

## **SECTION 20: ADDITIONAL TERMS: DEPOSIT LANGUAGE FOR USE IN AS-IS CONTRACT**

Time is of the essence as to Section 2. In the event Buyer fails to make either of the deposit(s) set forth in Section 2 of this Contract, said failure shall be a material breach entitling Seller at his/her/its/their sole discretion to terminate the Contract upon providing Buyer with written notice. Upon delivery of written notice of termination of Contract, Seller shall have the right to re-list the Property for sale.

© Barry L. Miller, P.A. 2021

The use of this Addendum does not create an attorney-client relationship with Barry L. Miller, P.A. ("Firm"), or any of its attorneys. No attorney-client relationship is intended or created until a written agreement is signed by the prospective client and Firm. Each real estate transaction is unique and all buyers, sellers, real estate licensees, and third-parties should retain legal counsel prior to using this Addendum to determine its applicability to a transaction. The Firm assumes no liability for the use of or interpretation of this Addendum unless the Firm is engaged as attorney for a party to a specific real estate transaction. This Addendum and the materials on the Firm's website are provided for informational and illustrative purposes only and is not legal advice. The Addendum is not promised or guaranteed to be correct, complete, or applicable to each real estate transaction.