REMERICA®
INTEGRITY II REALTY

Property Address:_____

Escalation Clause

Purchaser agrees to pay $ _____ above any offer seller has received in writing, not to exceed $_____. A copy of a buyer executed, bona-fide, arm's length offer must be provided along with a copy of proof of funds or mortgage pre-approval letter.

Appraisal Guarantee

The following supersedes any appraisal verbiage in the Purchase Agreement:
The Purchaser(s) will pay up to $ _____ (guarantee amount) above the appraised value, not to exceed the purchase price. If the appraised value plus the guarantee amount is lower than the purchase price, and the buyer hasn't waived the appraisal contingency, the Seller may, at their option, notify the Purchaser in writing, that the Seller is accepting the appraised value plus the guaranteed amount as an amended purchase price. If the Seller does not amend the purchase price within 7 days of receiving the notice of an appraisal gap, the Purchase Agreement shall become null and void and the earnest deposit will immediately be refunded to the Purchaser. This addendum does not create any obligation for the Seller to sell for a purchase price less than stated in the Purchase Agreement.

| | |
|---|---|
| _____ | _____ |
| Purchaser | Seller |
| _____ | _____ |
| Purchaser | Seller |
| _____ | _____ |
| Witness Date | Witness Date |