

ADDENDUM - SALE

This Addendum is made on _____, to a sales contract (“Contract”) offered on _____, between _____ (“Buyer”) and

David Dewitt _____ (“Seller”) for the purchase and sale of Property: 300 JOHN MARSHALL DR NE, VIENNA, VA
_____ 22180

The parties agree that this Contract is modified as follows:

PARAGRAPH #2.

Strike:

~~PRICE AND FINANCING. (Any % are percentages of Sales Price)~~

~~A. Sales Price. \$~~

~~B. Down Payment (If no financing, Down Payment equals Sales Price). \$ or %~~

~~C. Financing.~~

~~1. First Trust (if applicable) \$ or %~~

~~Conventional VA FHA~~

~~USDA Other:~~

~~2. Second Trust (if applicable) \$ or %~~

~~3. Seller Held Trust (if applicable) \$ or %~~

~~TOTAL FINANCING \$ or %~~

~~D. “Seller Subsidy” to Buyer. Sellers’ net reduced by: \$ or %~~

Replace with:

This property is being offered via an online public auction (www.themcguiregroupllc.com) that is scheduled to close at 11am ET, April 18th, 2023. Interested parties have the right and ability to do any due diligence such as home inspection, flood and 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.

PARAGRAPH #3.

Strike

~~**DEPOSIT.** Buyer’s deposit (“Deposit”) in the amount of \$ check/bank wired funds; and/or \$ by note due and payable on will be held in escrow by the following Escrow Agent: Settlement Agent **OR** Cooperating Broker **OR** Other. Buyer has delivered Deposit to Escrow Agent **OR** will deliver Deposit to Escrow Agent by Days after Date of Ratification.~~

Replace with:

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. If the Purchaser fails to close on the property within 30 days from contract ratification, the 10 percent deposit will be distributed from escrow as follows: 40% to First American Real Estate and 60% to the Seller.

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

Date Signature

Date Signature

Date Signature

Date Signature

Date Signature

Date Signature

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