



RIDER 3
ATTORNEY MODIFICATION



This Contract is Intended to be a Binding Real Estate Contract
Rev. 01/2012

1 This Attorney Modification Rider ("Rider") is made a part of and incorporated into that
2 certain real estate contract between _____ ("Buyer")
3 and _____ ("Seller") dated _____,
4 20____ ("Contract") for the purchase and sale of the property 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
8 Contract remain in full force and effect. In the event of any conflict between the terms and
9 conditions of this Rider and the terms and conditions of the Contract, the terms and
10 conditions of this Rider shall prevail. Capitalized terms used and not defined in this Rider
11 shall have the meaning given to such terms in the Contract.

12 II. Within ____ business days after the acceptance date of the Contract ("Attorney
13 Approval Period"), the Parties' respective attorneys may propose written modifications to
14 this Contract ("Proposed Modifications") on matters other than the Purchase Price,
15 broker's compensation and dates. Any Proposed Modifications that are set forth in writing
16 and accepted by the other party shall become terms of this Contract as if originally set forth
17 in this Contract. If, within the Attorney Approval Period, the Parties cannot reach agreement
18 regarding the Proposed Modifications, then, at any time after the Attorney Approval Period,
19 either Party may terminate this Contract by written notice to the other Party. In that event,
20 this Contract shall be null and void and the Earnest Money shall be returned to Buyer. IN
21 THE ABSENCE OF DELIVERY OF PROPOSED MODIFICATIONS PRIOR TO THE
22 EXPIRATION OF THE ATTORNEY APPROVAL PERIOD, THIS PROVISION SHALL BE
23 DEEMED WAIVED BY ALL PARTIES, AND THIS CONTRACT SHALL BE IN FULL
24 FORCE AND EFFECT.

25 _____
26 Buyer's Signature Date Seller's Signature Date

27 _____
28 Buyer's Signature Date Seller's Signature Date