

SALES PRICE ESCALATION ADDENDUM

This Addendum is made on _____ to a Sales Contract ("Contract")
dated _____ between _____ ("Buyer")
and _____ ("Seller") for the purchase and sale of the Property:

The Parties agree that the Contract is modified as follows:

In the event that prior to Seller's Ratification of the Contract the Seller receives one or more additional written bona fide offers to purchase the Property with terms acceptable to Seller ("Other Offer(s)") and from which Seller would receive a higher Net (contract sales price less any seller concessions) than the Net reflected in this offer, then this Contract sales Price shall automatically increase by _____ above any other Offer's net to Seller, not to exceed a maximum sales price of _____. In the event of an increase in the sales price under this Addendum, the loan amount(s) will be adjusted accordingly **OR** the increase will be added to the down payment.

The following terms to be completed by Seller:

Any change in the sales price under this Addendum will be effective and binding upon Seller and Buyer when Seller has ratified the Contract and this Addendum at the following Sales Price:
\$_____.

Buyer and Seller agree to initial these changes in the Price and Financing paragraphs of this Contract upon request by either party.

The terms of the Other Offer from _____ dated _____
through _____ and _____
BUYER**SELLING COMPANY****SELLING AGENT**

Sales price \$_____, Seller concession(s) \$_____, Yielding Net \$_____.

Buyer has made this offer of his/her own volition and discretion and Buyer and Seller agree to hold agents and their respective Brokers harmless with regard to this sales price negotiation.

Having read and understood the foregoing, we the undersigned, hereby ratify, accept, approve, confirm and acknowledge the same to be a part of our contract.

Seller Date Buyer Date

Seller Date Buyer Date