OPTION TO PURCHASE ADDENDUM/AMENDMENT

LANDLORD: _____________________________________________________________

TENANT: __________________________________________________________________

PROPERTY ADDRESS: _____________________________________________________

LEASE DATE: __________________________________________________________________

This Option to Purchase is attached to and becomes a part of the Residential Lease referenced above.

For and in consideration of TENANT’S payment to LANDLORD of the sum of ____________________________
Dollars ($__________) (OPTION FEE) deposited with:

☐ ___________________________________________ ESCROW AGENT

☐ ___________________________________________ LANDLORD/SELLER

The LANDLORD hereby grants to TENANT an EXCLUSIVE OPTION TO PURCHASE the above described Property
upon the following terms and conditions:

1. OPTION. This Option to Purchase shall be exercisable at any time during the original term of the lease upon
written notice to LANDLORD by certified mail at the LANDLORD’S address below so long as TENANT is not in
default on any of the provisions therein.

2. CONTRACT. The attached Residential Real Estate Sales Contract shall be contingent upon TENANT exercising
said Option. Closing shall be within _________ calendar days (sixty (60) days if left blank) after the exercise of the
Option.

3. CREDIT.
   a. TENANT will receive credit for $____________________ (Zero (0) if left blank) of the Option fee against
      the purchase price stated in the attached Residential Real Estate Sales Contract.
   b. A portion of TENANT’S rental payments, in an amount equal to ________________ (Zero (0) if left blank) of
      the monthly rental payments made by TENANT during the term of the lease shall be credited towards the
      purchase price estimated in the attached Residential Real Estate Sales Contract.

4. INSPECTIONS. Upon execution of this Option to Purchase, TENANT agrees to accept Property in its present
condition and waives the opportunity to conduct any inspection pursuant to the standard terms in the attached
Residential Real Estate Sales Contract. Any desired inspections, including inspections for the presence of lead-
based paint and/or lead-based paint hazards must be conducted prior to purchase of this Option and at TENANT’S
sole expense.

CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES,
THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.
IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.

____________________________________   _____________________________
SELLER DATE TENANT

____________________________________   _____________________________
SELLER DATE TENANT

____________________________________
LANDLORD ADDRESS

Approved by Legal Counsel of the Kansas City Regional Association of REALTORS® for exclusive use by its REALTOR® members. No warranty is
made or implied as to the legal validity or adequacy of this Contract, or that it complies in every respect with the law or that its use is appropriate for
all situations. Local law, customs and practices, and differing circumstances in each transaction may dictate that amendments to this Contract be
made. Last revised 07/15. All previous versions of this document may no longer be valid. Copyright January 2018.

Option to Purchase Addendum/Amendment
Page 1 of 1