



101 Markerside Ave., Ste. 404-368
Ponte Vedra, FL 32081
Team@SandbergTeam.com

OFFER INSTRUCTIONS
4006 Glenhurst Dr. N., Jacksonville, FL 32224

Please submit all offers as PDFs on FAR/BAR "AS-IS" contract and included all necessary signed disclosures/addenda as provided in the "Documents" tab in MLS. Please include proof of funds/pre-qualification letter, as necessary. Note that Seller is offering 2.5% Seller to Buyer's Broker Compensation as detailed in accompanying Compensation Agreement.

Title Company:
Landmark Title
135 Durbin Station Ct., Ste. 501
St. Johns, FL 32259
gretchen@landmarktitleinsurance.com
(904) 998-9733 ext. 145

Sellers:
Stephanie A. Russell Life Estate & Terry Russell, Stacey Russell Holcomb & Kelly Russell Hild

Seller acknowledges that compensation paid to Buyer's Broker is for services Buyer's Broker provided to buyer.

5. DISPUTE RESOLUTION

All controversies, claims, and other matters in question between the parties arising out of or relating to this Agreement or the breach thereof will be settled by first attempting mediation with a mediator agreed upon by the parties.

If litigation arises out of this Agreement, the prevailing party will be entitled to recover reasonable attorney's fees and costs, unless the parties agree that disputes will be settled by arbitration as follows:

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Arbitration: By initialing in the space provided, Seller (KRH) (SLH) and Buyer's Broker or Authorized Associate (____) agree that disputes not resolved by mediation will be settled by neutral binding arbitration in the county in which the Property is located in accordance with the rules of the American Arbitration Association or other arbitrator agreed upon by the parties. Each party to any arbitration (or litigation to enforce the arbitration provision of this Agreement or an arbitration award) will pay its own fees, costs, and expenses, including attorney's fees, and will equally split the arbitrator's fees and administrative fees of arbitration.

6. MISC. CLAUSES

This Agreement will be construed under Florida law. Electronic signatures will be acceptable and binding.

Broker's commissions are not set by law and are fully negotiable. In no event will Buyer's Broker's compensation exceed the amount of compensation in the written agreement with buyer.

Seller

Kelly Russell Hild

Seller's Signature

Date: 05/09/2025

Seller

Stacey Lynn Holcomb

Seller's Signature

Date: 05/09/2025

Buyer's Broker

Terry Russell

05/09/2025

Broker or Authorized Associate

Date: _____

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Seller (KRH) (SLH) and Buyer's Broker (____) acknowledge receipt of a copy of this page, which is Page 2 of 2.
The Parties acknowledge this form should not be used to share offers of compensation to buyer brokers or other buyer representatives via any field in the Multiple Listing Service.