



72 Hour Contingency

Property _____

Purchase Agreement Date _____ This Addendum is attached to and made a part of said Purchase Agreement.

It is understood and agreed that the sale of this property is contingent upon the sale of the Purchaser's property located at: _____

This contingency is to remain in effect for 30 calendar days or until _____.

It is further agreed and understood that the Seller(s) may continue to offer the property for sale and a second Offer to Purchase may be accepted by the Seller(s) herein. In the event a second contract is accepted by the Seller(s) during the contingency period, the Seller(s) agrees to give written notice to the above Purchaser(s) or their Agent that another offer has been accepted, and the Purchaser(s) named herein shall have 72 or _____ hours after receipt of notice to remove this contingency in writing. A failure by Purchaser(s), for any reason, to remove this contingency in writing shall be deemed a response that they are unable or unwilling to remove the contingency, and this Offer to Purchase shall be considered null and void, and the Purchaser's deposit shall be refunded in full.

In order to remove this 72 Hour Contingency Agreement, Purchaser(s) must provide: written proof of a valid Offer to Purchase on their current home from a pre-approved buyer, or written mortgage approval (NOT contingent on the sale of their current home), or proof of the necessary cash available for closing.

Seller(s) and their Agent shall have the right to review and approve said proof in order to remove this 72 Hour Contingency Agreement. Seller(s) and their Agent must respond by the end of the following business day.

Any and all other contingencies of said Offer to Purchase shall commence upon removal of this 72 Hour Contingency Agreement.

Additional Conditions: _____

Buyer:

Buyer:

Date:

Seller:

Seller:

Date: