

VACANT LAND ADDENDUM

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1. Date _____

2. Page _____

3. Addendum to Purchase Agreement between parties dated _____, 20_____pertaining to the purchase

4. and sale of the property at _____

5. _____.

6. SPECIAL CONTINGENCIES: This Purchase Agreement is subject to the following contingencies and if the following
7. contingencies checked below cannot be satisfied or waived, in writing, by Buyer by _____, 20_____,
8. this Purchase Agreement shall become null and void and all earnest money shall be refunded to the Buyer. Buyer and
9. Seller shall immediately sign a cancellation of the Purchase Agreement.

10. (Select appropriate options a-h)

11. [] (a) BUYER / SELLER shall provide a certificate of survey of the property, at BUYER / SELLER expense, not
(circle one) (circle one)

12. later than _____, 20_____.

13. [] (b) Buyer obtaining approval of city/township of proposed building plans and specifications at BUYER / SELLER expense.
(circle one)

14. [] (c) Buyer obtaining approval of city/township of proposed subdivision development plans at BUYER / SELLER expense.
(circle one)

15. [] (d) Buyer obtaining approval of city/township for rezoning or use permits at BUYER / SELLER expense.
(circle one)

16. [] (e) Buyer obtaining at BUYER / SELLER expense, percolation tests which are acceptable to Buyer.
(circle one)

17. [] (f) Buyer obtaining at BUYER / SELLER expense, soil tests which indicate that the property may be improved
(circle one)

18. without extraordinary building methods or cost.

19. [] (g) Buyer obtaining approval of building plans and/or specifications in accordance with any recorded subdivision
20. covenants and approval of the architectural control committee.

21. [] (h) OTHER: _____

22. _____

23. Seller's expenses for these contingencies (if any) shall not exceed \$ _____.

24. Seller grants permission of access to the property for testing and surveying purposes.

25. PLEASE NOTE: Buyer may incur additional charges improving the property including but not limited to: Hook-up and/or
26. access charges, municipal charges, costs for sewer access, stubbing access, water access, park dedication, road access,
27. utility connection and connecting fees, curb cuts and tree planting charges.

28. SPECIAL WARRANTIES: Seller warrants that the property described in this Purchase Agreement consists of
29. _____ ACRES / SQUARE FEET and is currently zoned _____.
(circle one)

30. Seller warrants that the property IS / IS NOT in the designated 100 year flood plain area.
(circle one)

31. Seller warrants that the property DOES / DOES NOT currently receive preferential tax treatment (i.e., Green Acres, etc.).
(circle one)

32. OTHER:

33. _____ (Seller) _____ (Date) _____ (Buyer) _____ (Date)

34. _____ (Seller) _____ (Date) _____ (Buyer) _____ (Date)

35. THIS IS A LEGALLY BINDING CONTRACT BETWEEN BUYERS AND SELLERS.
36. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.