

WHOLESALE ADDENDUM

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“Wholesaler” describes a person who publicly markets for sale an equitable interest in the PURCHASE AGREEMENT pertaining to residential real property consisting of fewer than five dwellings.

A Wholesaler of residential real property shall disclose in writing to all Parties to the PURCHASE AGREEMENT that the Wholesaler holds an equitable interest in the property, may not be able to convey title to the property, and intends to make a profit or income from the transfer of the equitable interest.

Notwithstanding any other provision contained in the PURCHASE AGREEMENT of residential real property, if a Wholesaler violates this section, the Seller(s) may cancel the PURCHASE AGREEMENT at any time before the close of escrow without penalty and may retain any earnest money paid by the Wholesaler.

Notwithstanding any other provision contained in the PURCHASE AGREEMENT, if a Wholesaler violates this section, the Buyer(s) may cancel the PURCHASE AGREEMENT at any time before the close of escrow without penalty and must be refunded all earnest money paid by the Buyer(s).

The undersigned agent discloses to all Parties the intent to publicly market the equitable interest in the PURCHASE AGREEMENT which will be formed between the Parties.

SIGNATURE OF AGENT:

Agent Signature Date

SIGNATURES OF PARTIES:

By signing below, Parties are acknowledging that Parties are entering into the PURCHASE AGREEMENT involving Wholesaling.

Buyer Signature Date Seller Signature Date

Buyer Signature Date Seller Signature Date

THIS IS A LEGALLY BINDING CONTRACT BETWEEN BUYER(S) AND SELLER(S). BUYER(S) AND SELLER(S) HAVE A RIGHT TO SEEK LEGAL AND TAX ADVICE.