

**APPRAISAL 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 Buyer, and _____ as Seller, regarding the Property located at _____.

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. Buyer's Appraisal Clause

- A. Appraisal Guarantee.** In the event the Property appraises for less than the Purchase Price, but equal to or more than \$ _____ ("Appraisal Floor"), Buyer agrees that the Purchase Price shall not be reduced, and Buyer shall pay the difference between the appraised value and the Purchase Price in cash at Settlement. The terms of this Paragraph amend Section 8.2 of the REPC.
- B. Buyer's Right to Cancel.** If the appraised value is less than the Appraisal Floor, then Buyer shall have the right to cancel the REPC in accordance with the terms of Section 8.2(a) of the REPC.
- C. Additional Terms.** _____

ALL OTHER TERMS of the REPC, including all prior addenda and counteroffers, not modified by this ADDENDUM/COUNTEROFFER shall remain the same. **Seller** **Buyer** shall have until _____ **A.M** **P.M.** Mountain Time _____ (Date), 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/COUNTEROFFER shall lapse.

 Buyer Seller Signature Date Time Buyer Seller Signature Date Time

ACCEPTANCE/COUNTEROFFER/REJECTION

CHECK ONE:

- ACCEPTANCE:** Seller Buyer hereby accepts the terms of this ADDENDUM/COUNTEROFFER
- COUNTER OFFER:** Seller Buyer presents as a counteroffer the terms of attached ADDENDUM/COUNTEROFFER No. _____
- REJECTION:** Seller Buyer rejects the foregoing ADDENDUM/COUNTEROFFER

 Buyer Seller Signature Date Time Buyer Seller Signature Date Time

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