

RIDER ATTACHED TO AND MADE A PART OF CONTRACT

BETWEEN;("SELLERS") and ("PURCHASERS") CONCERNING , , (Section: , Block: , Lot:) ("Premises").

1. Any notice to be given under this contract may be given by or between the respective attorneys.
2. Said premises are sold subject to any state of facts an accurate survey may show, provided same does not render title unmarketable and subject to covenants, restrictions, easements and reservations of record, if any, provided same do not prohibit the use and occupancy of present structures.
3. The purchasers represent that they have examined the premises and that the seller has made no representations or warranties as to the condition thereof. The purchasers agree to accept the premises in an "AS IS" condition in all respects, except that the heating, electrical and plumbing systems will be in working order at closing, and the roof free of leaks. This representation shall not survive delivery of the deed. Purchasers shall be entitled to make an inspection of the premises prior to closing of title.
4. Sellers represent that the entire premises portion of the premises occupied by the seller will be vacant and broom clean at closing.
5. Subject to the ability of the purchaser to obtain at purchasers sole cost and expense, a mortgage loan in the sum of \$ for 30 years. The purchaser agrees to immediately apply for such mortgage commitment, and to execute and furnish all necessary documents and instruments that may be required to secure such mortgage commitment.
6. In the event that a firm mortgage commitment is not obtained within 45 days from the date of receipt of two fully executed copies of the contract of sale, then either party upon written notice to the other may cancel this contract and all sums deposited hereunder shall be refunded to purchaser. Upon such repayment this contract shall be deemed cancelled and null and void.
7. In the event the seller, or any of the principals, stockholders, directors, officers or employers of the seller herein are licensed Real Estate Brokers, the purchasers acknowledges that full disclosure of this fact has been made to them.
8. The downpayment herein shall be held in escrow by sellers attorney until closing.
9. The seller represents that the premises is a legal family dwelling. Seller shall deliver a valid, unexpired certificate of occupancy for the entire premises as existing at closing, in a form acceptable to purchaser, purchaser's title company and purchaser's lending institution.
10. The purchaser shall have ten days to obtain a termite inspection of the premises at his own cost and expense. In the event that said inspection reveals infestation, the seller may cure the defect or cancel this contract.

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