

Addendum for Possession After Closing

Due to Seller's request to remain in the property after the closing date, a sum of \$ _____ will be held in escrow at time of closing by closing agent or such other agent as Buyer appoints, until such time as Seller vacates the property leaving it in a neat and clean condition as defined below.

Seller agrees to vacate the property within _____ days following closing. In the event Seller does not vacate the property by the above date a charge of \$ _____ per day will be assessed and deducted from the escrowed amount.

In the event Seller has not vacated the property within _____ days following the agreed upon date, all moneys remaining in escrow will be forfeited. Seller will then be considered a tenant in sufferance giving Buyer full rights to evict.

Neat and clean is defined as all debris to be removed from the interior and exterior of the property.

In the event property is not left in a neat and clean condition, Buyer will have clean-up completed at Seller's expense and deduct from the escrowed amount.

In the event Buyer is forced to institute legal action to enforce this agreement Seller will be held responsible for and hereby agrees to pay all legal fees and costs of said action.

Date: _____ Seller: _____