

**CONTINGENCY ADDENDUM
TO LOUISIANA RESIDENTIAL AGREEMENT TO BUY OR SELL**

The following paragraphs are added to the Louisiana Residential Agreement to Buy or Sell (the "Agreement") between BUYER and SELLER attached hereto:

It is hereby understood and agreed that the attached Agreement is conditioned and contingent upon the sale of the BUYER's property located at _____ on before _____ 20_____

CHECK BOX THAT APPLIES:

☐ A. Buyer's property is currently under contract and scheduled to close on or before _____. A copy of a fully executed Agreement to Buy or Sell on the Buyer's property and a preapproval is attached. Should this attached Agreement to Buy or Sell on the Buyer's property be canceled or fail for any reason, then Buyer must notify Seller within 24 hours in writing of cancellation, in which case this Addendum becomes null and void.

☐ B. It is further understood and agreed that SELLER, through his designated agent will continue to market the Property to prospective purchasers until such time as BUYER, by written notification receipt of which is acknowledged by SELLER, removes the above stated contingency as a condition for performance of the Agreement. During the period that the Property remains on the market, should SELLER receive an offer, acceptable to the SELLER, the SELLER'S designated agent shall notify the BUYER's designated agent in writing using the CONTINGENCY REMOVAL NOTICE form, and notify SELLER of same. SELLER shall grant BUYER a _____hour period from receipt of SELLER's notification to BUYER within which BUYER must remove the contingency in writing or to release in writing all rights under this Agreement and have his Deposit returned in full. The hour period will commence upon receipt of SELLER's written notice by either BUYER or BUYER's designated agent or the designated agent's broker or manager.

Failure of BUYER to remove the contingency in writing within the time allotted in Line 19 hereof shall cause the entire Agreement to be null and void with no obligation or liability for performance or repayment of any of BUYER's expense by SELLER except SELLER shall return the Deposit to BUYER.

X _____
Sign Buyer's Full Name (First, Middle, Last)

Print Buyer's Full Name

Day Date Time AM / PM MIDNIGHT/NOON

X _____
Sign Seller's Full Name (First, Middle, Last)

Print Seller's Full Name

Day Date Time AM / PM MIDNIGHT/NOON

X _____
Sign Buyer's Full Name (First, Middle, Last)

Print Buyer's Full Name

Day Date Time AM / PM MIDNIGHT/NOON

X _____
Sign Seller's Full Name (First, Middle, Last)

Print Seller's Full Name

Day Date Time AM / PM MIDNIGHT/NOON

Property Address, Street, City, State Zip

CONTINGENCY REMOVAL NOTICE TO PURCHASER

Notice is hereby given to the BUYER that pursuant to the terms of the CONTINGENCY ADDENDUM TO LOUISIANA RESIDENTIAL AGREEMENT TO BUY OR SELL, the _____ day of _____, 20_____, that the SELLER has received another acceptable offer and that BUYER shall have _____ hours from the timed receipt of this notice to either remove all financing contingencies set out in the CONTINGENCY ADDENDUM TO LOUISIANA RESIDENTIAL AGREEMENT TO BUY OR SELL, in writing, or retain the financing condition but provide written verification from lender that financing will not be conditioned upon the sale of BUYER'S property located at _____ or declare the AGREEMENT TO BUY OR SELL null and void and deposit returned release will be signed by SELLER.

X _____
Sign Seller's Full Name (First, Middle, Last)

X _____
Sign Seller's Full Name (First, Middle, Last)

Print Seller's Full Name

Print Seller's Full Name

Day Date Time AM / PM MIDNIGHT/NOON

Day Date Time AM / PM MIDNIGHT/NOON

I certify that this notice was delivered to the SELLING AGENT on the _____ day of _____, 20_____, at _____ o'clock _____ m.

X _____
Listing Broker

X _____
Listing Agent

X _____
Selling Agent

Property Address, Street, City, State Zip

**CONTINGENCY REMOVAL NOTICE
PURCHASER RESPONSE**

☐ **RESPONSE I. CONTINGENCY REMOVAL**

CONTINGENCY BEING REMOVED _____

This is to certify that I, the undersigned, am removing the above contingency from the AGREEMENT TO BUY OR SELL dated _____, with the following exceptions:

☐ **RESPONSE II. BUYER'S RELEASE OF AGREEMENT TO BUY OR SELL FOR FAILURE TO REMOVE CONDITIONS**

The BUYER of the Property located at _____

acknowledges receipt of the Seller's CONTINGENCY REMOVAL NOTICE TO PURCHASER requesting the removal of the Condition(s) set out in the CONTINGENCY ADDENDA, and BUYER is unable to remove the Condition(s) and accordingly releases all rights BUYER may have in the AGREEMENT TO BUY OR SELL, said Agreement now being declared null and void.

Further, the BUYER requests the return of the deposit in the amount of \$_____.

The SELLER acknowledges receipt of the above this _____ day of _____ and agrees that the deposit be returned to purchaser in the sum of \$_____.

X _____
Sign Buyer's Full Name (First, Middle, Last)

Print Buyer's Full Name

Day Date Time AM / PM MIDNIGHT/NOON

X _____
Sign Seller's Full Name (First, Middle, Last)

Print Seller's Full Name

Day Date Time AM / PM MIDNIGHT/NOON

X _____
Sign Buyer's Full Name (First, Middle, Last)

Print Buyer's Full Name

Day Date Time AM / PM MIDNIGHT/NOON

X _____
Sign Seller's Full Name (First, Middle, Last)

Print Seller's Full Name

Day Date Time AM / PM MIDNIGHT/NOON