

ADDENDUM TO PURCHASE AGREEMENT

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- 1. Date _____
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3. Addendum to Purchase Agreement between parties, dated _____
4. (Date of this Purchase Agreement), pertaining to the purchase and sale of the Property at _____
5. _____

6. In the event of a conflict between this Addendum and any other provision of the Purchase Agreement, the language
7. in this Addendum shall govern.

8. A - Purchaser(s) agrees ALL monthly contract payments will be made through automatic withdrawal
(ACH) of sellers choosing.

9. B - Purchaser(s) agree to pay \$25 for every unsuccessful ACH attempt.

10. C - Purchaser(s) understands they are buying the property "AS-IS" and accepts the property in
11. any condition at the time Purchaser(s) is granted occupancy.

12. D - Purchaser(s) agree and understand there will be a \$250 payoff calculation expense,
13. including immediate reconciliation of escrow balance, late fees and any other charges or
14. credits. Upon contract payoff, seller will pay up to \$92 for recording related expenses as
15. well as the state deed tax. Purchaser(s) shall be responsible for any additional costs
assessed to the seller in connection to their contract payoff, including additional title and
recording fees, courier fees, wire fees, etc.

16. E - Seller shall not encumber the property in an amount exceeding the total payoff of the
contract for deed.

17. F - Purchaser(s) agrees they will owner-occupy the property until the contract is satisfied and
18. Seller is paid off in full and will NOT rent any portion of the property without written
consent by Seller.

19. G - Indemnity. In consideration of the terms and conditions contained herein, Purchaser(s)
20. hereby agree to indemnify, defend, save and hold harmless the Seller, its agents,
21. representatives, affiliates, successors and assigns from any and all damages, liability, costs
22. and expenses including without limitation attorney's fees which may be incurred by the Seller
that in in way relates to, arises out of, or concerns the title to the property, the condition
of the property, or Purchaser(s) or Seller's interest in the property.

23. H - Costs and Attorney's Fees. Purchaser(s) shall pay to Seller on demand any and all costs
24. incurred by Seller including without limitation attorney's fees resulting from or related to
25. the Seller enforcing the terms and conditions contained herein, or for or on account of any
26. breach of this contract, or to enforce or interpret the terms, covenants or conditions of this
contract, or in prosecuting or defending any action arising out of or related to the title to
the property, the condition of the property, Seller or Purchaser's interest in the property, or
Purchaser(s) breach of this contract.

27. I - After the initial 5 years, the contract rate will be adjusted to the maximum allowed by law
28. (but no more than prime + 5%). The then outstanding principal amount, together with the
Adjusted Rate, will be amortized for another 5 years. The total term of this contract will not
29. exceed 10 years.

30.

31. _____ (Seller) _____ (Date) _____ (Buyer) _____ (Date)

32. _____ (Seller) _____ (Date) _____ (Buyer) _____ (Date)

33. **THIS IS A LEGALLY BINDING CONTRACT BETWEEN BUYER(S) AND SELLER(S).**
34. **IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.**

