

ADDENDUM A TO OFFER TO PURCHASE

1 This Addendum is made part of the Offer to Purchase dated _____ made by _____
 2 _____ (Buyer) with respect to the Property at _____
 3 _____, Wisconsin. If different, the mailing address is:
 4 _____, Wisconsin. (collectively Property)

FINANCING ISSUES**■ Financing Contingency — Additional Terms: The financing contingency in the Offer includes the following terms:**

7 **A.** Within seven (7) days of acceptance Buyer shall obtain written confirmation from a financial institution that Buyer has applied for financing. Seller may, no
 8 earlier than seven (7) days after acceptance, deliver a written request for written confirmation of application. Buyer shall deliver written confirmation of application
 9 no later than three (3) days after Seller's delivery of the written request or Seller may, at Seller's option declare this Offer to be null and void.

10 **B.** Buyer agrees to pay any and all costs of obtaining financing, including the cost of closing the mortgage transaction. There may be additional cost for the first
 11 year premium for private mortgage insurance and for property/casualty and extended coverage insurance. Flood insurance, if required, may be in addition to the
 12 stated monthly payment.

13 **C.** A loan commitment is defined as a commitment from a financial institution authorized to do business in the State of Wisconsin by the Wisconsin Department of
 14 Financial Institutions which does not include a condition requiring the sale of other property unless the Offer is contingent on the closing of other property.

15 **D.** Buyer acknowledges Buyer's obligation to have the total purchase price including mortgage loan proceeds available at the time of closing. Buyer is advised to
 16 determine when Buyer's loan proceeds will be funded to ensure that the funds will be available at the time of closing.

17 **NOTICE: The closing company may require Parties to wire funds necessary for the completion of the transaction to the closing company's account.**
 18 **The Parties acknowledge this requirement may result in an additional cost to be paid by Buyer, unless otherwise agreed to in writing.**

19 **OPTIONAL PROVISIONS** THE PROVISIONS ON LINES 23-62 AND LINES 193-210 PRECEDED BY AN OPEN BOX () ARE PART OF THIS ADDENDUM
 20 IF MARKED SUCH AS WITH AN "X". THEY ARE NOT PART IF MARKED "N/A" OR LEFT BLANK (EXCEPT AS PROVIDED AT LINES 77-79).

21 **CAUTION: The firm and its agents (hereinafter firm) recommends Buyer have the Property tested and inspected for all conditions that Buyer considers**
 22 **material to the transaction.**

23 **TESTING CONTINGENCY:** This Offer is contingent upon Buyer obtaining a current written report from a qualified independent third party documenting the
 24 results of the following test(s) conducted pursuant to applicable government or industry protocols and standards: _____

25 _____ (insert tests
 26 to be performed, e.g. asbestos, mold, or other substances or conditions which may affect the health of occupants or the value or structure of the Property) within
 27 _____ days ("15" if left blank) of acceptance, at (Buyer's) (Seller's) **STRIKE ONE** expense ("Buyer's" if neither is stricken). Testing shall be performed
 28 by a qualified independent third party. Seller (shall) (shall not) **STRIKE ONE** ("shall" if neither is stricken) have the right to cure. See Right to Cure lines 63-74.

29 **RADON TESTING CONTINGENCY:** This Offer is contingent upon Buyer obtaining a radon test conducted by and current written report provided by a
 30 qualified independent third party consistent with applicable EPA government or industry protocols, at (Buyer's) (Seller's) **STRIKE ONE** expense ("Buyer's" if
 31 neither is stricken). This contingency shall be deemed satisfied unless Buyer, within _____ days ("15" if left blank) of acceptance, delivers to Seller a
 32 written notice of Buyer's objections accompanied with a copy of the written test report showing an EPA Protocol Average radon level greater than the current EPA
 33 standards at the time of acceptance of the Offer. Seller (shall) (shall not) **STRIKE ONE** ("shall" if neither is stricken) have the right to cure. Cures of Defects for
 34 radon may be accomplished only by a qualified independent third party installing a radon mitigation system and Seller shall provide Buyer prior to closing, a written
 35 report dated after the Buyer's notice by a qualified independent third party showing a testing result lower than the EPA Protocol Average, unless otherwise agree
 36 to in writing.

