



ADDENDUM TO PURCHASE AGREEMENT ESCALATION CLAUSE FOR USE WITH MULTIPLE OFFERS



Addendum # _____
for exclusive use by members of the
GREAT PLAINS REGIONAL MLS, LLC
For use only with the Great Plains Regional MLS, LLC Uniform Purchase Agreement

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This Addendum to Purchase Agreement ("Addendum") amends the Purchase Agreement described as follows:

Purchaser: _____

Seller: _____

Property Address: _____

Purchase Agreement Date: _____

1. Purchaser shall increase the purchase price set forth in the Purchase Agreement if both the following circumstances occur:

- a. Prior to Seller's execution of the Purchase Agreement, Seller receives a written bona fide offer that results in higher net proceeds from another prospective purchaser (the "Competing Offer");
- b. The Competing Offer is not contingent upon the sale of any other property belonging to the other prospective purchaser.

2. In the event that both the circumstances set forth in Paragraph 1 of this Addendum occur, the purchase price set forth in the Purchase Agreement shall be increased to a purchase price of \$_____ more than the stated purchase price of the highest Competing Offer which such offer the Seller is willing to accept but only so long as the sales price does not exceed \$_____.

3. Seller shall deliver to Purchaser or Purchaser's agent a fully executed copy of the Purchase Agreement between Purchaser and Seller, including this Addendum upon execution. If a Competing Offer exists, the highest Competing Offer will also be delivered to Purchaser at the same time as the Purchase Agreement. Seller or Seller's agent shall provide an exact copy of the Competing Offer including the name of the offeror for verification. Upon satisfaction by Seller of the requirements of this Section 3, the Purchase Price shall be automatically increased in accordance with the terms of Section 2, above, without further amendment to the Purchase Agreement.

4. Purchaser acknowledges and affirms that this Addendum has been made of Purchaser's own volition and at Purchaser's discretion. Purchaser is advised that it is Purchaser's responsibility to confirm that Purchaser is able to satisfy the terms of the Purchase Agreement, including this Addendum. Seller acknowledges that the selection of an offer from among multiple offers is a matter of consideration of both the Purchase Price and terms and conditions of such offers. Seller acknowledges and agrees that Seller's decision to accept this Addendum and associated Purchase Agreement is made based upon Seller's own consideration of all terms of offers presented.

Purchaser and Seller, by their signature below, acknowledge receipt of a copy of this Addendum.

Purchaser

Date

Seller

Date

Purchaser

Date

Seller

Date