

ADDENDUM TO SALES CONTRACT:

RE:

Date:

This Agreement is specifically contingent upon seller's lender accepting a short sale reduced payoff. The parties hereto acknowledge and agree that the current debts on the property exceed its value and that this agreement is specifically contingent upon seller's lender approval of a reduced payoff "short sale" and approved by the seller and the short sale servicing company.

In the event that lender and the seller do not approve a short sale at the purchase price, this agreement shall be null and void and no realtor's commissions shall be paid.

The buyer is responsible for "ALL" closing costs and fees. There will be no prorating of taxes. The agreed sales price will be "Net to Seller". If buyer is going to obtain required financing to purchase said property, buyer cannot obtain an FHA or VA loan or any loan that requires title seasoning. All real estate commissions will be paid on the first transaction. Seller will choose closing/title company.

After Buyer's 10 day due diligence and inspection period, Buyer's funds shall be NON-REFUNDABLE and termed "**RELEASED**" by the signing of this agreement for the purpose of Escrow if buyer cancels the sale and purchase contract after the 10 day due diligence and inspection period.

In the event the seller is unable to perform to the terms of the purchase and sales contract, including an unsuccessful short sale negotiation, all Buyer's binder fees and deposits shall be fully refundable to buyer. In the event the purchase and sales contract expires before seller can perform to the terms of the purchase and sales contract, all buyer's binder fees and deposits shall be fully refundable to buyer.

Seller's Signature

Buyer's Signature