

Contingent Sales Addendum Without Notice

for use only by Members of the
CINCINNATI AREA BOARD OF REALTORS®, INC.
Approved by Board Legal Counsel
(If not understood, seek legal advise. For real
estate advice, consult your REALTOR®.)



This Addendum is part of the Contract to Purchase dated _____, _____ on the
Real Estate known as _____
by and between _____, (Buyer) and
_____, (Seller).

1. The Buyer's obligation to close this transaction shall be contingent upon the Buyer successfully completing
and closing a sale of his present property at _____
on or before _____, _____ (date).

2. The Seller shall have the right to continue to market the Real Estate for sale through a broker. The Buyer
shall notify the Seller, in writing, at such time the Buyer and a third party have entered into a contract to
purchase the Buyer's Real Estate which can be closed within _____ days. Upon
notification by Buyer, the Contract shall be closed within _____ days of said notice.

3. If Buyer does not notify Seller of the sale of Buyer's property and the Seller receives another acceptable
offer, then the Seller shall have the right to accept the other offer without giving any notice to Buyer. This
acceptance shall automatically terminate the Contract in its entirety. In such event, all parties shall be released
from any rights and/or obligations related to the Contract to Purchase and the earnest money shall be returned
to the Buyer.

4. All times and/or dates specified in this Addendum shall be of the essence.

Date: _____
Buyer

Witness _____
Buyer

Date: _____
Seller

Witness _____
Seller