

SELLER'S PURCHASE/LEASE CONTINGENCY ADDENDUM

This form approved by the North Dakota Association of REALTORS®, which disclaims any liability out of use or misuse of this form. This form is only for use by licensed REALTORS® in the State of North Dakota.

1 **DATE:** _____

2 This Addendum to the PURCHASE AGREEMENT between parties dated _____, 20____.

3 Street Address: _____

4 City: _____ State: _____ Zip Code: _____ County: _____

5 This PURCHASE AGREEMENT is contingent upon Seller(s) securing another property to purchase or lease.

6 **SEARCH PERIOD:** Upon Final Acceptance Date, Seller(s) shall in good faith attempt to secure a property
7 for purchase or lease within _____ calendar days known as Search Period.

8 If Seller(s) secures a property to purchase or lease, Seller(s) may remove this contingency at any time prior to
9 the end of the Search Period by providing written notice to the Buyer(s), or Broker(s)/Agent(s) representing or
10 assisting the Buyer(s).

11 If Seller(s) is unable to secure an acceptable property within the Search Period, the Seller(s) may cancel the
12 referenced PURCHASE AGREEMENT in written notice to the Buyer(s), or Broker(s)/Agent(s) representing or
13 assisting the Buyer(s), of Seller's intent to cancel no later than the end of the Search Period.

14 If Seller(s) cancels this PURCHASE AGREEMENT, Buyer(s) and Seller(s) shall immediately sign a
15 CANCELLATION OF PURCHASE AGREEMENT confirming the cancellation and directing earnest money,
16 if any, to be refunded to Buyer(s).

17 If Seller(s) does not cancel this contingency before the end of the Search Period, the contingency shall be
18 removed, and the PURCHASE AGREEMENT shall be in full force and effect.

19 **CLOSING OF SELLER'S PURCHASE OR LEASE:** If Seller(s) removes this contingency, this PURCHASE
20 AGREEMENT becomes contingent upon successful closing of the Seller's purchase/lease. If the Seller's
21 purchase/lease does not close on or before the closing date in this PURCHASE AGREEMENT, and unless a
22 written extension is agreed upon by both Buyer(s) and Seller(s), this PURCHASE AGREEMENT is cancelled.
23 Buyer(s) and Seller(s) shall immediately sign a CANCELLATION OF PURCHASE AGREEMENT confirming
24 cancellation and directing earnest money, if any, to be refunded to the Buyer(s).

25 All Inspections will be conducted:

26 ☐ After Seller(s) secures a property and contingency is removed. (Not on Final Acceptance.)

27 ☐ As written in referenced PURCHASE AGREEMENT.

28 **ADDITIONAL PROVISIONS:** _____

29 _____

30 _____

31 _____
32 Buyer Signature Date

Seller Signature Date

33 _____
34 Buyer Signature Date

Seller Signature Date