



RIDER 11
PRIOR CONTRACT TERMINATION CONTINGENCY
This Contract is Intended to be a Binding Real Estate Contract
 Rev. 01/2012



1 This Prior Contract Termination Contingency Rider ("**Rider**") is made a part of and incorporated into
 2 that certain real estate contract between _____
 3 ("**Buyer**") and _____ ("**Seller**") dated _____,
 4 20____ ("**Contract**") for the purchase and sale of that certain real estate commonly known as:
 5 _____ ("**Property**").
 6 (address) (unit #) (city) (state) (zip)

7 **I.** Except as modified by this Rider, all of the terms and conditions contained in the Contract remain in
 8 full force and effect. In the event of any conflict between the terms and conditions of this Rider and the terms
 9 and conditions of the Contract, the terms and conditions of this Rider shall prevail. Capitalized terms used and
 10 not defined in this Rider shall have the meaning given to such terms in the Contract.

11 **II.** The rights and obligations of Buyer and Seller under the Contract and this Rider are expressly
 12 contingent upon the termination of the existing contract between (*strike one*) **Buyer / Seller** and
 13 _____ dated _____, 20__ ("**Prior Contract**").

14 **III.** If (*strike one*) **Buyer / Seller** does not deliver written notice to the other party that the Prior
 15 Contract has been terminated on or prior to _____, 20____ (the "**Contingency**
 16 **Deadline**"), the CONTRACT SHALL AUTOMATICALLY BECOME NULL AND VOID AND OF NO
 17 FURTHER FORCE AND EFFECT ON THE CONTINGENCY DEADLINE AND THE EARNEST
 18 MONEY, INCLUDING ALL INTEREST ACCRUED THEREON, IF ANY, SHALL BE RETURNED
 19 TO BUYER.

20 _____
 21 Buyer's Signature Date Seller's Signature Date
 22 _____
 23 Buyer's Signature Date Seller's Signature Date