



CONTINGENCY ADDENDUM (PURCHASER'S RIGHT OF FIRST REFUSAL)



In reference to the Contract for Sale between _____
_____, (Purchaser),
and _____, (Seller),
regarding the real property located in _____ County, South Carolina, ("the Property") and
being described as follows:

Street _____ City _____ Zip _____
Subdivision _____ Tax Map # _____ Legal Lot # _____

As specified in Paragraph 5 of the above-referenced Contract for Sale, the Purchaser's obligation to purchase the Property is contingent upon the sale and conveyance of the Purchaser's real property commonly known as _____ .
Seller will have the right to continue to offer the Property for sale and to accept offers, subject to the rights of the Purchaser provided herein. Upon Seller's acceptance of another offer, Seller will provide written notice of such acceptance to Purchaser or Purchaser's agent, as indicated below. If Purchaser does not waive this contingency in writing within _____ hours of delivery of such notice, the Contract for Sale will be terminated and the earnest money will be returned to the Purchaser. **TIME IS OF THE ESSENCE.**

Said notice will be sent to _____
by personal delivery, email, electronic facsimile or other _____ .

If Purchaser waives this contingency, Purchaser must first reasonably satisfy Seller or Seller's agent the necessary funds to close are available, as evidenced in writing, that will allow Purchaser to proceed with the transaction. Adequate proof of funds availability shall include bank deposit verification or written loan commitment letter. The required proof of ability to close must be attached to the Contingency Release Addendum.

Purchaser: _____ Date _____ Time _____
Purchaser: _____ Date _____ Time _____
Seller: _____ Date _____ Time _____
Seller: _____ Date _____ Time _____