

DRAFT - Additional Clauses to the Additional Clause Addendum

1. ☐ **OFFER INITIATED BY SELLER:** All previous offers and counter offers made by either
2. Seller or Buyer are hereby rejected.¹ Section 8o of the Contract is removed in its entirety
3. and replaced with:

4. **Terms of Acceptance:** This offer is initiated by Seller. The attached Contract signed by
5. Seller dated _____² will become a binding Contract when Buyer signs Section 8s
6. of the Contract and all incorporated addenda and a signed copy is delivered in person,
7. by mail, facsimile or electronic mail, and received by Broker named in Section 9a by
8. _____, _____ at _____

9. a.m./p.m., Mountain Standard Time. Seller may withdraw this offer at any time prior to
10. receipt of Buyer's signed acceptance. If no acceptance is received by this date and
11. time, this offer shall be deemed withdrawn.

12. The signed copy of the Contract shall include Buyer's initials on all pages and sections
13. where noted in the Contract, in this Additional Clause Addendum, and in any other
14. incorporated addenda. However, the failure to initial any page or section of the
15. Contract or incorporated addenda shall not affect the validity or terms of the Contract.

16. Buyer may respond to Seller's offer by: (i) accepting Seller's offer in the manner detailed
17. above; (ii) rejecting Seller's offer; or (iii) making a counter offer to Seller. Buyer
18. understands that once a counter offer is made, Buyer may no longer accept Seller's
19. previous offer(s), even if delivered prior to the date/time listed above.

20. (SELLER'S INITIALS REQUIRED) _____ (BUYER'S INITIALS REQUIRED) _____
SELLER SELLER BUYER BUYER

1. ☐ **UNREPRESENTED BUYER NOTICE:** Buyer is currently unrepresented by a Broker.
2. Sections 8q and 8r of the Contract are removed. Buyer consents to delivery and receipt
3. of notices and documents required or permitted by the Contract when: (i) delivered in
4. person; (ii) sent via electronic mail to: _____; or
5. (iii) sent by recognized overnight courier service, and addressed to Buyer as indicated in
6. Section 8s.

7. (SELLER'S INITIALS REQUIRED) _____ (BUYER'S INITIALS REQUIRED) _____
SELLER SELLER BUYER BUYER

¹ The workgroup felt incorporating counter offers would be lengthy and confusing. The anticipated process would be for the unrepresented buyer to communicate offer(s) and the seller would reject each by initiating their own offer(s) until the buyer accepts one clean offer.

² The workgroup felt tracking offers by date was superior to tracking offers numerically.