



ADDENDUM TO THE RESIDENTIAL PURCHASE AGREEMENT PREPOSSESSION

In reference to the Residential Purchase Agreement (hereinafter "RPA") executed by _____ as Buyer(s) and _____ as Seller(s), dated _____ regarding the real property located at _____, ("Premises") the Buyer Seller hereby proposes that the RPA be revised as follows:

1. Upon execution of this Addendum to the Residential Purchase Agreement by the parties, Seller grants permission to Buyer to take possession of Premises as of _____ (date).
2. In consideration of Seller's permission to Buyer to take possession of Premises prior to the close of escrow, Buyer agrees as follows:
 - a. To accept Premises in its current condition except as follows
_____.
 - b. To pay Seller, as compensation for use of Premises the sum of _____ dollars (\$ _____) per day, from the date of occupancy is delivered to and including the date of closing. Buyer shall pay a security deposit in the amount of \$ _____ to _____.
 - c. To pay compensation in advance, to be prorated as of the date of closing, to Seller at the following address:
_____.
 - d. To pay all utilities and services on a pro-rated basis, commencing on the date of occupancy.
 - e. To maintain the subject property in its current condition including heating, sewer, plumbing and electrical systems, any built in appliances and equipment in normal working order.
 - f. To not make any alterations to Premises until the transaction closed.
 - g. To abide by all laws and government regulation with respect to use or occupancy of Premises.
 - h. Buyer, upon twenty-four (24) hour notice, shall admit Seller and Seller's representatives' at all reasonable times for the purpose of inspecting Premises.
 - i. Buyer agrees to hold Seller and the Agent or Agents in this transaction harmless from any claims for damages or injury to Seller, or any person, or to any property as a result of this Addendum.
3. Seller shall maintain a policy of fire and extended coverage on the Premises until the same is conveyed to Buyer. Buyer shall be responsible for repair or replacement of all damages to Premises after taking possession. NO such damage shall relieve Buyer of any obligation under the agreement of Sale, not considering anything contained herein. Provided however that all insurance proceeds payable on account of such damage shall be used to repair such damage. In the event that insurance proceeds are insufficient to repair all such damage, Buyer shall be responsible for any additional costs.

4. It is the intent of the parties to create a tenancy upon a day-to-day basis, pending completion of the sale of the Premises. Either party shall have the right to terminate the tenancy upon seven (7) days written notice. Such notice shall be delivered or mailed via US Mail to the Buyer at the Premises and may be mailed, via US Mail, or delivered to Seller at _____

Buyer agrees to pay all costs incurred in any legal action instituted by Seller to enforce the terms of this Addendum or for the removal of Buyer from the Premises including reasonable attorney's fees and costs.

5. It is the intent of the parties that this Addendum is a condition of the sale of the subject property and is not intended to be rental agreement as defined by NRS 118A.
6. Additional Terms:

WHEN PROPERLY COMPLETED, THIS IS A BINDING CONTRACT. IF YOU DO NOT FULLY UNDERSTAND ITS CONTENTS, YOU SHOULD SEEK COMPETENT LEGAL COUNSEL BEFORE SIGNING.

 Buyer Seller

Date

 Buyer Seller

Date

Acceptance:

 Buyer Seller

Date

 Buyer Seller

Date

Prepared by: _____

Agent's Printed Name

Phone