

APPRAISAL CONTINGENCY ADDENDUM TO AGREEMENT OF SALE

ACA

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania association of REALTORS® (PAR)

1 **PROPERTY** _____

2 **SELLER** _____

3 **BUYER** _____

4 **DATE OF AGREEMENT** _____

5
6 1. The Agreement of Sale is contingent upon the Property being appraised in a manner that is acceptable to underwriter (if Buyer is obtaining
7 financing) and at a value that is equal to or higher than:
8 \$ _____.
9 _____ % of the Purchase Price
10 The Purchase Price
11

12 2. Contingency Period: _____ days (21 if not specified) from the Execution Date of the Agreement.
13 **Within this Contingency Period**, Buyer may obtain an appraisal of the Property from a Pennsylvania certified appraiser. If Buyer is obtain-
14 ing mortgage financing, the appraisal shall be performed by a Pennsylvania certified appraiser selected by the mortgage lender to whom
15 Buyer has made application for financing. If Buyer is not obtaining mortgage financing, the appraisal shall be performed by a Pennsylvania
16 certified appraiser selected by Buyer.
17 (A) If the terms of Paragraph 1 are satisfied, Buyer **accepts the Property** and agrees to the terms of the RELEASE paragraph of the
18 Agreement of Sale.
19 (B) If the terms of Paragraph 1 are not satisfied, Buyer will deliver a copy of the appraisal report to Seller, and Buyer will, **within the**
20 **Contingency Period**:
21 1. **Terminate the Agreement of Sale** by written notice to Seller, with all deposit monies returned to Buyer according to the terms of
22 Agreement of Sale, OR
23 2. Enter into a mutually acceptable written agreement with Seller.
24

25 3. If Buyer does not terminate the Agreement of Sale or enter into a mutually acceptable written agreement with Seller **within this Contingency**
26 **Period**, Buyer waives this contingency.
27

28 **All other terms and conditions of the Agreement of Sale remain unchanged and in full force and effect.**

30 **WITNESS** _____ **BUYER** _____ **DATE** _____

31 **WITNESS** _____ **BUYER** _____ **DATE** _____

32 **WITNESS** _____ **BUYER** _____ **DATE** _____

33 **WITNESS** _____ **SELLER** _____ **DATE** _____

34 **WITNESS** _____ **SELLER** _____ **DATE** _____

35 **WITNESS** _____ **SELLER** _____ **DATE** _____



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