HOUSE SALE CONTINGENCY ADDENDUM

This is an Addendum to the Residential Purchase Agreement dated:
_____ for the purchase and sale of the property know as:
(Street Address) _____
(City) _____, Ohio, (Zip Code) _____
between _____ (Buyer)
and _____ (Seller).
The following is mutually agreed upon by said Buyer and Seller:

BUYER REPRESENTATION : Buyer represents that (Please select one box):

- ☐ Buyer's house is currently listed for sale in the Multiple Listing Service **OR**
- ☐ Buyer's house will be listed for sale and placed in the Multiple Listing Service within three (3) days of acceptance of Buyer's offer and will remain for sale during the contingency period.

CONTINGENCY: This offer is accepted contingent upon Buyer selling their real property located at (Street Address) _____,
(City) _____, Ohio (Zip Code) _____ within _____ days (contingency period) from acceptance of this offer, or any written extensions thereof signed by Buyer and Seller. Buyer may at their option, waive this contingency in writing prior to the expiration of the contingency period. In the event Buyer is unable to sell their property within the contingency period or any written extensions thereof, Seller and Buyer agree to immediately sign a *Mutual Release* terminating the Residential Purchase Agreement and authorizing the broker to return any earnest money on deposit to Buyer.

SECONDARY OFFERS: During the contingency period, Seller may continue to market the property for sale and accept a secondary offer contingent upon release of this Residential Purchase Agreement. Seller agrees to promptly notify Buyer or their agent, that a secondary offer has been accepted. Buyer shall elect within 48 hours after notification to either:

a. Purchase the property subject to obtaining the necessary mortgage financing as stated in the Residential Purchase Agreement including the use of an equity line or bridge loan in the amount of $ _____ to purchase the property, **OR**
b. Terminate the Residential Purchase Agreement. In the event Buyer elects to terminate, Buyer and Seller agree to immediately sign a *mutual release* terminating the Residential Purchase Agreement authorizing the Broker to return any earnest money on deposit to Buyer.

In the event Buyer fails to make either election, Buyer and Seller agree that Buyer's contract is declared null and void and Seller is authorized to proceed with the secondary contract. In that event, Seller and Buyer agree to immediately sign a *Mutual Release* terminating the Residential Purchase Agreement and authorizing the Broker to return any earnest money on deposit to Buyer.

FINANCING: Buyer shall make an application for a mortgage loan and, if necessary, an equity line or bridge loan in the amount of $_____ to purchase this property within the time stated in the Residential Purchase Agreement.

INSPECTIONS: Buyer acknowledges that any and all inspection periods requested shall begin immediately upon the acceptance of the Residential Purchase Agreement.

All other provisions of the Residential Purchase Agreement shall be in full force and effect except where inconsistent with this Addendum.

BUYER	DATE	SELLER	DATE
BUYER	DATE	SELLER	DATE

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