37 **WELL WATER TESTING CONTINGENCY:** If there is an active well serving the Property this Offer is contingent upon Buyer receiving, no later than
 38 _____ days ("15" if left blank) prior to closing, a written report dated no earlier than 60 days prior to the date set for closing from a state-certified or other
 39 independent qualified lab which indicates that the well(s) is/are supplying water that is within the levels established by federal or state laws regulating public water
 40 systems for safe human consumption relative to the following substances: bacteria (total Coliform and E.coli), nitrate, arsenic and
 41 _____ (**NOTE:** if desired insert

42 other substances that may affect the drinking water safety such as: lead, pesticides, nitrite, copper, radium, etc.) (Buyer) (Seller) **STRIKE ONE** ("Seller" if neither
 43 is stricken) shall be responsible for obtaining the report(s), including all costs, and agrees to promptly provide copies of all reports received to the other Party. All
 44 water samples used for testing shall be taken by a licensed plumber or other qualified independent third party. Seller (shall) (shall not) **STRIKE ONE** ("shall" if
 45 neither is stricken) have the right to cure. See Right to Cure lines 63-74. (See DNR Web site: <http://dnr.wi.gov/topic/DrinkingWater>)

46 **WELL SYSTEM INSPECTION CONTINGENCY:** If the Property is served by an active well(s) other than a community well (see lines 83-86 regarding
 47 shared well agreements; see lines 80-82 regarding abandoned well(s)) this Offer is contingent upon Buyer receiving no later than _____ days ("15" if left
 48 blank) prior to closing a written report(s) dated no earlier than 60 days prior to the date set for closing from a licensed pump installer or a licensed well driller
 49 competent to inspect well systems, which indicates that the well(s) and pressure system(s) conform to the code in effect at the time they were installed and are not
 50 disapproved for current use. (Buyer) (Seller) **STRIKE ONE** ("Seller" if neither is stricken) shall be responsible for obtaining the report(s), including all costs. Seller
 51 (shall) (shall not) **STRIKE ONE** ("shall" if neither is stricken) have the right to cure. See Right to Cure lines 63-74.

52 **If the well is inspected, the Well Water Testing Contingency is automatically selected and included in this Offer.**

53 **PRIVATE SANITARY SYSTEM [PRIVATE ONSITE WASTEWATER TREATMENT SYSTEM (POWTS)] INSPECTION CONTINGENCY:** If the Property is
 54 served by a private sanitary system this Offer is contingent upon Buyer receiving no later than _____ days prior to closing ("15" if left blank) a written report
 55 dated no earlier than _____ days prior to the date set for closing ("60" if left blank) from a county code administrator, licensed master plumber, licensed
 56 master plumber-restricted service, licensed plumbing designer, registered engineer, certified POWTS inspector, certified septage operator or a certified soils
 57 tester, which indicates that the POWTS conforms to the code in effect when the system was installed and is not disapproved for current use. (Buyer) (Seller)
 58 **STRIKE ONE** ("Seller" if neither is stricken) shall be responsible for obtaining the report, including all costs other than pumping costs. The POWTS is to be
 59 pumped at time of inspection at Seller's expense regardless of the strike on line 57. Seller (shall) (shall not) **STRIKE ONE** ("shall" if neither is stricken) have the
 60 right to cure. See Right to Cure lines 63-74.

