



EMPOWERHOME
— TEAM —

kw KELLERWILLIAMS, REALTY
DTC, LLC

Additional Terms to Guarantee Sale Contract

The following terms shall be added to each contract via addendum:

- 1. Purchaser has the right to assign the contract.**
- 2. Purchaser is licensed and retains a real estate license in one or more jurisdictions in the United States.**
- 3. Seller will agree to price adjustments in writing ahead of time.**
- 4. After 30 days on the market, the seller will not refuse any valid offer from another purchaser that will net a higher price than the offer.**
- 5. The offer will become void if another offer is accepted by the seller during the listing period and all parties will sign a release of the offer.**
- 6. The broker has the right to adjust commission to allow for an agreeable net to the seller if an offer is received for less than the net of the offer.**
- 7. Seller shall complete the list of items recommended by the staging consultation provided.**
- 8. Seller is responsible for maintenance of all utilities and systems to include plumbing, well, septic, electrical, HVAC, smoke detectors, sump pump(s) to be in working order at the time of closing.**
- 9. Seller will allow access for showings during reasonable hours and will not decline showings. If showings are declined the purchaser has the right to void the contract.**
- 10. If the property has a well and septic, Seller will be responsible for any required repairs for Well and Septic Systems.**
- 11. Seller will remediate any property that has Radon Levels above the EPA limits.**