ESCALATION ADDENDUM

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Date: _____

This Escalation Addendum is part of the PURCHASE AGREEMENT dated _____ between **SELLER(s):** _____ and **BUYER(s):** _____

Street Address: _____

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

Buyer(s) has offered purchase price of $_____, as set forth in the PURCHASE AGREEMENT.

ESCALATION TERMS: If Seller(s) receives one or more bona fide offer(s), the following terms shall apply until rejected, revoked, or expiration:

a. **Escalation Amount**: Buyer(s) agrees to increase purchase price by $_____ greater than the highest purchase price contained in any other offer.
b. **Purchase Price Cap**: Maximum purchase price to be capped at $_____.
c. **Calculation of Competing Offers**: If competing offers include escalation provisions, such offers maximum purchase price may be considered in determining escalated offer amount subject to Buyer's maximum purchase price stated above.
d. **Documentation of Proof**: If escalation is set forth with this Addendum, Seller(s) agrees to provide sufficient proof to Buyer(s) of the competing offer. Seller(s) to provide a copy of the competing Purchase Agreement, without change. Seller(s) may remove prospective names from the offer, but may not remove financial terms, including price and concessions.

BROKERAGE DISCLAIMER: Buyer(s) acknowledges and agrees that the PURCHASE AGREEMENT and this Escalation Addendum are at Buyer's discretion. Buyer(s) agrees to hold all Agents and Brokers harmless regarding the use and operation of the Escalation Addendum as set forth herein.

Buyer(s) agrees to present this Addendum with the above stated PURCHASE AGREEMENT for consideration.

Buyer Signature	Date	Buyer Signature	Date

ACKNOWLEDGEMENT OF ACCEPTANCE

The purchase price is hereby accepted and agreed upon at the price of $_____.

SIGNATURES:

Buyer Signature	Date	Seller Signature	Date
Buyer Signature	Date	Seller Signature	Date