61 **CAUTION: Different professionals may be needed to inspect different system components. Buyer is aware that POWTS are regulated by state and**
 62 **county agencies. Additional inspection(s)/testing and ongoing maintenance may be required upon transfer of the Property.**

RIGHT TO CURE REGARDING CONTINGENCIES AT LINES 23, 37, 46 & 53

Each contingency selected above [testing, well water, well system or private sanitary system (POWTS)] shall be deemed satisfied unless Buyer, within five days of the earlier of: 1) Buyer's Actual Receipt of the applicable testing, water, well or sanitary system report(s) or 2) the deadline for delivery of said report(s), delivers to Seller, a copy of the report(s) and a written notice identifying the Defect(s) to which Buyer objects or 3) the deadline for delivery of said report(s), and Seller was to provide report(s) and report(s) were not delivered, Buyer delivers to Seller a written notice to terminate. If Seller was granted the right to cure in a contingency above Seller may satisfy the contingency by: (1) delivering written notice to Buyer within 10 days of Buyer's delivery of the Notice of Defects stating Seller's election to cure Defects; (2) curing the Defects in a good and workmanlike manner; and (3) delivering to Buyer a written report detailing the work done within three days prior to closing. This Offer shall be null and void if Buyer makes timely delivery of Notice of Defects and written inspection report(s) and: (1) Seller does not have the right to cure or (2) Seller has a right to cure but: (a) Seller delivers written notice that Seller will not cure or (b) Seller does not timely deliver the written notice of election to cure. For the purposes of this contingency, Defect is defined per the Offer. Cures of Defects in POWTS may be accomplished only by repairing the current POWTS system or by replacing the current POWTS system with the same type of system which meets the applicable standard stated above, unless otherwise agreed to in writing.

CITY LETTERS No later than closing, Seller shall provide Buyer written verification of paid real property taxes, contemplated and/or outstanding special assessments and balances due for municipal utilities.

INCLUSION OF OPTIONAL PROVISIONS For optional provisions in the Offer (and any addenda) which require a box to be checked which have not been marked "n/a" or stricken in their entirety, if any blank within any part of the optional provision has been filled in (by handwriting or by typing), then it shall be as if the appropriate box was also checked thus including said optional provision within the Offer.

ABANDONED WELLS If there is an abandoned well on the Property, Seller shall, prior to closing, close the well at Seller's expense and provide Buyer with documentation of closure in compliance with applicable codes or provide Buyer with documentation evidencing that the well has been previously closed in compliance with the applicable codes in effect at the time of closure.

SHARED WELL AGREEMENT If the well providing drinking water to the Property is a private shared well Seller shall, at Seller's expense, provide Buyer with a copy of a shared well agreement (Agreement) which provides standards for operation, maintenance and use of the shared well for residential purposes no later than fifteen (15) days prior to closing. Unless this sentence is stricken the Agreement shall provide for the prorata cost sharing for all parcels included in the Agreement. If the Agreement has not already been recorded, it shall be provided in recordable form, with recording fees to be Seller's expense at closing.

AREA CONDITIONS Properties are affected by existing and proposed conditions and services in the area surrounding the property. Existing and future residential, recreational, commercial and/or industrial development, road and/or freeway construction, sewer or water or other public utility construction, area wide reassessments and/or airport expansion may affect the Property. Buyer is aware that properties near airports, highways, industrial developments, farms, etc. may be affected by noise or odors. Buyer is aware that major public works projects such as sewer construction or water treatment facility development have been reported in the media and may increase future real estate taxes and/or sewer use fees. Buyer acknowledges that if material to Buyer's decision to purchase Buyer has reviewed Seller's and firms' representations regarding known conditions and has become familiar with the area surrounding the Property and has investigated future proposed developments, consulted with local municipal officials, including the assessor's office as needed and is satisfied with current and proposed area conditions.

INSPECTIONS, TESTS, APPRAISALS, AND OPINIONS Real estate agents may furnish a list of independent inspectors/testers to the Parties. Unless provided in writing, no representations have been made as to the competency of the inspectors/testers. The Party designated as responsible for obtaining an inspection/test shall be solely responsible for determining the qualifications of the inspector/tester. In the event any inspection or test is ordered on behalf of the Parties by a firm in the transaction, the Parties agree to hold the firm harmless for any damages or liability resulting from the inspection or test, other than that caused by the firms' negligence or intentional wrongdoing. Buyer may receive copies of certain inspection, test, appraisal or other reports prepared for other persons. Buyer should carefully review these reports to determine the age of the report, the purpose for which they were prepared, and the standards of practice followed by the individual preparing the report. It is recommended that Buyer have the Property inspected by a professional inspector or other qualified independent inspector.

