

**FIRPTA ADDENDUM NO. \_\_\_\_\_  
TO  
REAL ESTATE PURCHASE CONTRACT**



**THIS IS AN  ADDENDUM  COUNTEROFFER** to that REAL ESTATE PURCHASE CONTRACT (the "REPC") with an Offer Reference Date of \_\_\_\_\_, including all prior addenda and counteroffers, between \_\_\_\_\_ as Seller, regarding the Property located at \_\_\_\_\_ (the "Property"). The terms of this Addendum are hereby incorporated as part of the REPC, and to the extent the terms of this Addendum modify or conflict with any provisions of the REPC, including all prior addenda and counteroffers, these terms shall control.

**1. FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT (FIRPTA)**

1.1 Under the Internal Revenue Code, if Seller is a foreign person or entity (non-resident alien, corporation, partnership, trust or estate), Buyer must generally withhold a specified percentage of the "amount realized" by Seller on the sale of the Property and forward this amount to the Internal Revenue Service ("IRS"). Such withholding may not be required if Seller obtains and provides Buyer with an authorized exemption or waiver from withholding. If Seller does not provide Buyer with a certificate of exemption or waiver from FIRPTA within fourteen (14) calendar days after Acceptance, Buyer will instruct Escrow/Title company in writing to withhold the required amount. Escrow is hereby authorized and instructed (if notified in writing that withholding is required) to withhold the required amount at closing and forward it to the IRS.

**ALL OTHER TERMS** of the REPC, including all prior addenda and counteroffers, not modified by this ADDENDUM/COUNTER OFFER shall remain the same.  Seller  Buyer shall have until \_\_\_\_\_  A.M  P.M. Mountain Time \_\_\_\_\_, to accept the terms of this ADDENDUM/COUNTEROFFER in accordance with the provisions of Section 23 of the REPC. Unless so accepted, the offer as set forth in the ADDENDUM/COUNTER OFFER shall lapse.

\_\_\_\_\_  
 Buyer  Seller Signature    Date    Time                       Buyer  Seller Signature    Date    Time

**ACCEPTANCE/COUNTEROFFER/REJECTION**

**CHECK ONE:**

- ACCEPTANCE** of ADDENDUM/COUNTER OFFER:  Seller  Buyer hereby accepts the terms of this ADDENDUM/COUNTER OFFER
- COUNTER OFFER:**  Seller  Buyer presents as a counteroffer the terms of attached Counteroffer No. \_\_\_\_\_

\_\_\_\_\_  
 Buyer  Seller Signature    Date    Time                       Buyer  Seller Signature    Date    Time

**REJECTION:**  Seller  Buyer rejects the foregoing ADDENDUM/COUNTER OFFER [        ] Initials  
 Date \_\_\_\_\_, \_\_\_\_\_ Time

This form is COPYRIGHTED by the UTAH ASSOCIATION OF REALTORS® for use solely by its members. Any unauthorized use, modification, copying or distribution without written consent is prohibited. NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION OF THIS FORM IN ANY SPECIFIC TRANSACTION. IF YOU DESIRE SPECIFIC LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.

Created by Teresa Copeland with SkySlope® Forms