



# OPTION TO PURCHASE ADDENDUM/AMENDMENT

1 **LANDLORD:** \_\_\_\_\_  
 2 **TENANT:** \_\_\_\_\_  
 3 **PROPERTY ADDRESS:** \_\_\_\_\_  
 4 **LEASE DATE:** \_\_\_\_\_

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

8 For and in consideration of TENANT'S payment to LANDLORD of the sum of \_\_\_\_\_  
 9 Dollars (\$\_\_\_\_\_) (OPTION FEE) deposited with:

- 10  \_\_\_\_\_ ESCROW AGENT
- 11  \_\_\_\_\_ LANDLORD/SELLER

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

- 16 1. **OPTION.** This Option to Purchase shall be exercisable at any time during the original term of the lease upon  
 17 written notice to LANDLORD by certified mail at the LANDLORD'S address below so long as TENANT is not in  
 18 default on any of the provisions therein.
- 20 2. **CONTRACT.** The attached Residential Real Estate Sales Contract shall be contingent upon TENANT exercising  
 21 said Option. Closing shall be within \_\_\_\_\_ calendar days (sixty (60) days if left blank) after the exercise of the  
 22 Option.
- 24 3. **CREDIT.**
  - 25 a. TENANT will receive credit for \$\_\_\_\_\_ (Zero (0) if left blank) of the Option fee against  
 26 the purchase price stated in the attached Residential Real Estate Sales Contract.
  - 27 b. A portion of TENANT'S rental payments, in an amount equal to \_\_\_\_\_ (Zero (0) if left blank) of  
 28 the monthly rental payments made by TENANT during the term of the lease shall be credited towards the  
 29 purchase price estimated in the attached Residential Real Estate Sales Contract.
- 31 4. **INSPECTIONS.** Upon execution of this Option to Purchase, TENANT agrees to accept Property in its present  
 32 condition and waives the opportunity to conduct any inspection pursuant to the standard terms in the attached  
 33 Residential Real Estate Sales Contract. Any desired inspections, including inspections for the presence of lead-  
 34 based paint and/or lead-based paint hazards must be conducted prior to purchase of this Option and at TENANT'S  
 35 sole expense.

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

43 _____	_____	_____	_____
<b>SELLER</b>	<b>DATE</b>	<b>TENANT</b>	<b>DATE</b>
44 _____	_____	_____	_____
<b>SELLER</b>	<b>DATE</b>	<b>TENANT</b>	<b>DATE</b>

48 \_\_\_\_\_  
 49 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 2023.