

## ESCALATION ADDENDUM

This Addendum is made on \_\_\_\_\_, to a Sales Contract ("Contract") dated \_\_\_\_\_ between \_\_\_\_\_ ("Purchaser") and \_\_\_\_\_ for the purchase and sale of the property: \_\_\_\_\_.

In this addendum the term "Net" is defined as the Sales Price less all seller concessions.

The Parties agree that the Contract is modified as follows:

If, prior to Seller's Ratification of the Contract, the Seller receives one or more additional written bona fide offers to purchase the Property with terms acceptable to the Seller ("Other Offer(s)"), and from which Seller would receive a higher Net than the Net reflected in this offer, then this Contract's Sale price shall automatically increase by \$ \_\_\_\_\_ above any Other Offer's net to Seller, not to exceed a maximum sale prices of \$ \_\_\_\_\_. If other offers include escalation terms, this automatic increase can be used multiple times. The Purchaser \_\_\_ YES or \_\_\_ NO understands and agrees that the Purchaser will proceed with the Contract without regard to the amount of the appraised valuation. If Yes, the Purchaser agrees that if necessary the Purchaser shall pay such excess amount in cash from a source with the Purchaser agrees to disclose to the Lender and which the Purchaser represents will not be borrowed funds except as approved by the lender.

\_\_\_\_\_ The Following terms to be completed by Seller \_\_\_\_\_

Any change in the Sale Price under this Addendum will be effective and binding upon Seller and Purchaser when Seller has ratified the Contract and this Addendum at the following SALES PRICE \$ \_\_\_\_\_.

Purchaser and Seller agree to initial these changes in the Price and Financing paragraphs of this Contract upon request by either party.

The terms of the Other Offer from \_\_\_\_\_ dated \_\_\_\_\_ through \_\_\_\_\_ and \_\_\_\_\_; Sales Price \$ \_\_\_\_\_ Seller concession(S) \$ \_\_\_\_\_ yielding Net \$ \_\_\_\_\_.

Purchaser has made this offer of his/her own volition and discretion and Purchaser and Sellers agree to hold agents and their respective Brokers harmless with regard to this Sale Price negotiation.

Having read and understood the foregoing, we the undersigned, hereby ratify, accept, confirm and acknowledge the same to be a part of our Contract.

\_\_\_\_\_  
Seller Date Purchaser Date

\_\_\_\_\_  
Seller Date Purchaser Date

