UTAH ASSOCIATION OF REALTORS®

REALTOR

EQUAL HOUSING OPPORTUNITY

THIRD PARTY APPROVAL OF REPC
ADDENDUM NO. _____
TO
REAL ESTATE PURCHASE CONTRACT

THIS IS AN [ ] ADDENDUM [ ] COUNTEROFFER to that REAL ESTATE PURCHASE CONTRACT (the "REPC") with an Offer Reference Date of _____,_____, including all prior addenda and counteroffers, between _____, as Buyer, and _____as Seller, regarding the Property located at _____ (the "Property"). The terms of this Addendum are hereby incorporated as part of the REPC, and to the extent the terms of this Addendum modify or conflict with any provisions of the REPC, including all prior addenda and counteroffers, these terms shall control.

1. THIRD PARTY APPROVAL OF THE REPC

1.1 **Third Party Approval of the REPC.** Buyer's obligation to purchase the Property is conditioned upon the approval of the REPC by:_____ (the "Third Party"). The Third Party shall have until 5:00 P.M. (MST) on the _____ day of _____, _____ (the "Approval Deadline") in which to approve or disapprove of the terms and conditions of the REPC. If the Third Party does not approve of the terms and conditions of the REPC, Buyer may cancel this Contract by providing written notice to Seller no later than the Approval Deadline; whereupon the Earnest Money deposit shall be released to Buyer. If, by the Approval Deadline, the Contract is not canceled by Buyer, the Third Party shall be deemed to have approved the terms and conditions of the REPC.

ALL OTHER TERMS of the REPC, including all prior addenda and counteroffers, not modified by this ADDENDUM/COUNTER OFFER shall remain the same**. [ ] Seller [ ] Buyer** shall have until _____ **[ ] A.M [ ] P.M.** Mountain Time _____, _____, to accept the terms of this ADDENDUM/COUNTEROFFER in accordance with the provisions of Section 23 of the REPC. Unless so accepted, the offer as set forth in the ADDENDUM/COUNTER OFFER shall lapse.

_____ _____

[ ] Buyer **[ ]** Seller Signature Date Time **[ ]** Buyer **[ ]** Seller Signature Date Time

ACCEPTANCE/COUNTEROFFER/REJECTION

CHECK ONE:

[ ] ACCEPTANCE of ADDENDUM/COUNTER OFFER: **[ ]** Seller **[ ]** Buyer hereby accepts the terms of this ADDENDUM/COUNTER OFFER

[ ] COUNTER OFFER: **[ ]** Seller **[ ]** Buyer presents as a counteroffer the terms of attached Counteroffer No.____

_____ _____

[ ] Buyer **[ ]** Seller Signature Date Time **[ ]** Buyer **[ ]** Seller Signature Date Time

[ ] REJECTION: **[ ]** Seller **[ ]** Buyer rejects the foregoing ADDENDUM/COUNTER OFFER [ ] Initials
Date _____, _____ Time

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