WHOLESALING ADDENDUM

This form approved by the North Dakota Association of REALTORS®, which disclaims any liability out of use or misuse of this form. Only REALTORS® licensed in North Dakota are authorized to use this form in compliance with NDAR's Statewide Forms Policy.

"Wholesaler" describes a person who publicly markets for sale an equitable interest in the PURCHASE AGREEMENT pertaining to real property.

A Wholesaler of real property shall disclose in writing to all parties to the PURCHASE AGREEMENT that a Wholesaler holds an equitable interest in the Property, may not be able to convey title to the Property, and intends to make a profit or income from the transfer of the equitable interest.

Notwithstanding any other provision contained in the PURCHASE AGREEMENT of real property, if a Wholesaler violates this section, Seller(s) may cancel the PURCHASE AGREEMENT at any time before the close of escrow without penalty and may retain any earnest money paid by a Wholesaler.

Notwithstanding any other provision contained in the PURCHASE AGREEMENT, if a Wholesaler violates this section, Buyer(s) may cancel the PURCHASE AGREEMENT at any time before the close of escrow without penalty and must be refunded all earnest money paid by Buyer(s).

The undersigned Agent(s) discloses to all parties the intent to publicly market the equitable interest in the PURCHASE AGREEMENT which will be formed between the parties.

SIGNATURE OF AGENT(s):

_____

Agent Signature Date

SIGNATURES OF PARTIES:

By signing below, parties are acknowledging that parties are entering into the PURCHASE AGREEMENT involving wholesaling.

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