



BACK-UP OFFER ADDENDUM (C.A.R. Form BUO, Revised 12/17)

This is an addendum to the Residential Purchase Agreement, or Counter Offer No., or Other, ("Agreement"), dated, on property known as, between, and

- 1. The Agreement is in back-up position number, and is contingent upon written cancellation of any prior contracts and related escrows ("Prior Contracts") between Seller and other buyers. Seller and other buyers may mutually agree to modify or amend the terms of Prior Contracts. Buyer may cancel the Agreement in writing at any time before Seller provides Buyer Copies of written cancellations of Prior Contracts Signed by all parties to those contracts. If Seller is unable to provide such written Signed cancellations to Buyer by (date), then either Buyer or Seller may cancel the Agreement in writing.
2. BUYER'S DEPOSIT shall not be delivered to Escrow Holder until 3 business days After Copies of the written cancellations Signed by all parties to the Prior Contracts are provided to Buyer; OR (if checked) shall immediately be handled as provided in the Agreement.
3. TIME PERIODS in the Agreement for Investigations, contingencies, covenants and other obligations (i) shall begin on the Day After Seller provides Buyer Copies of Signed cancellations of Prior Contracts; OR (ii) (if checked) all time periods shall begin as provided in the Agreement. However, if the date for Close Of Escrow is a specific calendar date, that date shall NOT be extended, unless agreed to in writing by Buyer and Seller.

By signing below Buyer and Seller acknowledge that each has read, understands, has received a copy of and agrees to the terms of the Agreement and this Back-Up Offer Addendum.

Seller Date
Seller Date
Buyer Date
Buyer Date

NOTICE OF CANCELLATION OF PRIOR CONTRACTS

- 1. Seller hereby provides notice to Buyer that all Prior Contracts have been cancelled. Attached hereto are copies of the signed cancellation of Prior Contracts.
2. The Agreement is now in full force and effect.

Seller Date
Seller Date
Acknowledged and agreed:
Buyer Date
Buyer Date

© 2012-2017, California Association of REALTORS®, Inc. United States copyright law (Title 17 U.S. Code) forbids the unauthorized distribution, display and reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats. THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS®. NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ACCURACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL. This form is made available to real estate professionals through an agreement with or purchase from the California Association of REALTORS®. It is not intended to identify the user as a REALTOR®. REALTOR® is a registered collective membership mark which may be used only by members of the NATIONAL ASSOCIATION OF REALTORS® who subscribe to its Code of Ethics.

Published and Distributed by: REAL ESTATE BUSINESS SERVICES, INC. a subsidiary of the California Association of REALTORS® 525 South Virgil Avenue, Los Angeles, California 90020

