

SFILER SELLER

## **COUNTER OFFER ADDENDUM**

This Counter Offer Addendum is an offer to buy or sell property. Carefully read the terms of this counter offer and the terms of any document referenced as part of this counter offer. If they are not completely acceptable to you, you may continue negotiations or reject this counter offer. If you desire to continue negotiations, a new Counter Offer Addendum should be prepared, and this Counter Offer Addendum should not be signed. The unsigned Counter Offer Addendum will not become a part of any agreement ultimately signed by all parties and should be kept in the licensee's permanent files. ONLY THOSE CHANGES NOTED ON THE FINAL ACCEPTED COUNTER OFFER ALTER THE ORIGINAL OFFER AND ALL OTHER TERMS OF THE ORIGINAL OFFER REMAIN INTACT. To reject this counter offer, do not sign it.

BUI	′ER:
PRO	PPERTY:
DAT	E OF INITIAL OFFER:
Initia	y the terms contained in this Counter Offer, together with the remaining unchanged terms of the al Offer (including any addenda or riders attached thereto hereby referred to as Original Contract stitute the new offer.
1. /	ADDENDA.
	Check applicable box: Changed from Original Contract (section must be completed)  Same as Original Contract (refer to Original Contract)
	Addendum added:
	I I TAIL A O
	Addendum removed:
2. I	PURCHASE PRICE.
	Check applicable box: Changed from Original Contract (section must be completed)  Same as Original Contract (refer to Original Contract)
·	The Purchase Price for the Property is:\$
	a. Earnest Money will be delivered to Licensee Assisting Seller or Escrow Agent
	within calendar days (refer to Original Contract, if left blank) of the
	Effective Date (the "Delivery Period") and must comply with state laws as defined in the Earnest Money and Additional Deposits paragraph of this Contract.
	If Earnest Money is not delivered during the Delivery Period, SELLER may cancel this Contract by written notice any time prior to delivery of the Earnest Money.

47 48 49	k	in t	rnest Money in the amount of	(b)
50 51 52 53			Deposited with:  Check one)  refundable  non-refundable	<u></u>
54 55 56			YER acknowledges that funds payable to and held by SELLER <u>WILL NOT</u> be oject to the terms of the Earnest Money and Additional Deposits paragraph.	e held
57 58 59 60	9		Iditional Earnest Money in the amount of (ZERO (\$0) if left blank)\$_ Il be delivered on or before in the form of: (Check one) Check/Electronic Funds Transfer/ACH Other	(c)
61 62 63			Deposited with:	
64 65 66			YER acknowledges that funds payable to and held by SELLER <u>WILL NOT</u> be oject to the terms of the Earnest Money and Additional Deposits paragraph.	e held
67 68 69	•	(nc	tal Amount Financed by BUYER (Zero (\$0) if Cash Sale) It including financed mortgage insurance premiums, VA Inding Fee or other closing costs, if any)	(d)
70 71 72 73 74	•	Pu	ance of Purchase Price to be paid in CERTIFIED FUNDS rchase Price (less b, c & d of this paragraph) on or before the sing Date\$_ ☐ Includes Lender(s) approved down payment assistance.	(e)
75 76 77 78 79			ADDITIONAL SELLER EXPENSES:  applicable box: Changed from Original Contract (section must be compled by Same as Original Contract (refer to Original Contract)	eted)
80 81 82	i		LLER Compensation to Broker assisting BUYER. SELLER agrees to y Broker assisting BUYER from SELLER'S funds at Closing	
83 84 85 86 87	1	agr cos	ditional SELLER paid costs. In addition to any other costs SELLER reed to pay herein, SELLER agrees to pay other allowable closing sts permitted by Lender(s) and/or prepaid items for BUYER, not exceed: \$\$	
88 89 90 91 92		a E pay	sts Not Payable by BUYER. Some lending programs may prohibit BUYER from paying certain closing-related costs. SELLER agrees to y all costs associated with obtaining the BUYER'S loan(s) which program rules will not permit the BUYER to pay, not to exceed:\$_	ES
93		то	TAL ADDITIONAL SELLER EXPENSES\$	
			ONLY	
	[	CELLE	Initials	Initials BUVED BUVED
	3	OFFIFE	R SELLER	BUYER   BUYER

