

ADDENDUM - SALE

This Addendum is made on _____, to a sales contract (“Contract”) offered on _____, between _____ (“Buyer”) and _____ (“Seller”) for the purchase and sale of Property: _____.

The parties agree that this Contract is modified as follows:

Para #2: This property is being offered via an online public auction (www.themcguiregroupllc.com) that is scheduled to close at 11am ET, August 29, 2022. Interested parties have the right and ability to do any due diligence such as home inspection, zoning clarifications, arrange financing, have an appraisal, etc., BEFORE the close of the auction because the sale of the property is non-contingent. The Total Offer will be the high bid amount at auction plus 5 percent. (For example, if the High Bid is \$500,000, the Total Offer would be \$525,000). If parties wish to submit non-contingent Total Offers to the listing agent in advance of the close of the auction, such will be delivered to the Seller for consideration.

Para #3: If the Total Offer is accepted by the Seller, the Purchaser will be required to escrow \$15,000 of the Total Offer amount as a non-refundable deposit at time of ratified contract delivery. The remainder of the 10 percent non-refundable deposit must be escrowed within 3 business days.

This Addendum shall not alter, modify, or change in any other respect this Contract, and except as modified herein, all of the terms and provisions of this Contract are expressly ratified and confirmed and shall remain in full force and effect.

SELLER:

BUYER:

_____/_____
 Date Signature

_____/_____
 Date Signature

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 Date Signature

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 Date Signature

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