



## Price Escalation Addendum to Purchase and Sale Agreement

The following is part of the Purchase and Sale Agreement

Dated:	
Buyer(s):	
Seller(s):	
Property Address:	

1. **COMPETING OFFER.** “Competing Offer” means a bona fide, arm’s length offer for the Property under comparable terms and conditions that has not expired or been withdrawn when the offer is accepted. The net amount of the Competing Offer shall be the stated amount (or the maximum amount if the Competing Offer contains a price escalation clause) less any seller credits or other price adjustments such as credits for buying costs.
  
2. **PURCHASE PRICE.** If Seller has received a Competing Offer for the Property in a net amount greater than the amount of this offer, the purchase price of this offer shall be increased to an amount of \$ \_\_\_\_\_ more than the net amount of any other Competing Offer up to a maximum price of \$ \_\_\_\_\_.
  
3. **SELLERS ACCEPTANCE.** Seller shall deliver a complete copy of the Competing Offer to Buyer along with Seller’s acceptance of this offer. Seller’s failure to provide a complete copy of the Competing offer shall constitute a material breach of the Agreement.

BUYER: \_\_\_\_\_

SELLER: \_\_\_\_\_

BUYER: \_\_\_\_\_

SELLER: \_\_\_\_\_

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**Lenders and the Closing Agent may require the final purchase price to be stated in the Purchase and Sale Agreement. The following calculations is included for the convenience of the parties, lenders and the closing agent. Failure to complete this provision or any errors in calculating the final price shall not invalidate this agreement.**

<b>Competing Offer</b> <small>(Maximum Amount if the Competing Offer contains a price escalations clause)</small>	\$
<b>Less Credits</b>	\$
<b>New Competing Offer</b>	\$
<b>Plus Escalator</b>	\$
<b>Final Purchase Price</b>	\$