PROPERTY CONDITIONS Parties are aware that news media and other public information sources indicate that asbestos, mold, lead-based paint, lead in drinking water, radium, radon gas and other toxic substances and chemicals within a structure or in soils or water supplies can cause serious health hazards. Unless otherwise disclosed in writing, Seller represents that to the best of Seller's knowledge the Property does not contain asbestos, lead-based paint, or unhealthy concentrations of mold, radon gas, lead, radium or other toxic or harmful substances or chemicals. A number of communities report that elevated levels of radium may be present in the municipal water supply. Buyer agrees to obtain expert independent third party inspections and tests to determine if any material property conditions/defects exist on the Property. Buyer must include contingencies in this Offer for any inspections or tests which Buyer shall have performed. Past flooding, water leakage or excessive dampness may result in excessive mold growth which may present health risks. If there is any information or evidence of excessive moisture in the Property, Buyer is encouraged to consult with the appropriate mold experts and to inspect and test the Property for unsafe mold levels. Buyer acknowledges that Buyer has made such independent inquiries as Buyer deemed necessary concerning any factors material to the Property or the transaction. Buyer acknowledges that in purchasing this Property the Buyer has relied on Buyer's independent inspection and analysis of the Property and upon the statements, disclosures and representations contained in this Offer, in any Seller's disclosure report, and in any other written statements provided to Buyer. Buyer further acknowledges that neither Seller nor any real estate agents involved in this transaction have made any representations concerning the Property or the transaction other than those stated in this Offer, incorporated into this Offer by reference, or otherwise provided to the Buyer in writing, nor has any real estate agent made any statement purporting to be based on personal knowledge unless the same is specifically set forth in this Offer, incorporated into this Offer by reference, or otherwise provided to the Buyer in writing. Buyer agrees that Buyer has not requested Seller nor has any real estate agent offered to verify the accuracy of any of Seller's or other third party's statements, disclosures and representations contained in this Offer unless the request is specifically set forth in this Offer.

UNDERGROUND STORAGE TANKS AND BASEMENT FUEL OIL TANKS If Seller has notice or knowledge of an underground storage tank or basement or above ground fuel tank on the Property, or if one is discovered prior to closing, Seller shall, prior to closing, deliver to Buyer written confirmation that the tank, related components and procedures relating to upgrading and/or closure are in full compliance with all federal, state and local regulations. Seller's written confirmation shall include a copy of any applicable contractor's closure report and any required Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) registration. It is Buyer's sole responsibility to re-register in his or her name any underground storage tanks remaining in use upon the Property after close of sale and to comply with applicable DATCP and Wisconsin Administrative Code requirements (For more visit datcp.wi.gov/consumer).

NOTE: Removal of most residential basement fuel oil tanks is not required under state law.

SURVEY Unless a current survey has been provided to Buyer, the location and size of easements, improvements, lot lines and possible encroachments have not been verified and firm recommends that Buyer investigate these items by obtaining a current survey.

128 **INFORMATION ON PROMOTIONAL MATERIALS** Buyer understands that the information which is contained in the Multiple Listing Service Data sheets and
 129 additional promotional materials is obtained from a number of different sources and which **has not been** independently verified or confirmed by the various real
 130 estate firms and agents who have been and are involved in this transaction. **If any particular measurement or data element is important or material to Buyer,**
 131 **Buyer assumes all responsibility and liability to research, verify and confirm said data element and measurement.** Further, Buyer affirmatively represents
 132 and confirms that as to any particular measurement or data element which was or is important or material to Buyer as an inducement for the purchase by Buyer,
 133 Buyer has independently confirmed and/or verified the accuracy of said particular measurement or data element.

