



# RESIDENTIAL REAL ESTATE PURCHASE APPRAISAL GAP ADDENDUM



**To be used in conjunction with the Residential Real Estate Purchase Agreement  
approved by Northwest Ohio REALTORS®**

This Appraisal Gap Addendum ("Addendum") is made part of the Residential Real Estate Purchase Agreement dated \_\_\_\_\_, 20\_\_\_\_, between \_\_\_\_\_, as Seller, and \_\_\_\_\_ as Purchaser, for the Property located at \_\_\_\_\_ ("Agreement"). In the event of any conflict or ambiguity in the terms of the Agreement and this Addendum, the terms of this Addendum shall govern. Any terms not defined herein shall have the same meaning as set forth in the Agreement.

1. The purpose of this Appraisal Gap Addendum is for the Purchaser to agree to purchase the Property even if an Appraisal is less than the Purchase Price. This Appraisal Gap Addendum replaces Paragraph 10 of the Agreement in its entirety.
2. This Agreement is conditioned upon the Property appraising by Purchaser's lender or an appraiser of Purchaser's choice at no more than \$\_\_\_\_\_ less than the Purchase Price (the "Appraisal Gap") by the later of the expiration of the Financing Contingency Period or the Inspection Period (the "Appraisal Period"). Purchaser agrees to pay the Appraisal Gap, if any, at Closing.
3. If this Addendum is used in conjunction with a Price Escalation Addendum, the terms of the Price Escalation Addendum shall be followed and applied first in order to determine the Purchase Price prior to the application of the terms of this Addendum.
4. If the Property fails to appraise within the Appraisal Gap (meaning less than the Purchase Price plus the Appraisal Gap), Purchaser shall notify Seller, in writing, prior to the expiration of the Appraisal Period, and then Purchaser and Seller shall have a period of five (5) days after Purchaser notifies Seller to agree upon a reduction in the Purchase Price (the "Renegotiation Period"). Seller shall be under no obligation to agree to a reduction in the Purchase Price. If such renegotiation is not pursued or not successful, Purchaser may terminate this Agreement by providing written notice to Seller prior to the expiration of the Renegotiation Period and the termination procedures of Paragraph 23 of the Agreement shall apply.
5. If no appraisal is obtained within the Appraisal Period, this condition is waived and no longer a part of the Agreement.
6. This Appraisal Gap Addendum, upon execution by the parties, becomes an integral part of the Agreement.

\_\_\_\_\_  
Purchaser Signature Date

\_\_\_\_\_  
Seller Signature Date

\_\_\_\_\_  
Purchaser Signature Date

\_\_\_\_\_  
Seller Signature Date