

**TITLE CONTINGENCY ADDENDUM TO
 PURCHASE & SALE AGREEMENT**

The following is part of the Purchase and Sale Agreement dated _____ 1
 between _____ ("Buyer") 2
Buyer Buyer
 and _____ ("Seller") 3
Seller Seller
 concerning _____ (the "Property"). 4
Address City State Zip

1. **Title Contingency.** This Agreement is subject to Buyer's review of a preliminary commitment for title insurance, 5
 together with any easements, covenants, conditions and restrictions of record. Buyer shall have _____ 6
 days (5 days if not filled in) from the date of Buyer's receipt of the preliminary commitment for title insurance; 7
 or mutual acceptance (from the date of Buyer's receipt, if neither box checked) to give notice of Buyer's 8
 disapproval of exceptions contained in the preliminary commitment. 9
 Seller shall have _____ days (5 days if not filled in) after Buyer's notice of disapproval to give Buyer 10
 notice that Seller will clear all disapproved exceptions. Seller shall have until the Closing Date to clear all 11
 disapproved exceptions. 12
 If Seller does not give timely notice that Seller will clear all disapproved exceptions, Buyer may terminate this 13
 Agreement within 3 days after the deadline for Seller's notice. In the event Buyer elects to terminate the 14
 Agreement, the Earnest Money shall be returned to Buyer. If Buyer does not timely terminate the Agreement, 15
 Buyer shall be deemed to have waived all objections to title, which Seller did not agree to clear. 16
2. **Supplemental Title Reports.** If supplemental title reports disclose new exception(s) to the title commitment, 17
 then the above time periods and procedures for notice, correction, and termination for those new exceptions 18
 shall apply to the date of Buyer's receipt of the supplemental title report. The Closing date shall be extended as 19
 necessary to accommodate the foregoing times for notices. 20
3. **Marketable Title.** This Addendum does not relieve Seller of the obligation to provide marketable title at Closing 21
 as provided for in the Agreement. 22

 Buyer's Initials Date Buyer's Initials Date Seller's Initials Date Seller's Initials Date