134 **ZONING AND BUILDING RESTRICTIONS, COMPREHENSIVE PLANS, NON-CONFORMING PROPERTY AND BUILDING PERMITS** Municipal zoning and
 135 building restrictions affect the use of the Property, and comprehensive plans may affect the future use or value of the Property by influencing future development in
 136 the municipality. Buyer is informed that many properties, including those in the shoreland area, are considered legal non-conforming properties which no longer
 137 conform to current zoning due to changing building regulations, restrictions, and lot size requirements. This may affect Buyer's ability to build, rebuild, remodel,
 138 replace, enlarge or use an existing structure (consider special hazard insurance if Property is considered legal non-conforming). Buyer is encouraged to take
 139 necessary steps to obtain an endorsement to or modification of Buyer's homeowner's insurance for protection. Firms and agents are neither required to investigate
 140 independently whether the required building permits have been obtained, zoning and building restrictions, comprehensive plans and non-conforming property
 141 status nor to determine any financial consequence to Buyer for lack of required building permits or any zoning, building restrictions, comprehensive plans or non-
 142 conforming property status. If this Property is damaged or destroyed, the governing community may, in some cases, restrict or prohibit the reconstruction without a
 143 zoning or use variance. Buyer is advised to check with the applicable municipal authorities regarding existing zoning, shoreland zoning, and building restrictions,
 144 possible comprehensive plans, and building permits, if these issues are material to Buyer's decision to purchase. Further, Buyer is informed that some
 145 municipalities may have inaccurate and inconsistent documentation which may include, but is not limited to, pre-1976 properties in the City of West Allis. **Buyer**
 146 **assumes all responsibility and liability to research, verify and confirm any of this information.**

147 **SANITARY DISTRICT SEWER CONSTRUCTION** Buyer is informed that the Property may be located within an established sanitary district. Buyer may be
 148 subject to taxes, special assessments or other charges for sewer planning or construction, user fees and related costs. Buyer is encouraged to contact officials of
 149 the sanitary district to inquire about such costs.

150 **FLOODPLAINS/WETLANDS** Buyer is aware that the floodplain and wetland maps referred to in the Offer lack detail, are difficult to interpret, and may not be
 151 accurate. Buyer is encouraged to personally examine such maps or consult with appropriate government officials to verify their accuracy or applicability, if such
 152 information is material to Buyer's decision to purchase.

153 **ACTUAL RECEIPT DEFINITION** "Actual Receipt" of a notice shall occur on the earlier of (1) at the time the notice is personally delivered to the Party (**NOTE:**
 154 Delivery may be made by either listing or selling firm); (2) at 5:00 p.m. on the day the Party signs for delivery of the notice by (a) certified mail, return receipt
 155 requested or by (b) commercial delivery service which receives the signature of Party on delivery; or (3) at any other time the Party acknowledges in writing that
 156 they have received the notice.

157 **INSURANCE PROVISIONS**

158 **Building Materials/Insurability:** News Media and other public information indicate that certain building materials, such as synthetic stucco and wood composite
 159 exterior house siding, have been associated with moisture/mold related problems. The presence of these materials may affect the health of occupants, the life
 160 expectancy of the building and the insurability of the Property. The claims history of the Property and the condition of the Property may increase homeowner's
 161 insurance premiums or make the Property uninsurable (other than the Wisconsin Insurance Plan). Seller agrees to provide representatives of Buyer's insurance
 162 company access to the Property for inspection purposes at reasonable times upon reasonable notice. Buyer's credit history, insurability rating, lifestyle (e.g. large
 163 dogs), etc. may also increase Buyer's homeowner's insurance premiums or prevent the Buyer from obtaining homeowner's insurance (other than the Wisconsin
 164 Insurance Plan). Buyer agrees to address these issues with an insurance expert and Buyer's lender and to apply for insurance coverage promptly to ensure that
 165 insurance coverage is available at the time of closing. The Parties acknowledge that real estate licensees are not experts with respect to construction techniques,
 166 building materials or homeowner's insurance and the Parties agree to consult and rely on the opinions of appropriate experts.

