

ADDENDUM 1

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1. This is an addendum originated by the: Seller Buyer Landlord Tenant.
2. This is an addendum to the Contract dated _____ between the following Parties:
MO/DA/YR
3. Seller/Landlord: _____
4. Buyer/Tenant: _____
5. Premises: _____
6. The following additional terms and conditions are hereby included as a part of the Contract between Seller and Buyer for the above referenced Premises:
7. --Buyer agrees to deposit \$1000.00 of their total earnest money as stated in line 9
8. of the Purchase Contract within 2 business days of the execution of this Counter
9. Offer.
10. This initial earnest deposit is non-refundable for 90 days from the signing by both
11. parties of this Counter Offer and will be forfeited and released to Seller upon
12. buyer cancellation during this 90 day non-refundable period. If 90 days from signing
13. of this Counter Offer and the Agreement Notice has not been issued, Buyer has the
14. option to cancel with earnest money fully refundable. Once Agreement Notice has been
15. issued the remainder of the earnest money shall be deposited in accordance with Line
16. 26 of the Short Sale Addendum and the inspection period commences. If the Seller's
17. lender(s) agree to the Sale prior to the expiration of the 90 day non-refundable
18. period, the remaining days of the hold period shall be void. The earnest money shall
19. be subject to the normal terms and conditions of the purchase contract. Lines 13-15 of
20. the Short Sale Addendum shall be removed and multiple offers will not be submitted to
21. the short sale lenders.
22. _____
23. --Seller is to keep utilities on during inspection period. In the event the Seller is
24. financially unable to do this, Buyer retains the right to turn utilities on in their
25. name(s), at the Buyer's expense, in order to conduct property inspections.
26. _____
27. --Buyer(s) shall pay for any upfront HOA transfer/Disclosure Fees as required,
28. including Lines 13 and 19 of the HOA Addendum.
29. _____
30. --Per Lines 22-23 of Short Sale Addendum, Seller will deliver an Agreement Notice to
31. buyer if/when Seller and Seller's lien-holder(s) enter into a short sale agreement.
32. Buyer understands that Buyer will not be given a copy of the approval letter(s)
33. provided by Seller's lien-holder(s).
34. _____
35. _____
36. _____
37. _____
38. _____
39. _____
40. _____
41. _____
42. The undersigned agrees to the additional terms and conditions and acknowledges receipt of a copy hereof.

43. _____
44. Seller Buyer MO/DA/YR Seller Buyer MO/DA/YR
45. Landlord Tenant Landlord Tenant
46. _____
47. Seller Buyer MO/DA/YR Seller Buyer MO/DA/YR
48. Landlord Tenant Landlord Tenant

49. **For Broker Use Only:**
 Brokerage File/Log No. _____ Manager's Initials _____ Broker's Initials _____ Date _____
 MO/DA/YR

