



**WEST MICHIGAN REGIONAL ADDENDUM TO PURCHASE AGREEMENT
FOR THE PURCHASE OF VACANT LAND**



MLS # _____ Date: _____ Time: _____

Selling Office _____, REALTOR® Phone _____ Fax _____

Listing Office _____, REALTOR® Phone _____ Fax _____

Addendum to Purchase Agreement # _____ dated _____ covering property at _____

This Addendum shall be an integral part of the Purchase Agreement, which is amended as follows:

1. For a period of _____ days after this Agreement is fully executed ("Investigation Period"), Broker hereby advises Buyer to investigate (or cause to be investigated) to Buyer's satisfaction, and at Buyer's expense, the state and condition of the Property and any other matters pertaining to the Property of interest to Buyer, including, but not limited to,

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|---|--|
| <ul style="list-style-type: none"> ▪ zoning classification ▪ tax classification ▪ availability of utilities ▪ availability of building or driveway permits ▪ soil suitability for onsite sewage disposal system or well ▪ sedimentation or soil erosion | <ul style="list-style-type: none"> ▪ existence of wetlands ▪ environmental conditions ▪ contents of applicable restrictive covenants and building codes ▪ general suitability for Buyer's intended use |
|---|--|

a. During the Investigation Period, Buyer, Buyer's agents and representatives shall have reasonable access to the Property to conduct such investigations as Buyer deems appropriate. Buyer agrees to indemnify and hold Seller harmless from any liability or claim arising from or in any way connected with any such inspections, including all costs and reasonable attorneys' fees. To the extent the Property is damaged due to any of Buyer's investigations, Buyer agrees to restore the Property to its original condition.

b. If any of the results of Buyer's investigations are not acceptable to Buyer, Buyer has the right to terminate this Agreement by providing written notice to Seller and/or Listing Broker within the Investigation Period, and Buyer's good-faith deposit will be refunded.

2. Buyer understands that this land consists of:

a. A lot with the dimensions of:

b. Acreage with approximate dimensions of:

totaling approximately _____ acres.

c. Property on a lake or stream with approximately _____ of water frontage.

Exceptions:

3. Crops now planted or stored on the property are reserved to Seller Buyer Third party. Exceptions:

4. Other provisions:

The Seller Buyer (check one) gives the above-named REALTOR® _____ days to obtain the written acceptance of this Addendum to the Purchase Agreement. If accepted, this Addendum will constitute a binding change to the Purchase Agreement.

By closing this transaction, Buyer represents Buyer has had the opportunity to investigate the property, and the extent and location of the boundaries of the property, and has conducted such investigations to the extent Buyer deems appropriate. Buyer accepts the same in their current condition, as is, and with all faults. Seller makes no representations or warranties, and expressly disclaims any implied warranties, regarding the condition of the property, other than those representations and warranties, if any, made in writing, signed by the Seller and attached to this Agreement.

RECEIPT IS ACKNOWLEDGED BY BUYER of a copy of this Agreement.

Date _____

X _____ Buyer
(Note: Please sign as you wish your name to appear on documents.)

Witness _____

X _____ Buyer
(Note: Please sign as you wish your name to appear on documents.)

RECEIPT IS ACKNOWLEDGED BY SELLER of a copy of this Agreement.

Date _____

X _____ Seller
(Note: Please sign as you wish your name to appear on documents.)

Witness _____

X _____ Seller
(Note: Please sign as you wish your name to appear on documents.)