167 **Electric Service: Buyer and Seller are aware that if a property has tube or aluminium wiring or if a property's electrical service uses fuses or is less**
 168 **than 100 amps, lenders and homeowners insurance companies may require that the service be upgraded to no less than a 100 amp circuit breaker**
 169 **service and may require that any tube or aluminum wiring be replaced with wiring consistent with current code.**

170 **Flood Insurance:** Buyer is aware that Buyer's lender may require, or in the future will require Buyer to purchase flood insurance in connection with the
 171 purchase of this Property. The National Flood Insurance Program provides for the availability of flood insurance but also establishes flood insurance policy
 172 premiums based on the risk of flooding in the areas where properties are located. Those premiums are subject to change for reasons including but not limited to,
 173 law changes which may result in substantial amounts as compared with premiums previously charged for flood insurance for the Property. Buyer is encouraged to
 174 consult with one or more carriers of flood insurance for a better understanding of flood insurance coverage and costs. Buyer acknowledges that premiums are
 175 likely to be required to purchase such insurance and said premiums may increase in the future. Buyer is aware that premiums previously paid for flood insurance
 176 on this Property may not be an accurate indication of premiums charged after purchase of this property.

177 **RENTAL PROPERTY ORDINANCES** The City of Milwaukee requires a registration form and fee of residential rental properties (with some exceptions) within 15
 178 days of the conveyance. Buyer must file a registration form and pay a fee within 15 days of conveyance. Seller must file a seller notification form within 15 days of
 179 the conveyance. The City of West Allis requires a fee and current property owner registration when the tax mail-to address is different than the property address.
 180 Contact (414) 302-8400 for more information. Penalties exist for non-compliance.

181 **LEAD WATER SERVICE LINES ORDINANCE(S)** The City of Milwaukee requires the property owner to pay for the replacement of privately-owned portions of
 182 lead water service lines whenever the following occurs: 1) a leak or failure has been discovered in the service line or 2) when the publicly owned segment of the
 183 service line is replaced on a planned or emergency basis. The City offers special assessment financing if certain circumstances exist and properties with 1-4
 184 dwellings may be eligible for a city cost-share. Contact the Milwaukee Water Works, www.milwaukee.gov/water or (414) 286-2830 and
 185 <http://city.milwaukee.gov/WaterQuality/Lead-Awareness-and-Drinking-Water-Safety.htm#WI97Axsrlct> for more information. Other communities may have same
 186 or similar types of property owner obligations relating to lead water service lines. Buyer acknowledges that if material to Buyer's decision to purchase Buyer has
 187 reviewed known conditions and has investigated or, consulted with local municipal officials, as needed.

188 **CONFLICTING PROVISIONS** Should any provision of this Addendum be in conflict with any provision of the Offer or any other addenda to this Offer, the
 189 provisions of this Addendum shall prevail.

190 **FEDERAL VA AND FHA MORTGAGE** If this Offer is contingent upon Buyer obtaining a FHA or Federal VA loan, it is also contingent upon the Parties executing
191 an FHA or Federal VA amendment to the contract which shall give Buyer the right to terminate the Offer if the Property fails to appraise for the purchase price.
192 Seller also agrees to pay lender at time of closing, a tax service fee not to exceed \$100.00.

193 **FEDERAL VA MORTGAGE: (Buyer) (Seller)** **STRIKE ONE** ("Seller" if neither is stricken) agrees to pay the entire funding fee not to exceed _____ %
194 ("0%" if left blank) of the mortgage amount.

