## **APPRAISAL ADDENDUM FOR SALES CONTRACTS**

## **Attention Listing Agent**

Please incorporate the attached addendum into the sales contract when negotiating offers that are **10% or above** the **Broker Market Analysis Most Probable Sales Price** value you submitted to Cartus.

If you did not submit a Broker Market Analysis to Cartus, use the current LIST PRICE of the home as your baseline. Any contract received that is 10% or above the current list price should include the addendum.

CASH offers that DO NOT have an appraisal condition are exempt



## Appraisal Addendum

To the Buyer(s): This document contains important information concerning the referenced Property. You are urged to review its contents carefully.

File #	3464799	
Property Address:	11280 Beauvoir Ln	
	Lumberton, TX 77657	

This Addendum supersedes and overrides any conflicting clauses or statements in the attached Agreement and Texas Relocation Addendum.

In the event that the Property does not appraise for the contract sales price, Buyer(s) agree to pay the difference between sales price and appraised value in cash (the "Difference").

Buyer(s) agree to bring the Difference in cash to closing to cover the Difference; and is providing proof of funds reflecting \$\_\_\_\_\_\_\_ of the Difference along with this Addendum. If the Difference is greater than that the amount listed, Buyer(s) will submit proof of funds for the remaining amount of the Difference upon request of Seller. Failure of Buyer(s) to submit the second proof of funds or bring the full cash equal to the Difference to closing shall constitute a Buyer Default and Seller shall be entitled to receive Buyer(s) earnest money and recover any attorney fees and expenses needed to recover such earnest money.

		Seller:	
Buyer	Date:	Ву	Date:
Co-Buyer	Date:		

