

## ESCALATION ADDENDUM

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1 **DATE:** \_\_\_\_\_

2 This Addendum is a part of and an attachment to the PURCHASE AGREEMENT dated \_\_\_\_\_  
3 between:

4 **SELLER(s):** \_\_\_\_\_ and

5 **BUYER(s):** \_\_\_\_\_

6 Street Address: \_\_\_\_\_

7 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ County: \_\_\_\_\_

8 Buyer(s) has offered purchase price of \$\_\_\_\_\_, as set forth in the PURCHASE  
9 AGREEMENT.

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

- 12 a. **Escalation Amount:** Buyer(s) agrees to increase purchase price by \$\_\_\_\_\_ greater  
13 than the highest purchase price contained in any other competing offer.  
14 b. **Purchase Price Cap:** Maximum purchase price to be capped at \$\_\_\_\_\_.  
15 c. **Calculation of Competing Offers:** The method to calculate competing offers shall be the purchase  
16 price less any Seller(s) concessions, closing costs, or other monetary considerations included in the  
17 competing offers.  
18 d. **Documentation of Proof:** If escalation is set forth with this Addendum, Seller(s) agrees to provide  
19 sufficient proof to Buyer(s) of the competing offer. Seller(s) to provide a copy of the competing offer.  
20 Seller(s) may remove prospective names from the offer, but may not remove financial terms, including  
21 price and concessions.

22 **BROKERAGE DISCLAIMER:** Buyer(s) acknowledges and agrees that the PURCHASE AGREEMENT and  
23 this Escalation Addendum are at Buyer's discretion. Buyer(s) agrees to hold all Agent(s) and Broker(s)  
24 harmless regarding the use of this Addendum.

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

27 \_\_\_\_\_  
28 Buyer Signature Date Buyer Signature Date

29 <b>ACKNOWLEDGEMENT OF ACCEPTANCE</b>			
30 The purchase price is hereby accepted and agreed upon at the price of \$_____.			
31 <b>SIGNATURES:</b>			
32 _____	_____	_____	_____
33 Buyer Signature	Date	Seller Signature	Date
34 _____	_____	_____	_____
35 Buyer Signature	Date	Seller Signature	Date