



CLOSING CONTINGENCY ADDENDUM



This Addendum is hereby attached to and made part of the Contract of Sale by and between:

Seller(s): _____

Buyer(s): _____

Property Address: _____

TMS# _____

1. This Addendum is a supplement to and a part of the above referenced Contract of Sale. To the extent the terms of this Addendum modify or conflict with any provisions of the Contract of Sale, including all prior addenda, these terms will control. All terms of the Contract not modified by this Addendum will remain the same.

2. The Contract is contingent on completion of the closing of the sale of Buyer's Property. Buyer has accepted a contract on their Property that does NOT have does have active contingencies other than financing and/or appraisal.

Due Diligence Period and repair negotiations on Buyer's Property must be completed or waived on or before _____ Date

Buyer's Property is located at _____.

- A. Buyer to provide any documentation and updates associated with the sale of Buyer's Property upon request.
- B. Seller may continue to market Seller's Property for sale; however, any offer received will be negotiated as a Back-up Contract.
- C. Buyer to notify Seller in writing of any change regarding sale of Buyer's Property that would negatively affect the terms of the Contract.
- D. If contract on Buyer's Property is voided, Buyer to notify Seller in writing within one (1) Business Day and either:
 - i. Remove Closing Contingency with written verification of ability from Buyer's financial institution and proceed with this sale, OR
 - ii. Move to Sale and Closing Contingency Addendum by agreement of both Parties. If agreement cannot be reached, the Contract will become null and void with earnest money being released to Buyer. See Contract Paragraph (6D).

3. Closing Contingency does not delay any Contract of Sale timelines, including Due Diligence.

4. Other Terms: _____

Buyer's Signature	(L.S.)	Buyer's Printed or Typed Name	Date
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Buyer's Signature	(L.S.)	Buyer's Printed or Typed Name	Date
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Seller's Signature	(L.S.)	Seller's Printed or Typed Name	Date
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Seller's Signature	(L.S.)	Seller's Printed or Typed Name	Date
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