

ADDENDUMS to Sales Contract for Property Located at _____

(Choose any that apply)

1) Escape Clause

If the seller(s) shall receive an offer they deem more advantageous prior to the time of the removal of the contingency herein, they shall notify the purchasers or their attorney by certified mail that the purchaser(s) have _____ (business) (calendar) days to remove all contingencies except the mortgage commitment contingency. If the more advantageous offer received by the seller(s) shall not have a mortgage contingency in it, the same shall be so stated in the notice to the purchaser(s) and the purchaser(s) shall then have to remove the mortgage contingency also. If the purchaser(s) fail to remove the contingencies, the offer will be null and void, and the earnest money deposit shall be returned to the purchaser(s).

2) Home Sale Contingency

This contract shall be contingent upon the purchaser(s) being able to sell their home at _____ within _____ (business) (calendar) of this contract.

3) Purchaser's Home Inspection

Within _____ (business) (calendar) days following full execution of the contract by all parties, purchaser(s) shall have the option to have the property inspected and/or tested by an inspector or inspectors of purchaser's choice at purchaser's cost and expense. If the results of any inspection are unacceptable to purchaser for any reason whatsoever, purchaser shall notify seller or seller's attorney in writing (the results need not be disclosed). In such case, either party may cancel this contract. ***Purchaser's notice of unacceptable results must be received by seller or seller's attorney before the expiration of the Inspection Period.*** If the purchaser's notice of unacceptable results is not received by the seller or seller's attorney before the end of the Inspection Period, this inspection contingency is deemed waived by purchaser.

4) Closing Contingency

This contract is contingent upon the closing of the sale of purchaser's real estate located at _____ (purchaser's property) by _____ (date). Either party may cancel this contract upon receipt of written proof of release of the contract for purchaser's property or upon proof that the closing of the sale of purchaser's property has not occurred by the seventh business day after the sale date set forth herein.

(Purchaser)

(date)

(Seller)

(date)