



ADDENDUM "A" TO CONTRACT

This required Addendum is attached to and incorporated into the Contract for the Sale and Purchase of Real Estate, hereinafter "Contract," to which it is attached. The invalidity of any provision of the Contract, or any agreement between Buyer and Seller, shall not affect the validity or enforceability of any other provision set forth herein. In the event of discrepancies between the Contract and this Addendum, this Addendum shall prevail.

1] SHOWING INSTRUCTIONS:

ShowingTime App or CALL 800-746-9464 **[Active Real Estate Licensees ONLY]**

**Including, but not limited to: tours [in-person, video, etc], inspections [home, septic, roof, etc], appraisals

**Confirm all lights are turned off, pets are where they need to be, and all doors are locked

2] MULTIPLE OFFERS:

YES: Seller ALLOWS Brokerage/Agent to notify Buyer Agent[s] of multiple offers

NO: Seller DOES NOT allow Brokerage/Agent to notify Buyer Agent[s] of multiple offers

3] OFFER INSTRUCTIONS:

All offers delivered Monday - Saturday after 5pm, Sundays & Federal Holidays will be presented the next business day. Please submit offers through ShowingTime by clicking on the "Offers" tab: complete all applicable fields, attach the signed offer, pre-approval/bank letter, & all disclosures. This will help us process your offer more efficiently, and get it into the Seller's hands ASAP.

4] PROOF OF FUNDS:

YES: Seller REQUIRES Buyer submit pre-qualification, &/or proof-of-funds statement with offer

NO: Seller DOES NOT require Buyer submit pre-qualification, &/or proof-of-funds statement with offer

5] [5D] WARRANTY AND INSPECTIONS: The Buyer must take an affirmative action in writing, to be received by the Listing Brokerage, within ten [10] business days of the effective Contract date. Failure to timely comply shall constitute the waiver of Buyer's inspection contingency, the underlying Contract is in full force and effect, and the parties shall proceed to Closing.

6] EARNEST MONEY: As required by the Mississippi Real Estate Commission: In the event of uncertainty as to the proper disposition of earnest money, the Broker will turn earnest money over to a court of law for disposition. Purchaser and Seller are responsible for their own expenses, including, but not limited to: attorney fees and court costs.

7] COMMISSION: At closing, the Seller will pay the Selling Firm 2.4 % of the Contract Sales Price.

TOM VEJER
dotloop verified
07/01/24 3:06 PM CDT
HTMD-T5KH-7YTW-XS3E

SELLER

SELLER

BUYER

BUYER