195 **NOTE: Funding fee may not be divided between the parties. Buyer agrees to pay all other costs of securing financing.**

196 **WAIVER OF FINANCING CONTINGENCY** If Buyer waives the financing contingency making this a cash offer and, within _____ day(s) ("7" if left blank) of
197 the delivery of the notice of the waiver of financing contingency, Buyer delivers written verification from a financial institution or a third party in control of Buyer's
198 funds that Buyer has, at the time of verification, sufficient funds to close this transaction which are not contingent on the sale of Buyer's property, Seller agrees to
199 waive Seller's rights under the financing contingency. Delivery of a loan commitment is considered written verification of sufficient funds to close if loan
200 commitment is not contingent on the sale of Buyer's property and Buyer provides written verification confirming sufficient funds for the amount by which the sales
201 price exceeds the amount of the loan commitment.

202 **HOME WARRANTY PROGRAM:** A limited home warranty plan shall be included, effective on the date of closing, and shall be for a term of one year
203 provided that the Property qualifies for the warranty plan. The cost of the home warranty shall not exceed \$ _____. The cost of the warranty will be paid
204 by the (Seller) (Buyer) **STRIKE ONE** ("Seller" if neither is stricken) at closing. The warranty plan will be ordered by the (listing) (selling) **STRIKE ONE** firm
205 ("listing" if neither is stricken). Buyer is advised that a home inspection may detect pre-existing conditions which may not be covered under the warranty plan.

206 **NOTE: Buyer has been informed of the availability of a limited home warranty plan.**

207 **SELLER'S CONTRIBUTION:** Seller shall give Buyer a loan cost credit and/or pre-payables at closing in the amount of \$ _____ ("0" if left blank) to
208 assist Buyer in purchasing the Property. Any funds not applied as a loan cost credit and/or pre-payable shall be credited back to Seller at closing. This is exclusive
209 of any loan fees indicated on the Offer.

210 **ASSOCIATION FEE:** Buyer acknowledges the association fee of \$ _____ ("0" if left blank) per _____ .

211 **READING/UNDERSTANDING** By initialing below, all Parties acknowledge receipt of a copy of this Addendum and that he or she has read all pages of this
212 Addendum, the Offer and any other documents incorporated into the Offer.

213 **ADDENDUM PROVISIONS** Buyer and Seller are advised that this Addendum contains provisions that may not be appropriate in all transactions. No
214 representation is made that the provisions of this Addendum are appropriate, adequate or legally sufficient for any specific transaction. Buyer and Seller are
215 encouraged to consult with their own legal counsel regarding the provisions of the Offer and this Addendum.

216 **ADDENDA:** The following contingencies and provisions are included in this Offer as an addendum only if there is an "X" in the box in front of the "Addendum
217 Topic." The text of the addendum will be found in the addendum which is made a part of this Offer.

Addendum Topic	Label	Addendum Topic	Label
<input type="checkbox"/> LEAD BASED PAINT	_____	<input type="checkbox"/> _____	_____
<input type="checkbox"/> OCCUPANCY	_____	<input type="checkbox"/> _____	_____
<input type="checkbox"/> RENTAL PROPERTY	_____	<input type="checkbox"/> _____	_____

222 **ADDITIONAL CONTINGENCY:** This Offer is contingent upon _____
223 _____
224 _____
225 _____
226 _____ on or before _____ . In the event _____ ,
227 _____ ,

228 Buyer may, at Buyer's option, terminate this Offer by written notice delivered to Seller within three (3) days after the Deadline stated on line 219. Should Buyer fail
229 to notify Seller, Buyer shall be deemed to have waived this contingency.

230 **ADDITIONAL PROVISIONS** _____
231 _____
232 _____
233 _____
234 _____
235 _____
236 _____
237 _____
238 _____

239 To facilitate lender preparation of the Closing Disclosure:

240 Name of Firm for Buyer _____	Name of Firm for Seller _____
241 Company Address _____	Company Address _____
242 Firm License No. _____	Firm License No. _____
243 Selling Agent's Name _____	Listing Agent's Name _____
244 License No. _____	License No. _____
245 Email address _____	Email address _____
246 Telephone No. _____	Telephone No. _____

247 (X) _____ Date (X) _____ Date (X) _____ Date (X) _____ Date
248 Buyer Initials Seller Initials