. Assignee to pay all closing costs.

Jonathan Espinosa 10/20/2025

Assignor Date:

Signed by:
Galit Mazor 10/20/2025
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Assignee: Date:



No Brokerage Relationship Disclosure

NO BROKERAGE RELATIONSHIP NOTICE

FLORIDA LAW REQUIRES THAT REAL ESTATE LICENSEES WHO HAVE NO BROKERAGE RELATIONSHIP WITH A POTENTIAL SELLER OR BUYER DISCLOSE THEIR DUTIES TO SELLERS AND BUYERS.

As a real estate licensee who has no brokerage relationship with you, Jonathan Espinosa

Island Living Realty, LLC and its associates

owe to you the following duties:

1. Dealing honestly and fairly;
2. Disclosing all known facts that materially affect the value of residential real property which are not readily observable to the buyer.
3. Accounting for all funds entrusted to the licensee.

10/20/2025

Date

Signed by:

Galit Mazor

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Signature

Copy returned to Customer on the ____ day of _____, _____ by: ☐ personal delivery ☐ mail ☐ DE-mail ☐ facsimile.

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