



**MULTI-UNIT ADDENDUM TO
MULTI-BOARD RESIDENTIAL REAL ESTATE CONTRACT 7.0
(Use only with Multi-Board 7.0)**



1 SELLER NAME(S): _____

2 BUYER NAME(S): _____

3 **This Addendum is attached to and made part of a certain real estate contract (hereinafter "the Contract") between**
4 **the above captioned Parties for the property commonly known as:**

5 _____

6 Address _____ City _____ State _____ Zip _____

7 and the Parties agree as follows:

8 **1. CONFLICT OF TERMS:** In the event of inconsistencies between the terms of this Addendum and the terms of
9 the Contract, the terms of this Addendum shall control.

10 **2. DUE DILIGENCE:** Within five (5) Business Days following Acceptance, Seller shall deliver to Buyer 1)
11 complete copies of all existing leases affecting the Premises, and if any or all of said leases are verbal, shall
12 furnish a written list of same setting forth the names of all tenants, the addresses occupied by such tenant, the
13 monthly rental payments due and the amount of the security deposit, if any related thereto; 2) a rent roll setting
14 forth the names, contact telephone numbers and addresses of each tenant and the dates upon which the Seller
15 received all payments due from such tenants for the past 365 days; and 3) copies of any and all notices which
16 have been sent to any of the tenants regarding late payments or other violations within the past 365 days
17 ("Tenant Information").

18 Buyer shall have ten (10) Business Days following receipt of the above documents within which to conduct
19 due diligence regarding said leases ("Buyer's Due Diligence Period"). In the event Buyer does not approve of
20 said leases and so notifies Seller in writing prior to the expiration of the Buyer's Due Diligence Period, then
21 this Contract shall be null and void and the Earnest Money returned to Buyer. In the event Buyer fails to notify
22 Seller prior to the expiration of the Buyer's Due Diligence Period, then this provision shall be deemed waived
23 by Buyer and the Contract shall continue in full force and effect. Unless Buyer has timely given the notice
24 referred to herein, then at Closing, Seller shall furnish a written assignment of said leases to Buyer.

25 **3. LEASES AND TENANCIES:** Buyer agrees to take possession subject to leases and tenancies to which Buyer has not objected.

26 **4. POSSESSION:** Possession shall be deemed to be delivered when all occupants have vacated the property
27 except for lessees and tenants to which Buyer has not objected and all keys and other existing means of access
28 have been delivered.

29 **5. SECURITY DEPOSIT AND PRORATIONS OF RENT:** Buyer and Seller agree that all rent shall be prorated
30 through the date of Closing, and that effective the date of Closing, all security deposits and required interest
31 thereon shall be credited to Buyer.

32 **6. DEED:** In addition to the terms and conditions as set forth in Paragraph 16, the Deed shall be subject to all
33 existing leases and tenancies.

34 **7. TITLE:** In addition to the terms and conditions as set forth in Paragraph 18, the approved leases and
35 tenancies shall be deemed acceptable title exceptions.

36 The Parties have executed this Multi-Unit Addendum this _____ day of _____, 20____.

37 _____

38 Buyer

39 _____

40 Buyer

Seller

Seller