

70. ☐ **OFFER INITIATED BY SELLER:** All previous offers and counter offers made by either Seller or Buyer are hereby
 71. rejected. The Terms of Acceptance Section of the Contract is removed in its entirety and replaced with:
 72. **Terms of Acceptance:** This offer is initiated by Seller. The attached Contract signed by Seller dated _____ will
 73. become a binding Contract when Buyer signs Section 8s of the Contract and all incorporated addenda and a signed
 74. copy is delivered in person, by mail, facsimile or electronic mail, and received by Broker named in Section 9a
 75. by _____, _____ at _____ a.m./p.m., Mountain Standard Time.
 76. Seller may withdraw this offer at any time prior to receipt of Buyer's signed acceptance. If no acceptance is received
 77. by this date and time, this offer shall be deemed withdrawn.
 78. The signed copy of the Contract shall include Buyer's initials on all pages and sections where noted in the Contract,
 79. in this Additional Clause Addendum, and in any other incorporated addenda. However, the failure to initial any page
 80. or section of the Contract or incorporated addenda shall not affect the validity or terms of the Contract.
 81. Buyer may respond to Seller's offer by: (i) accepting Seller's offer in the manner detailed above; (ii) rejecting Seller's
 82. offer; or (iii) making a counter offer to Seller. Buyer understands that once a counter offer is made, Buyer may no
 83. longer accept Seller's offer.

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84. **(BUYER'S AND SELLER'S INITIALS REQUIRED)** _____ / _____ / _____ / _____
 BUYER BUYER SELLER SELLER

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

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89. **(BUYER'S AND SELLER'S INITIALS REQUIRED)** _____ / _____ / _____ / _____
 BUYER BUYER SELLER SELLER

90. ☐ **SURVEY:** A survey shall be performed by a licensed surveyor within _____ days after Contract acceptance.
 91. Cost of the survey shall be paid by ☐ Buyer ☐ Seller ☐ Other: _____.
 92. The survey shall be performed in accordance with the Arizona State Board of Technical Registration's "Arizona Land
 93. Boundary Survey Minimum Standards."
 94. Survey instructions are: ☐ A boundary survey and survey plat showing the corners either verified or monumentation.
 95. ☐ A survey certified by a licensed surveyor, acceptable to Buyer and the Title
 96. Company, in sufficient detail for an American Land Title Association ("ALTA")
 97. Owner's Policy of Title Insurance with boundary, encroachment or survey exceptions
 98. and showing all improvements, utility lines and easements on the Property or within
 99. five (5) feet thereof.
 100. ☐ Other survey terms: _____
 101. _____

102. Buyer shall have five (5) days after receipt of results of survey or map to provide notice of disapproval to Seller.

103. **(BUYER'S AND SELLER'S INITIALS REQUIRED)** _____ / _____ / _____ / _____
 BUYER BUYER SELLER SELLER