

INVESTMENT PROPERTY ADDENDUM

1 Buyer: _____
 2 Seller: _____
 3 Property: _____

4 This INVESTMENT PROPERTY ADDENDUM (hereinafter "Addendum"), between the undersigned Buyer and Seller is
 5 entered into and is effective as of the Binding Agreement Date provided in the Purchase and Sale Agreement for the purpose
 6 of changing, deleting, supplementing or adding terms to said Purchase and Sale Agreement ("Agreement"). In consideration
 7 of the mutual covenants herein and other good and valuable consideration, the receipt and sufficiency of which is hereby
 8 acknowledged, the parties agree as follows: **(the items not checked are not a part of this Agreement).**

- 9 Buyer has not yet personally viewed the Property. This Agreement is contingent upon Buyer viewing and approving
 10 the Property. If Property is unacceptable to Buyer, Buyer shall notify Seller on or before _____
 11 This agreement is contingent upon Buyer's receipt, review, inspection, and satisfactory approval of accounting
 12 statements for Property for the past _____ months and all existing leases, with personal tenant information
 13 redacted. Seller shall have _____ days from the Binding Agreement Date to provide information. Following receipt,
 14 Buyer will have _____ days to review all submitted information.

15 If the above checked contingencies are not acceptable to Buyer, Buyer shall terminate this Agreement via the Notification Form
 16 or other equivalent written notice within the agreed upon timeframe and all Earnest Money/ Trust Money shall be refunded to
 17 Buyer.

- 18 In the event access to the Property is delayed or withheld during the agreed upon Inspection Period timeframe by
 19 Seller, Seller's authorized representative, or Seller's tenants, and after notifying Seller of such delay, Seller does not
 20 provide access within forty-eight (48) hours, the Inspection Period shall be extended by one (1) day for each day Buyer
 21 is denied access to the Property.
 22 All prepaid rents on said Property shall be prorated at the closing of the sale. The Seller represents that the monthly
 23 rentals on said Property of \$ _____ will be current at the time of the closing, and that there will be no
 24 expenses chargeable to the Seller except the taxes on said Property. Seller holds \$ _____ in security deposits
 25 and damage deposits collected from tenants, which Seller shall make payable to
 26 _____ (Buyer or Buyer's Property Manager) at closing. Buyer shall enter into
 27 an agreement to hold the Seller harmless against such transfer of security or damage deposits. At the closing of the
 28 sale, the Seller shall execute an affidavit which will verify the number of leases and tenancies then outstanding on the
 29 Property, the prepaid rent as to each, and the amount of security deposits as to each.
 30 Buyer agrees to purchase the Property "as-is" after the Inspection Period with the exception of any necessary wood
 31 destroying insect infestation treatment, which Seller agrees to treat at Seller's expense.

The party(ies) below have signed and acknowledge receipt of a copy.	
<div style="border: 1px solid black; height: 20px; margin-bottom: 5px;"></div> <p>BUYER</p> <p>_____ at _____ o'clock <input type="checkbox"/>am/<input type="checkbox"/>pm</p> <p>Date</p>	<div style="border: 1px solid black; height: 20px; margin-bottom: 5px;"></div> <p>BUYER</p> <p>_____ at _____ o'clock <input type="checkbox"/>am/<input type="checkbox"/>pm</p> <p>Date</p>
The party(ies) below have signed and acknowledge receipt of a copy.	
<div style="border: 1px solid black; height: 20px; margin-bottom: 5px;"></div> <p>SELLER</p> <p>_____ at _____ o'clock <input type="checkbox"/>am/<input type="checkbox"/>pm</p> <p>Date</p>	<div style="border: 1px solid black; height: 20px; margin-bottom: 5px;"></div> <p>SELLER</p> <p>_____ at _____ o'clock <input type="checkbox"/>am/<input type="checkbox"/>pm</p> <p>Date</p>

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