



Champaign County Association of REALTORS®
Appraisal Gap Addendum



This Appraisal Gap Addendum ("Addendum") is entered into by and between _____ (collectively, "Buyer") and _____ (collectively, "Seller") and relates to the real estate commonly known as _____ ("Premises").

1. Appraisal Gap: In the event the appraised value of the Premises comes in below the purchase price ("Purchase Price") as set forth in that certain contract by and between Buyer and Seller, as may be amended thereafter ("Contract"):

- Buyer agrees to pay up to \$ _____ over appraised value, not to exceed the Purchase Price calculated pursuant to this Addendum, which amount shall be applied to Buyer's cash due at closing on the settlement statement; or
- Buyer and Seller shall agree to renegotiate the Purchase Price; provided, however, that if the parties cannot reach agreement as to an amended Purchase Price within 3 business days after Seller's receipt of written notice from Buyer of the results of the appraisal, Seller may serve written notice of termination on Buyer and, in such event, all refundable earnest money shall be refunded to Buyer and the Contract shall be void.
- Notwithstanding the foregoing, if Buyer agrees to pay the full amount of the Purchase Price calculated pursuant to this Addendum notwithstanding the appraised value of the Property by serving written notice of such election on Seller within 3 business days after receipt of Seller's notice of termination, then the Contract shall not be terminated but instead shall remain in full force and effect between the parties; or
- The Contract shall automatically terminate, and all refundable earnest money shall be promptly refunded to Buyer.

2. Disclaimer: Buyer acknowledges and affirms that this Addendum has been made of Buyer's own volition and at their own discretion.

IN WITNESS WHEREOF, the parties have executed this Addendum as of the date below.

Sellers' Signatures:

Date:

Buyers' Signatures:

Date: