



ADDENDUM TO REAL ESTATE PURCHASE CONTRACT FOR EARNEST MONEY

Buyer and Seller hereby mutually agree to include this addendum into their purchase contract that was dated on _____, 20____, for the sale of the property located at _____.

Buyer offers an Earnest Money Deposit with said offer to purchase, and Selling Broker acknowledges receipt of the sum of \$ _____, by cash or check (check # _____), which shall be held, deposited and disbursed pursuant to the terms contained herein.

If no contract shall have been entered into, the earnest money deposit shall be returned to Buyer.

Upon acceptance of this addendum and underlying contract by both parties in writing, Listing Broker or Selling Broker or other _____ shall deposit the Earnest Money into its trust account, and the Earnest Money shall be applied as a credit at closing or returned to Buyer.

If any contingency is not satisfied or waived, or if Seller fails or refuses to perform, or if Buyer rescinds the contract based on express authority therein, the Earnest Money shall be returned to Buyer. If Buyer fails or refuses to perform, then the Earnest Money shall be released to Seller. If there is a dispute between the parties about whether or not the Earnest Money should be released, Broker is required by Ohio law to keep the funds in the trust account until Broker receives (1) signed instructions from both parties as to the disposition of the funds, or (2) a final court order specifying how to disburse the funds. If within two years of the receipt of the Earnest Money, Broker has not received signed instructions, or notice that legal action has been filed regarding the Earnest Money, then Broker may return the funds to Buyer without notice to Seller.

The return of the Earnest Money shall in no way prejudice the rights of Seller or Buyer in any action for damages or specific performance.

BUYER(S):

SELLER(S):

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Date Signed: _____

Date Signed: _____

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Date Signed: _____

Date Signed: _____