ADDENDUM TEM – TITLE & EARNEST MONEY AGREEMENT

This Addendum is made part of the Offer to Purchase dated _____ made by _____ (Buyer/s) with respect to the Property at W1880 Rock Road Town of Herman (mailing address Iron Ridge), Wisconsin.

TITLE COMPANY SELECTION

The Seller(s) understands that the fees related to the Title Policy, Closing Documents, Special Assessment Letters, Transfer Fee, possible GAP Endorsement & Administrative Services are at a cost to the Seller(s) and will be charged to the Seller(s) on the final closing statement. These fees can vary depending on the Title Company selected and it is the Seller(s) responsibility to verify all costs and fees associated with the Title Company of their choice before officially notifying Dedrick Homes which Title Company to select on their behalf for the processing of these documents, closing and trust fund services.

Buyer is responsible for costs related to Deed, Lender Title Insurance, if a loan is involved, and any buyers side closing fees.

☐ **Abstract & Title Co.**
410 Hawthorn Dr.
West Bend, WI 53095
Attn: Justice Timblin

☐ **Knight Barry Title**
123 S. 6th Ave.
West Bend, WI 53095
Attn: West Bend Office

☒ **Matrix Title Company**
2412 W. Washington St.
West Bend, WI 53095
Attn: John Rehman

☐ Prior title policy

☐ **First American Title**
833 E. Michigan St, Ste 500
Milwaukee, WI 53202
Attn: Brent Behling

☐ **True North Title**
484 W. Johnson St.
Fond Du Lac, WI 54935
(Use Online Portal)

☐ **Focus Title, LLC**
N96W17695 Riversbend Circle W.
Germantown, WI 53022
Attn: Rachael Karraker

(X) _____ Seller's Initials

(X) _____ Seller's Initials

EARNEST MONEY / TRUST FUNDS / ESCROW AGENT

- The undersigned Seller(s) and Buyer(s) authorize the above selected Title Company as the Escrow Agent to hold the Earnest Money for the above-referenced real estate transaction.
- Per the "Earnest Money" section in the Offer to Purchase, "Firm" shall be replaced with "Escrow Agent".
- Any terminology within the Earnest Money section of the Offer to Purchase stating certain lines are to be removed within this section, is no longer valid. All parties agree that the terms already detailed in the sections "Disbursement if Earnest Money held by a Firm" and "Legal Rights/Action" are to remain in force, unless both parties sign a separate Agreement provided by the Escrow Agent.

EARNEST MONEY INSTRUCTIONS TO BUYER

Buyer shall make Earnest Money check payable to the Title Company selected above and mail it to the address as noted above. Buyer shall also enclose a note with the check, stating the address of the property being purchased and that it is a Dedrick Homes listing.

_____ 11/20/26
Seller's Signature Date

_____ 11/20/26
Seller's Signature Date

_____
Buyer's Signature Date

_____
Buyer's Signature Date

DEDRICK HOMES
www.dedrickhomes.com