

**1031 EXCHANGE 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. 1031 EXCHANGE (check applicable box)

Seller - 1031 Exchange. Seller desires to enter into this transaction and to sell the Property as a "Relinquished Property" under Section 1031 of the Internal Revenue Code. Accordingly Buyer agrees to fully cooperate with the Seller in completing the 1031 Exchange, at no expense or liability to Buyer; **or**

Buyer - 1031 Exchange. Buyer desires to enter into this transaction and to acquire the Property as a suitable "like-kind" exchange property under Section 1031 of the Internal Revenue Code. Accordingly Seller agrees to fully cooperate with the Buyer in completing the 1031 Exchange, at no expense or liability to Seller.

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

This form is COPYRIGHTED by the UTAH ASSOCIATION OF REALTORS[®] for use solely by its members. Any unauthorized use, modification, copying or distribution without written consent is prohibited. NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION OF THIS FORM IN ANY SPECIFIC TRANSACTION. IF YOU DESIRE SPECIFIC LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.