



Addendum No. _____ to the Contract dated _____ between _____

S A M P L E C O N T R A C T

_____ (Seller)

and _____ (Buyer)

concerning the property described as:

(the "Contract"). **Buyer and Seller** make the following terms and conditions part of the Contract:

Any statements on Addendum 1, 2 or 3 that are contradictory to the FAR/BAR contract are considered to supercede the FAR/BAR contract.

This offer is contingent upon the appraised value being equal to or greater than the contract price. If the appraised value is less than the contract price, Buyer(s) will have the option of proceeding with the closing at the contract price, renegotiating the contract price with the Seller(s), or voiding the contract and receiving the return of all earnest monies less costs incurred to date.

Seller(s) shall furnish a Real Property Disclosure Statement within 3 business days of the execution of this contract. Execution of the Disclosures by the Buyer(s) affirms receipt of the disclosure, affirms satisfactory review and removes this contingency. If the disclosure is not executed within 3 business days of the receipt by the Buyer(s), Buyers are deemed to waive this disclosure requirement.

Buyer(s) are to pay the following closing costs unless stated differently by an attached VA/FHA rider: application fee, credit report, appraisal, survey, doc stamps on note, intangible tax on mortgage, title endorsements, title insurance (mortgage policy), termite inspection, tax service, underwriting fee, buyer recording fee, flood certification, discount points, origination fee, and prepaids. In addition Buyer(s) agree to pay all inspections ordered by the sales associate for the benefit of the Buyer(s).

If this contract fails to close, Buyer(s) agree to pay all fees incurred including all inspections, repairs, appraisal, survey, title exam and title search within 14 business days of the dissolution of this contract. This statement includes any Seller mandated VA/FHA closing cost fees.

Buyer(s) have been advised of the benefits of the following professional inspections: home inspection, mold inspection, termite inspection, roof inspection, septic inspection, well inspection and water quality inspection. Closing the sale by the Buyer(s) affirms that the Buyer(s) have: (1) Exercised their Buyer(s) rights, (2) Found the property to be acceptable in the present condition, and (3) Agree to release and hold Prudential Shimmering Sands Realty, cooperating brokers and their associates harmless from any future claims relative to the condition of the property. This provision will survive delivery of the deed and closing.

Seller(s) are to pay the following closing costs unless stated differently by an attached VA/FHA Addendum: Doc Stamps on the deed, title insurance (Owners Policy), Seller recording fee and brokerage fee.

Seller(s) shall pay up to \$ _____ of Buyer's Closing Costs and Prepaids.

Date: _____ Buyer: _____

Date: _____ Buyer: _____

Date: _____ Seller: _____

Date: _____ Seller: _____

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