

SHORT SALE ADDENDUM TO THE RESIDENTIAL RESALE REAL ESTATE PURCHASE CONTRACT



The pre-printed portion of this form has been drafted by the Arizona Association of REALTORS®. Any change in the pre-printed language of this form must be made in a prominent manner. No representations are made as to the legal validity, adequacy and/or effects of any provision, including tax consequences thereof. If you desire legal, tax or other professional advice, please consult your attorney, tax advisor or professional consultant.



- 1. Seller: _____ **SAMPLE**
- 2. Buyer: _____ **SAMPLE**
- 3. Premises Address: _____ **SAMPLE**
- 4. Date: _____ **SAMPLE**

- 5. The following additional terms and conditions are hereby included as part of the Contract between Seller and Buyer for the above
- 6. referenced Premises. Delivery of all notices and documentation shall be deemed delivered and received when sent as required by
- 7. Section 8m of the Contract.

8. CONTINGENT UPON ACCEPTABLE SHORT SALE AGREEMENT

- 9. Buyer and Seller acknowledge that there is more debt owing against the Premises than the purchase price. Therefore, this Contract
- 10. is contingent upon an agreement between the Seller and Seller's creditor(s), acceptable to both, to sell the Premises for less than
- 11. the loan amount(s) ("short sale"). Buyer and Seller acknowledge that it may take weeks or months to obtain creditor(s) approval of
- 12. a short sale.
- 13. Nothing shall limit a Seller from accepting subsequent offers from subsequent buyer(s) and submitting the back-up contract(s) to
- 14. Seller's creditor(s) for consideration. All parties understand and agree that Seller's creditor(s) may elect to allow the Seller to sell the
- 15. Premises only to the holder of the Contract with terms and conditions most acceptable to creditor(s).

16. DOCUMENTATION TO CREDITOR(S)

- 17. Seller shall submit to creditor(s) a copy of this Contract, including this and other Addenda, and any other documentation required by the
- 18. creditor(s) for approval of this sale within five (5) days after Contract acceptance Seller agrees to diligently work to obtain short sale
- 19. approval and will promptly provide the creditor(s) with all additional documentation required, including an appraisal, at Seller's expense, if
- 20. required. Seller instructs creditor(s) to provide approval status updates to Broker(s) and Buyer upon request.

21. TERMS UPON ACCEPTABLE SHORT SALE AGREEMENT

- 22. **Agreement Notice:** If Seller and Seller's creditors enter into a short sale agreement, the Seller shall immediately deliver notice
- 23. to Buyer ("Agreement Notice").
- 24. **Time Periods:** The date of Seller's delivery of the Short Sale Agreement Notice to Buyer shall be deemed the date of Contract
- 25. acceptance for purposes of all applicable Contract time periods.
- 26. **Escrow and Earnest Money:** Buyer shall promptly open Escrow and deposit Earnest Money as described in the Contract upon receipt
- 27. of Agreement Notice.
- 28. **Seller Warranties:** Buyer hereby waives Seller's warranties as set forth in Lines 166-168 of Section 5a of the Contract that all listed
- 29. items shall be in working condition at the earlier of possession or COE. However, Seller warrants and shall maintain and repair the
- 30. Premises so that, pursuant to lines 169-170 of the Contract, at the earlier of possession or COE, the Premises, including all heating,
- 31. cooling, mechanical, plumbing, and electrical systems (including swimming pool and/or spa, motors, filter systems, cleaning systems,
- 32. and heaters, if any), free-standing range/oven, built-in appliances and additional existing personal property included in the sale, will
- 33. be in substantially the same condition as on the date of Contract acceptance and all personal property not included in the sale and
- 34. all debris will be removed from the Premises.
- 35. **Close of Escrow:** Close of Escrow shall occur thirty (30) days or _____ days after delivery of Agreement Notice.
- 36. **Creditor Requirements:** Buyer and Seller agree to cooperate with Creditor(s) and sign additional Creditor disclosure(s) or execute
- 37. additional addendum(a) required by Creditor(s) as a condition of approval of the short sale, provided that Buyer and Seller incur no
- 38. additional cost or liability.

39. BUYER CANCELLATION

- 40. Buyer may unilaterally cancel this Contract by notice to Seller at any time before receipt of a short sale Agreement Notice from Seller.

>>

SAMPLE
SELLER SELLER

<Initials

Initials>

SAMPLE
BUYER BUYER

Short Sale Addendum to the Residential Resale Real Estate Purchase Contract >>

41. LEGAL AND TAX ADVICE

42. Seller acknowledges that Broker is not qualified to provide financial, legal, or tax advice regarding a short sale transaction.
43. Therefore, the Seller is advised to obtain professional tax advice and consult independent legal counsel immediately
44. regarding the tax implications and advisability of entering into a short sale agreement.

45. (SELLER'S INITIALS REQUIRED) SAMPLE SELLER SELLER

46. UNFULFILLED CONTINGENCY

47. In the event that Seller and Seller's creditor(s) are unable to reach a short sale agreement acceptable to both, at the sales price contained
48. herein, Seller shall promptly notify Buyer of same, and the Contract shall be deemed cancelled due to the unfulfilled short sale contin-
49. gency. If applicable, Buyer shall be entitled to a return of any Earnest Money.

50. OTHER TERMS AND CONDITIONS

51.
52.
53.
54.
55.
56.
57.
58.
59.
60.
61.
62.
63.
64.
65.
66.
67.
68.
69.
70.
71.
72.
73.
74.

75. In the event that any provision contained in this Addendum conflicts in whole or in part with any terms contained in the Contract,
76. the provisions of this Addendum shall prevail and the conflicting terms are hereby considered deleted and expressly waived by
77. both Buyer and Seller.

78. SAMPLE MO/DA/YR BUYER'S SIGNATURE SAMPLE MO/DA/YR BUYER'S SIGNATURE

79. SAMPLE MO/DA/YR SELLER'S SIGNATURE SAMPLE MO/DA/YR SELLER'S SIGNATURE

For Broker Use Only:
Brokerage File/Log No. Manager's Initials SAMPLE Broker's Initials SAMPLE Date MO/DA/YR
(Added February 2012)

SAMPLE SELLER SELLER

SAMPLE BUYER BUYER