



Subject to Sale, Kick-Out and
Subject to Consummation Clauses

This is an addendum to the Contract dated _____, _____, between _____
Seller, and _____, Purchaser; on sale of _____

Virginia. The following clauses are made part of the Contract. The blanks in all clauses must be filled out completely.

SUBJECT TO SALE CLAUSE:

The contract is subject to the Purchaser having Purchaser's property at _____
under Contract of sale THAT IS NOT SUBJECT TO THE SALE OF ANOTHER PROPERTY by _____ (date). It is also subject to
that sale being consummated within _____ days of the removal of the Subject to the Sale Clause. It is agreed that the Purchaser will have this
property actively listed in the Purchaser's local MLS within _____ hours exclusively with

for the entire term of this Subject to Sale Clause. In the event the Purchaser does not list Purchaser's property within the time frame described
above or have Purchaser's property under contract within the time period as described above this Contract is terminated unless extended in
writing by mutual consent of the Purchaser and Seller. In the event this Contract is terminated, Purchaser will be entitled to a refund of the
Deposit, in accordance with procedures defined in paragraph 11(a) of the Contract.

KICK-OUT CLAUSE:

In the event the Seller receives and accepts another Contract on the Seller's property, THAT IS NOT SUBJECT TO THE SALE OF
ANOTHER PROPERTY, it is agreed that this Purchaser shall within _____ hours from written notification of the Selling Agent and/or the
Purchaser:

EITHER:

Remove the above Subject to Sale and Kick-Out Clauses. If the Purchaser removes the Subject to Sale and Kick-Out Clauses, the
Purchaser MUST, at the same time, provide a letter from a lender(s) and/or financial institution stating that the Purchaser will qualify
for the loan described in this Purchase Agreement based upon: (1) information provided at loan application, (2) a written credit report
obtained by lender and (3) verification from bank or other sources of necessary funds to close without the sale of Purchaser's
property referenced in the Purchase Agreement. This qualification letter does not constitute loan approval.

OR:

Terminate the Contract: The Purchaser may terminate the Contract. In the event this Contract is terminated, Purchaser will be entitled
to a refund of the Deposit, in accordance with procedures defined in paragraph 11(a) of the Contract.

SUBJECT TO THE CONSUMMATION CLAUSE:

If the Purchaser removes the above Subject to Sale and Kick-Out Clauses because Purchaser's property goes under contract, this Contract
shall become Subject to the Consummation of the existing Contract of Sale of the Purchaser's property.

Seller's obligation under this Contract is subject to Seller's receiving a copy of the contract of sale of Purchaser's property within
twenty-four (24) hours of removal of the Subject to Sale and Kick-Out Clauses. In the event the Seller does not receive a copy of the contract
within twenty-four (24) hours or receives and reviews same and is not satisfied with the terms of the contract, the Seller shall have the right to
terminate this Contract in writing within forty-eight (48) hours of removal of the Subject to Sale and Kick-Out Clauses. In the event of
termination, the Deposit shall be refunded in full to the Purchaser, in accordance with procedures defined in paragraph 11(a) of the Contract.

The Contract is further subject to the settlement of Purchaser's property to be no later than ____days from the removal of the Subject to Sale and Kick-Out Clauses. In the event the settlement of the Purchaser's property does not close within the ____days, the Seller, at Seller's sole option, will have the right to terminate the Contract upon notice to Purchaser.

In the event the Seller terminates this Contract, Purchaser will be entitled to refund of the Deposit, in accordance with procedures defined in paragraph 11(a) of the Contract.

SELLER	Date	PURCHASER	Date
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SELLER	Date	PURCHASER	Date
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