

Offer to Purchase Contingency Addendum

Print Form

The Buyer, if checked, hereby incorporates the following contingencies to this offer to purchase real estate:

MORTGAGE CONTINGENCY

In order to help finance the acquisition of the of the property, the BUYER shall apply for a conventional bank or other insitutional mortgage loan of _____ at prevailing rates, terms and conditions. If despite the BUYER's dilligent efforts a commitment for such a loan cannot be obtained on or before _____ then the BUYERshall have the option of revoking this agreement by written notice to the SELLER and/or the Broker(s) prior to the expiration of such time, whereupon all deposits made by the BUYER shall be deemed to have used diligent efforts to obtain such commitment unless the BUYER submits a complete mortgage loan application conforming to the foregoing provisions on or before _____ .

INSPECTION CONTINGENCY

The BUYER, may at BUYER's own expense on or before _____ , have the property inspected by a duly-licensed person engaged in the business of conducting home inspections. If it is the opinion of such inspector that the property contains serious structural, mechanical or other defects and if the repair of such defects would cost the BUYER in the aggregate amount more than _____ , then the BUYER shall have the option of revoking the agreement by written notice to the SELLER and/or Broker(s) on or before _____ . Such notice shall be accompanied by a copy of the inspector's opinion and cost estimates.

CONDOMINIUM DOCUMENTS ADDENDUM

The SELLER shall, within _____ days after the acceptance of this agreement, furnish to the BUYER copies of (1) all the documents governing the operation of the condominium of which the property is a part, including (in recorded form if applicable) the master deed, by-laws and rules and regulations, as the same may have been amended, together with (2) the current budget and most recent financial report prepared by or on behalf of the unit owners organization managing said condominium, including any accompanying accountant's audit or review. If the BUYER is not satisfied with the contents of any such materials, the BUYER shall have the option of revoking this agreement by written notice to the SELLER and/or the BROKER(s), on or before _____ . Together with such notice, the BUYER shall return all materials furnished by the SELLER hereunder. If the BUYER so elects to revoke this agreement, all deposits made by the BUYER shall be forthwith refunded and this agreement shall become null and void and without further recourse to either party.

RADON CONTINGENCY

The BUYER, may at BUYER's own expense on or before _____ , have the property inspected for the presence of radon gas. In the event a customary test for radon gas indicates the presence of radon in excess of levels deemed acceptable by the federal Environmental Protection Agency, then the BUYER shall have the option of revoking the agreement by written notice to the SELLER and/or Broker(s) on or before _____ . Such notice shall be accompanied by a copy of the test results.

PEST INSPECTION CONTINGENCY

The BUYER, may at BUYER's own expense on or before _____ , have the property inspected by a person engaged in the business of pest inspection and control. If it is the opinion of such inspector that the property is infested by termites or other wood boring pests, then the BUYER shall have the option of revoking the agreement by written notice to the SELLER and/or Broker(s) on or before _____ . Such notice shall be accompanied by a copy of the inspector's opinion and any related inspection report.

Initials:

Seller (or spouse)

Seller

Buyer

Buyer

Broker(s)