4.							
	Check applicable box: ☐ Changed from Original Contract (section must be completed) ☐ Same as Original Contract (refer to Original Contract)						
	Closing will be on or before ("Closing Date").						
	Possession will be on or before("Possession Date") at o'clock m., (if left bla						
	the <b>Possession Date</b> will be 5:00 P.M. on the Closing Date).						
	When all documents and funds have been executed and delivered into escrow with the title company(s) or other						
	Closing Agent(s), the Closing will be completed.						
	BUYER must not occupy the Property or place personal property in or on it prior to completion of Closing and disbursement or availability of SELLER'S proceeds, if any, unless otherwise agreed up						
	in writing by the BUYER and the SELLER.						
5.	BASE CONTRACT–Paragraph # or Addendum–Paragraph # is changed as follows:						
6.	BASE CONTRACT–Paragraph # or Addendum–Paragraph #						
•	is changed as follows:						
	3						
7.							
	is changed as follows:						
8.	ADDITIONAL TERMS. (Check if applicable) The additional pages attached to this Courtoffer Addendum contain terms and conditions which are an integral part of this Contract.						
9.	<b>EXPIRATION.</b> This Counter Offer must be accepted on or before (five days from the earliest signature below, if left blank) at o'clock m. (11:59 p.m., if left blank)						
	unless accepted or withdrawn before expiration. <b>Until this Counter Offer has been accepted in writing,</b>						
	parties understand either party may withdraw such party's offer to buy or sell the Property. I expiration date will supersede all prior expiration dates.						
	CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS						
	DOCUMENT RECOMES PART OF A LEGALLY RINDING CONTRACT						
	DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.  IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.						
Α							
Α	IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.  All parties agree that this transaction can be conducted by electronic means, including email, according						
A	IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.  All parties agree that this transaction can be conducted by electronic means, including email, according to the Uniform Electronic Transaction Act as adopted in Kansas and Missouri.  SELLER hereby authorizes Closing Agent to obtain payoff information from SELLER'S Lender.						
	IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING. All parties agree that this transaction can be conducted by electronic means, including email, according to the Uniform Electronic Transaction Act as adopted in Kansas and Missouri.						

SELLER	DATE	BUYER	DATE			
SELLER	DATE	BUTER	DATE			
SELLER	DATE	BUYER	DATE			
BROKERAGE	<	BROKERAGE				
BROKERAGE		BROKERAGE				
I/ /	INICAC C	ITV DECIONAL				
ADDRESS	HIVORO U	ADDRESS				
VCCI	TOTATION (	TE DEALTODO®				
ADOL	JUIALIUN I	JF <u>nealiuna</u>	7500			
Name of Licensee assisting Seller		Name of Licensee assisting	Buyer			
(Please Print)		(Please Print)				
			120			
/			/			
Listing Licensee's Contact # Broker	rage Contact #	Selling Licensee's Contact	# Brokerage Contact #			
Listing Licensee's Email Address		Selling Licensee's Email Ad	Idress			
Eisting Licensee's Email Address		Gening Electrisee's Email Ac	idi 633			
TO BE COMPLETED BY LICENSEE	UPON   SELL	ER'S BUYER'S REJECTION	ON OF THIS COUNTER			
OFFER:						
Licensee acknowledges receipt of this counter offer and has made a presentation to the						
□SELLER □BUYER on						
(Date)	(Time)					
By:						
Licensee assisting Seller		Licensee assisting Buver				

## PURPOSES

## ONLY

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 June 2024. All previous versions of this document may no longer be valid. Copyright August 2024.