

## COMPLIANCE AGREEMENT

**STATE OF FLORIDA**

**COUNTY OF PALM BEACH**

Purchaser: **Jaime Molito and Isa F. Molito, husband and wife**

Seller: **Anderson Managing Corporation, as set out in the managing agreement**

Lender: **Bank of Upson**

Loan Number: **5622258C**

Property Address: **2111 Fortunato Drive, Palm Beach Gardens, FL 33410**

This agreement is made and entered into this **28th** day of **September, 2011**, by and between the above mentioned Buyers and Seller.

The Seller has on this day sold and conveyed certain real property to Buyers, said property situate, lying and being in the above mentioned County and State. Lender has made a loan to Buyers, which is to be secured by a mortgage of even date herewith encumbering the property. These transactions are taking place pursuant to a certain contract between Buyers and Seller and/or loan commitment between Lender and Buyer. Buyers and Seller are consummating these transactions by executing and delivering certain legal instruments and sums of money each to the other and one or both to the Lender.

Each Party acknowledges the possibility of innocent error or mistake in the preparation, execution, and delivery of said documents and monies. Each Party wishes to provide for the swift, amicable resolution of any conflict which may arise among them related to the correction of documents or monies in this transaction after closing.

1. Seller and Buyers agree to execute or re-execute any and all deeds, notes, mortgages, affidavits, documents and instruments necessary to:
  - i) Properly document the transaction;
  - ii) Cure any defects in title; and
  - iii) Correct any deviations from the above mentioned contract and/or loan authorization
2. Seller and Buyers agree that in the event innocent error or mistake is discovered related to the calculation, collection, or disbursement of funds then the party who would have been responsible for providing said funds at closing but for the error shall, immediately upon receipt of reasonable proof, deliver said funds to **Muskoka Title Services, Inc.**

IN WITNESS WHEREOF, the Parties have hereunto set their hands and seal this **28th** day of **September, 2011**.

Buyers

Seller

**Anderson Managing Corporation, as set out in the managing agreement**

\_\_\_\_\_  
**Jaime Molito**

By: \_\_\_\_\_  
**Howard K. Frankland, General Manager**

\_\_\_\_\_  
**Isa F. Molito**

By: \_\_\_\_\_  
**Mary Y. Frankland, Assistant General Manager**

**STATE OF FLORIDA  
COUNTY OF PALM BEACH**

**I HEREBY CERTIFY**, that on this **28th** day of **September, 2011**, before me personally appeared , as Authorized Agent for **Anderson Managing Corporation, as set out in the managing agreement**, who is personally known to me or has produced the identification shown below, who is the person described in and who executed the foregoing instrument, and who after being duly sworn says that the execution hereof is its free act and deed for the uses and purposes herein mentioned. No oath was administered.

**SWORN TO AND SUBSCRIBED** before me the undersigned Notary Public by my hand and official seal, the day and year last aforesaid.

- To me personally known.
- Identified by Driver's License.

My Commission Expires:

\_\_\_\_\_  
Notary Public  
Typed Name:

**STATE OF Florida  
COUNTY OF**

**I HEREBY CERTIFY**, that on this **28th** day of **September, 2011**, before me personally appeared Jaime Molito and Isa F. Molito, who are personally known to me or have produced the identification shown below, who are the persons described in and who executed the foregoing instrument, and who after being duly sworn say that the execution hereof is their free act and deed for used and purposes herein mentioned. An oath was administered.

**SWORN TO AND SUBSCRIBED** before me the undersigned Notary Public by my hand and official seal, the day and year last aforesaid.

- To me Personally Known.
- Identified by Driver's License.

My Commission expires:

\_\_\_\_\_  
Notary Public  
Typed Name: