

WHOLESALE 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.

1 **DATE:** _____

2 This Wholesaling Addendum is for the PURCHASE AGREEMENT dated _____ between:

3 **SELLER(s):** _____ and

4 **BUYER(s):** _____

5 Street Address: _____

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

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

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

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

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

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

20 **SIGNATURE OF WHOLESALE AGENT(s):**

21 _____
22 Agent Signature Date

23 **Undersigned** hereby acknowledge they have been provided with a copy of this Addendum. By signing, the
24 undersigned party, certifies that they have read and understand this Wholesaling Addendum.

25 _____
26 Signature Date Signature Date