



## ADDENDUM TO PURCHASE AGREEMENT



### ESCROW OF FUNDS FOR A DELAYED INSPECTION - CENTRAL AIR CONDITIONING

for exclusive use by members of the  
REALTORS® ASSOCIATION OF LINCOLN

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Addendum # \_\_\_\_\_

Seller and Buyer named in the Purchase Agreement dated \_\_\_\_\_  
for the sale of \_\_\_\_\_  
agree that notwithstanding anything to the contrary, contained in paragraph 9 of the Purchase Agreement or  
the Inspection Notice Addendum to the Purchase Agreement:

Because the weather prevents an adequate inspection of the central air conditioning system, the  
inspection shall be delayed until weather permits, but in no event shall the report concerning the inspection  
be delivered to the escrow agent named below later than the next May 15 that follows the signing of this  
Addendum ("Expiration Date").

Seller agrees to place in escrow the sum of \$ \_\_\_\_\_ to be used if repairs to or  
replacement of the central air conditioning system are required to place the system in normal working  
condition, **maintenance excluded**. Buyer agrees that Seller's liability for repairs or replacements to the  
system shall be limited to the amount placed in escrow.

Buyer agrees to be solely responsible for obtaining the inspection and notifying the escrow agent of  
the results. Upon receipt of the inspection report, if repairs or replacement are required, the escrow agent  
shall pay for such items from the escrowed funds and refund the excess, if any, to Seller. Any excess cost  
shall be paid by Buyer. If Buyer, on or before the Expiration Date, for any reason, fails to notify the escrow  
agent in writing of the results of the inspection, the escrow agent shall pay the escrowed funds to Seller and  
shall be released from further liability or responsibility in connection with this escrow.

Buyer and Seller appoint \_\_\_\_\_ as escrow agent,  
and agree to sign all documents required by the escrow agent. Any charges by the escrow agent shall be  
divided equally between Seller and Buyer.

\_\_\_\_\_  
Seller Date

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Seller Date

\_\_\_\_\_  
Buyer Date