

54822

MUTUAL TERMINATION AND RELEASE AGREEMENT

This Mutual Termination and Release Agreement (“Agreement”) is entered into as of April 16, 2026, by and between:

Red Door Homes of North Central Florida, LLC, a Florida limited liability company (“Contractor”),
and
Brian and Christina Hanks (“Purchaser”).

1. TERMINATION OF AGREEMENT

The parties hereby agree to terminate that certain Construction/Purchase Agreement entered into between the parties for the construction of a residence located at:

423 SW Pathfinder Glen, Ft. White Florida 32038 (“Property”).

This termination shall be effective upon full execution of this Agreement by all parties.

2. WORK COMPLETED & PAYMENT STATUS

Purchaser acknowledges and agrees:

- Contractor has completed work through the drywall stage (including textured finish) in accordance with the contract.
- All amounts due to Contractor for work performed to date have been paid in full.
- No additional sums are owed by either party to the other, except as expressly stated herein.

3. ACCEPTANCE OF WORK – “AS IS”

Purchaser acknowledges and agrees that:

- All work completed to date is accepted **“AS IS”** and **“WHERE IS”**.
- Purchaser has had full opportunity to inspect the work.
- Contractor makes no additional warranties for work performed to date, beyond the warranties required by Florida statutes.
- Purchaser retains all rights under current Florida statutes and laws to seek future remedies for work completed by Contractor, should need arise.

4. PURCHASER ASSUMES RESPONSIBILITY

Effective upon execution of this Agreement:

- Purchaser assumes full responsibility for:
 - Completion of construction
 - Any modifications, repairs, or alterations to existing work
 - All permits, inspections, and code compliance
 - Site security and protection of the structure
- Contractor shall have no responsibility for work performed by Purchaser or third parties

5. MUTUAL RELEASE

Purchaser hereby releases Contractor, its owners, officers, employees, agents, subcontractors, and affiliates from any and all contractual obligations arising out of or related to:

- The contract
- The construction project
- Work performed to date
- Obligation to complete the project
- Obligation to perform any additional work.

Contractor likewise releases Purchaser from any further obligations under the contract.

6. LIEN WAIVERS

Contractor agrees to provide lien releases, to the extent required, for work performed and paid to date, subject to confirmation of subcontractor and supplier payments. Said lien releases will be provided promptly upon receipt of a copy of this Agreement signed by Purchaser.

7. SITE POSSESSION & CONTROL

Upon execution of this Agreement:

- Full possession and control of the Property is transferred to Purchaser.
- Contractor shall have no further obligation to access, secure, or maintain the site.

8. MUTUAL NON-DISPARAGEMENT.

Subject to applicable law, each of the Parties to this Agreement covenants and agrees not to, make, say, or publish any negative or disparaging comments whatsoever to any third parties, or in any public forum (real or virtual), about the other party, except as expressly required by applicable law, rule, or regulation. The obligations in this section include verbal or written statements in any forum or through any medium, including electronic media.

9. NO ADMISSION OF LIABILITY / NO EVIDENCE OF WRONGDOING.

This Agreement is a compromise of disputed claims.

Neither party admits fault, liability, or wrongdoing of any kind.

The parties agree that neither this Agreement nor the furnishing of the consideration for this Release is or shall be deemed or construed at any time for any purpose as an admission by either party of any liability or unlawful conduct of any kind.

10. ATTORNEY'S FEES

The parties each agree to bear their own legal costs and attorney's fee incurred up through the date that this Agreement is executed.

If any dispute should arise out of this Agreement after it is executed, the prevailing party in such dispute shall be entitled to recover the costs of litigating and/or arbitrating the dispute, including attorney's fees.

11. ENTIRE AGREEMENT

This Agreement constitutes the entire understanding between the parties and supersedes all prior discussions or agreements.

12. GOVERNING LAW

This Agreement shall be governed by the laws of the State of Florida.

13. EXECUTION AND DELIVERY


This Agreement may be executed in any number of counterparts, each of which may be executed by less than all of the parties, all of which together will constitute one instrument and will be enforceable against the parties. This Agreement shall be signed and delivered electronically via DocuSign® or similar means, and the parties agree that electronic copies of this document and the electronic signatures affixed to this document shall have the same

legal force and effect as an original document and original signature, pursuant to the Uniform Electronic Transaction Act, §668.50, Florida Statutes, and the Electronic Signature Act of 1996, §§668.001 - 006, Florida Statutes.

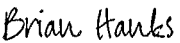
IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

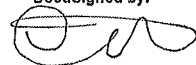
CONTRACTOR:

Red Door Homes of North Central Florida, LLC

Signed by

B18D80071469424...
Jason T. Huddleston, Authorized Representative
Red Door Homes of North Central Florida, LLC

PURCHASER:

Signed by.

145904DE9EB44E3
Brian Hanks

DocuSigned by:

F16AA9F1198B4E7
Christina Hanks