



Common Addendum Clauses

This list includes common addendum clauses. If your situation is unique and you don't see a clause that fits, please contact us for guidance.

Closing and Deadline Extensions

Closing Date Extension

The contract closing date is hereby extended to _____.

Inspection Period Extension

The inspection period is hereby extended to _____.

Loan Approval Period Extension

The loan approval period is hereby extended to _____.

Repairs

Required Repairs

The following repair(s), as identified in the home inspection report, shall be completed by the Seller prior to closing:

1. Item 10, Page 10 — AC coil cleaning.

Additional repairs, if any, shall be listed below:

2. _____
 3. _____
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Closing Costs and Seller Contributions

Fixed Dollar Contribution

The Seller agrees to pay \$ _____ toward the Buyer's closing costs and/or prepaid expenses.

Percentage-Based Contribution

The Seller agrees to pay _____ % of the purchase price toward the Buyer's closing costs and/or prepaid expenses.

Brokerage Compensation and Licensing Disclosures**Buyer's Broker Compensation**

The Seller agrees to pay 3.0% of the gross purchase price as compensation to the Buyer's broker at the time of closing and from the proceeds of closing.

Reduced Compensation — No Buyer Representation

If the property is sold without a transaction broker or a buyer's broker/agent, the compensation shall be reduced to _____ % of the gross sales price. The Seller shall pay this fee at the time of closing and from the proceeds of closing.

Licensed Agent Disclosure

Buyer/Seller is a licensed real estate agent.

Contingency Waivers**Financing Contingency Waiver**

The Buyer hereby waives the financing contingency. If the Buyer fails to close by the closing date of , **the Buyer hereby instructs the title agent to release the escrow deposit in the amount of \$** to the Seller. No additional signatures will be required to authorize this release.

Inspection Contingency Waiver

The Buyer agrees to remove the inspection contingency and will proceed toward closing.

Appraisal Contingency Waiver

The Buyer agrees to remove the appraisal contingency and will proceed toward closing.

Personal Property

Furniture Transfer — As-Is Condition

The Seller agrees to transfer ownership of the following furniture items in their "as-is" condition, with no warranties or guarantees expressed or implied:

1. _____
2. _____
3. _____

(Attach a separate list if additional items are included.)

The Buyer acknowledges that the above furniture is sold "as-is," has inspected the items, and accepts their current condition. The Seller bears no responsibility for any repairs or replacements. No separate monetary value is assigned to the furniture as part of this transaction. The Buyer hereby releases the Seller from any and all future claims regarding the condition or use of the transferred furniture.