Seller Credit Addendum

Addendum / agreement date

Original Purchase and Sale Agreement date

Seller(s) - full legal names

Buyer(s) - full legal names

Property address, including town and state

This Addendum is attached to and incorporated into the Purchase and Sale Agreement identified above. Except as expressly modified here, all other terms remain unchanged. In the event of a conflict, this Addendum controls as to its subject matter.

Seller credit amount ($)

Seller shall provide Buyer a credit at closing in the amount stated above toward Buyer's closing costs and prepaids. The credit is subject to applicable lender and loan-program requirements and may not exceed eligible closing costs and prepaids. Any portion of the stated credit not applied toward Buyer's eligible closing costs and prepaids shall automatically reduce the purchase price by that unused amount. No cash payment of unused credit to Buyer is permitted. Any alternate arrangement must be agreed in writing by Buyer and Seller and approved by the lender, if applicable; no such arrangement may provide for a cash payment of unused credit to Buyer.

This Addendum does not, by itself, waive or satisfy the inspection contingency. Any inspection resolution must be separately stated in writing.

IN WITNESS WHEREOF, the parties execute this Agreement. Each individual signing for an entity must state the entity and signing capacity.

Buyer 1 signature: _____ Date: _____

Buyer 2 signature: _____ Date: _____

Seller 1 signature: _____ Date: _____

Seller 2 signature: _____ Date: _____