



ONE TO FOUR FAMILY ADDENDUM TO PURCHASE AND SALE AGREEMENT



created 12/21/06

This addendum is to a certain purchase and sales agreement by and between:

Buyer(s) _____
Address(es) _____
Seller(s) _____
Address(es) _____

as to real property known as _____ (the "property") adds to said agreement the following:

The Buyer is purchasing the property in reliance on the following information:

A. OCCUPANCY

- 1. The property may legally be used as a multifamily property of _____ units.
2. Authorized tenants of Unit(s) _____ may remain in occupancy at time of closing provided they remain in compliance with the terms and conditions of their rent agreement, otherwise not.
3. On the date of closing, the Seller shall deliver said premises to the Buyer with Unit(s) _____ free from all occupants and possessions, and broom clean.
4. Independent of Section A.3 of this Addendum, Seller shall give Notice to Quit to the occupants of Unit(s) _____ within three (3) days of Buyer providing written notice to the Seller that all contingencies within the Agreement are met or waived by the Buyer. At the time of closing, occupants may still be in possession.

B. RENT AGREEMENTS

- 1. Unit(s) _____ are occupied by authorized tenants pursuant to WRITTEN leases.
2. Unit(s) _____ are occupied by authorized tenants pursuant to ORAL leases.
3. Unit(s) _____ are occupied by authorized tenants pursuant to written THIRD PARTY agreements.
4. Seller shall deliver a copy of all written leases, third party agreements, and tenant lead paint hazard disclosures to Buyer within _____ days of the contract date.
5. Any written leases in effect shall be assigned to the Buyer at time of closing.

C. RENT

- 1. Unit _____ monthly rent is \$ _____ and is due on the _____.
2. Unit _____ monthly rent is \$ _____ and is due on the _____.
3. Unit _____ monthly rent is \$ _____ and is due on the _____.
4. Unit _____ monthly rent is \$ _____ and is due on the _____.

D. SECURITY DEPOSIT

- 1. Unit _____ has a security deposit of \$ _____ plus interest applies to from _____.
2. Unit _____ has a security deposit of \$ _____ plus interest applies to from _____.
3. Unit _____ has a security deposit of \$ _____ plus interest applies to from _____.
4. Unit _____ has a security deposit of \$ _____ plus interest applies to from _____.

E. UTILITIES (HEAT, ELECTRICITY AND HOT WATER)

- 1. The ___ landlord ___ tenant (check one) is responsible for snow removal on sidewalks, steps and driveway.
2. The ___ landlord ___ tenant (check one) is responsible for lawn maintenance.
3. The tenant pays for heat in Unit(s) _____.
4. The tenant pays for hot water in Unit(s) _____.
5. The tenant pays for electricity in Unit(s) _____.

F. At the closing the rents shall be adjusted on a per diem basis in accordance with the New London County customs, and the security deposits, and any interest thereon, shall be paid to the Buyer.

G. Seller represents that the Seller has no knowledge of any tenant defaults, pending lawsuits, claims, evictions, or violations of municipal and state regulations, ordinances or code as to the above property, except as follows: (if none, state none)

H. The provisions of this addendum shall survive the delivery of the deed.

Buyer _____ Date _____ Seller _____ Date _____
Buyer _____ Date _____ Seller _____ Date _____
Buyer _____ Date _____ Seller _____ Date _____