

Section	Did it change?
Seller/Buyer	Several updates to ensure this section asks for the most pertinent information. We made the lines better lengths, removed fax in all cases, moved some items around for an improved form.
Section 1: Offer and Acceptance	No changes
Section 2: Real Estate (Premises) Description	Added Zip Code; Lengthened lines as needed.
Section 3A: Purchase Price	Purchase Price - Changes included making earnest money non-refundable. Emphasizes how nonrefundable means NONREFUNDABLE! Some rewording throughout. Added another line to define the "escrow agent"
Section 3B: Closing Cost Credit	No changes
Section 3C: Warranty	Changed the line length to allow for more space when filling out details about the Warranty.
Section 3D: Buyer Brokerage Compensation	Removed signature requirement. Reduced the number of lines. Updated wording.
Section 4: Possession and Closing	No changes
Section 5: Condition of Premises	No changes
Section 5A: Buyers' Inspection	Added "interior" plumbing to be consistent with Qualifying Deficiencies
Section 5B: Final Walk-Through	No changes
Section 5C: Disclosures	No changes
Section 5D: Professional Inspections 5E-5H - Consolidation	Major restructuring done and consolidation of paragraphs 5E-5H for clarity regarding Radon, Well systems, septic systems, wood infestation, and items as-is. Changes to this paragraph: Notwithstanding the foregoing, the parties agree that Qualifying Deficiency repairs and/or remedies that do not exceed in the aggregate of the following amount to remedy shall not be considered Qualifying Deficiencies and Buyer agrees to assume those items with no allowance or repair from Sellers: (1) the greater of \$500 or 0.5% of the purchase price; or (2) _____ (if left blank shall be greater of \$500 or 0.5%)
5E. Items Accepted As-is	No changes to this section, except that it has a new number.
Section 6: Solar Power Systems	NEW! If there is a solar power system on the premises, it is necessary to complete the new Solar Power System Addendum.
Section 7: Deed of Conveyance	Clarified to say general warranty deed or fiduciary deed (as applicable).
Section 8: Encumbrances	No changes
Section 9: Taxes, Assessments and Notices	Clarified information on prorations and assessments and who pays.
Section 10: Insurance and Risk Loss	No changes
Section 11: Evidence of Title	No changes
Section 12: Condominium/Common Interest Community Association	No changes
Section 13: Default (A-F)	Simplified and updated 13.F. regarding what happens in a dispute.
Section 14: Notices	No changes
Section 15: Compliance	No changes
Section 16: Financing Contingency A-G	B. V.A. Mortgage - updated to remove that sellers pay the cost of wood infestation inspection F. Updated the Cash Purchase Contingency Addendum and reference to this addendum
Section 17: Diligent Effort and Notice	Lenders should be identified here and if not, only lenders that provided prequalification letters can be used.
Section 18: Personal Property	No changes
Section 19: Entirety of Agreement	Changed to include definition of Saturday, Sunday, and Holidays.
Section 20: Time of the Essence	No changes
Amendments checkbox	Added "Escalation" and "Appraisal Gap" (this document has been separated);
Paragraph after amendments	Updated the paragraph following amendments to add more clarity.
Warning box	Removed the first line about . . . "This contract is voidable by either party if used for any transaction other than . . . Added "unimproved land" after New Construction