

ADDENDUM TO RESIDENTIAL CONTRACT FOR SALE AND PURCHASE.

This Addendum is made of this ____ day of _____ by and between: _____ as Seller and _____ as Buyer regarding the Property located at: _____. This Addendum modifies and amends the Contract entered into by and between Buyer and Seller dated _____. For valuable consideration, the Buyer and Seller hereby agree as follows

Seller, at Seller’s sole cost and expense, shall make the following repairs, replacements, or modifications to the Property:

CHECK ONE:

Option 1: ____ within ____ days of the date of this Addendum; or

Option 2: ____ at least ____ days prior to closing.

If the repairs set forth herein are to be completed less than five (5) days prior to closing, the Closing Date shall be extended for an additional seven (7) days.

REPAIR TYPE	ROOM OR PORTION OF PROPERTY TO BE REPAIRED

Seller shall perform the above-referenced repairs only utilizing duly licensed and insured contractors, licensees, and/or repairmen. Seller shall notify Buyer, in writing, upon completion of *all of the repairs*. All repairs contemplated herein shall be warranted, in writing, by a one (1) year warranty for the benefit of the Buyer. Buyer shall have five (5) days from the date of the written notice to inspect the repairs and, if Buyer determines in Buyer’s sole discretion, that the repairs are not completed to Buyer’s satisfaction, then Buyer may terminate the Contract by giving written notice to Seller. If so terminated, the Escrow Deposit shall be returned to the Buyer in-full, thereby releasing both Buyer and Seller from any further obligations of this contract.

SELLER:

BUYER:

Print:

Print:

Print:

Print: