

EXHIBIT H2

Member Comments on Early Occupancy Contract (SFC Draft June 23, 2022)

Comment Period: July 8 - Aug. 8, 2022.

Topic	Comment
General Approval	Looks OK
General Approval	Looks fine
General Approval	Looks good. Kept to 2 pages.
Failure to Close (EOC § 6(c)).	6 (c) shall read as follows: Should the transaction be canceled or should Escrow fail to close for any reason, Buyer shall restore the Property to its condition as of the date of occupancy, at no cost or expense to Seller.
Utilities and services (EOC § 7(a))	#7(a), suggest separating "television" and "internet". Several buildings supply cable TV with maintenance fee but do not supply internet access.
Animals (EOC § 7(c)).	It has been made abundantly clear to agents that support animals of any kind are NOT "pets". If the core of the issue is allowing a non-human animal to occupy the property, then please modify the language to include support animals. [This modification needs to be in the Purchase Contract as well, and possibly other standard forms.]
Insurance (EOC § 7(f)).	7 (f). In the 2nd sentence relates to insurance either "coverage currently in place or ... "replacement cost". should this include "whichever is higher". How does the Buyer determine what coverage is in place? Thank you!
Insurance (EOC § 7(f)).	7(g) Suggest inserting the word "policy" after the word "insurance", to read: Seller and/or Seller's insurance policy shall not be responsible for damage to Buyer's personal property. GREAT JOB EVERYONE ~ KEEP IT UP!
Insurance (EOC § 7(f)).	What is the logic behind not including the Seller be named as additionally insured, please?
Insurance (EOC § 7(f)).	7-(e) and (f) My clients run into issues when trying to insure a property they don't own. Wouldn't it be better to require the Buyer to pay the additional cost of a "renters rider" on the coverage the Seller is required to have in (e) AND in (f) to require the Buyer to put a "renter" policy in place to cover themselves and their personal property until closing?
Misc.	7(d) Change the word "day" to "day's" prior notice . . .

Misc.	Item #7. Can the buyer pay the HOA fee amount to the seller during EO? That's often a concern for sellers. If added, can amount be specified? Otherwise it has to be calculated into the rent.
-------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------