



Escalation Clause / Appraisal Guarantee

Date: _____

This Addendum/Amendment is attached to and made a part of the Purchase Agreement for the property located at: _____ (The Property)

If any of the provisions of this Addendum/Amendment conflict with the provisions of the attached Purchase Agreement, the terms and conditions of this Addendum/Amendment shall prevail.

Escalation Clause: Purchaser hereby agrees to increase the sales price by \$_____ more than any bona fide or good faith competing offer made for The Property in an amount not to exceed \$_____.

Seller hereby agrees to provide a copy of the competing offer together with a bank pre-approval or proof of funds demonstrating, to Purchaser's sole satisfaction that the second purchaser is qualified to purchase The Property at the price set forth in the competing offer.

Prior to increasing the sales price pursuant to this Addendum/Amendment, the total of all seller concessions and any separate consideration for personal property provided for in the competing offer shall be deducted from the sales price contained in said offer.

Appraisal Guarantee: Purchaser hereby agrees to make up the difference, if any between the sales price and the appraised value not to exceed \$_____.

Purchaser and Seller further agree as follows _____

All other provisions, terms and conditions of the attached Purchase Agreement shall remain the same.

Purchaser / Date:

Seller / Date:

Purchaser / Date:

Seller / Date:

Witness / Date:

Witness / Date: