

EXHIBIT A

ESCALATION ADDENDUM

This Addendum is attached and made part of the Purchase Agreement dated _____, covering the property located at _____.

1. In the event that Seller receives a bona fide offer to purchase the above property (the "Property") at a price higher than the price contained in Buyer's offer, then Buyer will escalate the Purchase Price and pay \$_____ above such bona fide offer, less any and all seller-paid closing costs or concessions. If this escalation provision is invoked, Seller agrees to notify Buyer in writing as to the Escalated Purchase Price amount which notice shall include a copy of the competing bona fide offer.

Calculation of Escalated Purchase Price. **Select all Applicable:**

- _____ a. Cap on Escalated Purchase Price. The total Escalated Purchase Price shall not exceed \$_____.

- _____ b. Exclusion of Contingent Offers. A bona fide offer for purposes of Paragraph 1 above shall not include any offer that is contingent upon the sale of the buyer's home.

- _____ c. Exclusion of Other Escalation Offers. A bona fide offer for purposes of Paragraph 1 shall not include any offer containing an escalation clause. IF THIS PROVISION IS NOT SELECTED, A COMPETING OFFER WITH AN ESCALATION CLAUSE MAY RESULT IN MULTIPLE ESCALATIONS THAT ESCALATE TO THE BUYER'S CAP.

- _____ d. Appraisal Contingency. Buyer's obligation to purchase the Property at the Escalated Purchase Price is contingent upon the home appraising at or above the Escalated Purchase Price.

Buyer Signature

Buyer Signature

Print Name

Print Name

Date

Date

2. Seller's Response. Attached to this Addendum is a copy of the offer upon which the Escalated Purchase Price of \$_____ has been calculated. **Select One:**

_____ a. Acceptance. Seller hereby accepts Buyer's offer to purchase at the Escalated Purchase Price.

_____ b. Counteroffer. Seller hereby offers to sell the Property at the Escalated Purchase Price set forth above, provided however, that unless and until such time as Buyer shall accept this offer by acceptance and physical delivery of this Addendum, Buyer acknowledges and agrees that Seller shall be free at all times to accept any other offer(s) on the Property and, further, that Buyer's acceptance and physical delivery of this Addendum shall be made not later than _____ at _____ (a.m. or p.m.) or Seller's counteroffer shall be irrevocably withdrawn and of no further force and effect.

Seller Signature

Seller Signature

Print Name

Print Name

Date

Date

3. Buyer's Response. Signature of Buyer below is required ONLY in the event subparagraph 2.b. above is selected. By signing below, Buyer accepts Seller's counteroffer and agrees to purchase the Property at the Escalated Purchase Price set forth above.

Buyer Signature

Buyer Signature

Print Name

Print Name

Date

Date