

WARREN COUNTY MULTIPLE LISTING SERVICE, INC.

48 HOUR CONTINGENCY CLAUSE

ADDENDUM #4

THIS IS A LEGALLY BINDING CONTRACT. WE RECOMMEND CONSULTING AN ATTORNEY.

ADDENDUM TO CONTRACT FOR PURCHASE AND SALE BETWEEN:

_____ and _____
Seller(s) Buyer(s)

This Agreement is contingent upon the signing of a valid sales contract for the Buyer's property know as _____ on or before _____ 20____ ("48 Hour Contingency Date"). It is understood and agreed that the property known as _____ is to remain on the market as long as the above contingency is still in effect. However, in the event that the Seller receives a firm offer acceptable to the Seller prior to the signing of a valid sales contract for Buyer's property, Seller shall immediately notify the Buyer of said offer and the Buyer shall then have 48 hours from the date of such notice to make the offer in this Agreement a firm offer by removing the aforesaid contingency. If within the said 48 hour period the Buyer shall fail to remove said contingency, this Agreement shall be null and void and any deposit shall be returned to the Buyer.

NOTICE

- A. Notice to the Buyer's attorney or to the Broker utilized by the Buyer, the Seller, the Seller's attorney or the Seller's Broker shall be considered notice to have been made on the Buyer or Seller.
- B. Personal notice on Seller or Buyer as included in this contingency shall be considered completed by giving notice to any one of the Sellers or Buyers if there are more than one Seller or Buyer.

Seller Date Buyer Date

Seller Date Buyer Date

EXTENSION OF 48 HOUR CONTINGENCY DATE

Date: _____

The Buyer and Seller agree to extend the date for the 48 Hour Contingency until _____ 20____. All other terms and conditions of this Addendum are to remain in full force and effect.

Seller(s) Initials _____

Buyer(s) Initials _____

NOTICE REGARDING SECONDARY CONTRACT

Date: _____

We (I) hereby notify the Buyer the we (I) have received a firm written offer dated _____ 20____, acceptable to us (me) on sale of _____. The above notice served on _____ 20____ to _____ at _____ () am () pm.

Server: _____

Seller(s) Initials _____

Buyer(s) Initials _____

BUYER'S RELEASE OF 48 HOUR CONTINGENCY CLAUSE

Date: _____

The Buyer hereby notifies Seller that the 48 Hour Contingency is hereby removed and the contract of sale between Buyer and Seller shall remain in full force and effect contingent upon the mortgage approval, to be obtained on or before _____ 20____, and all other contingencies contained in the original contract. The closing will be on or about _____ 20____.

Seller(s) Initials _____

Buyer(s) Initials _____

BUYER'S CANCELLATION AND WITHDRAWAL

Date: _____

The Buyer hereby notifies the Seller that upon the expiration of the 48 Hour Contingency Date, that the Buyer has not been able to remove the contingency from this Agreement, and declares the contract for the purchase and sale null and void, and any and all deposits shall be returned to the Buyer.

Seller(s) Initials _____

Buyer(s) Initials _____