

POST-SETTLEMENT POSSESSION ADDENDUM TO AGREEMENT OF SALE

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of REALTORS® (PAR).

1 PROPERTY _____
2 SELLER _____
3 BUYER _____
4 DATE OF AGREEMENT _____

6 Buyer gives Seller the right to continue to occupy the Property after settlement under the following terms and conditions:

- 1. VACATING DATE. Seller will vacate the Property on or before:
2. OCCUPANCY FEE. Seller agrees to pay Buyer a daily Occupancy Fee of \$
3. DEPOSITS. At settlement, Seller shall pay Buyer \$
4. PROPERTY INSPECTION. Buyer will inspect the Property within two days after Seller vacates the Property.
5. UTILITIES. Seller shall pay from settlement and through the Vacating Date operating and utility charges connected with the use of the Property as follows:
6. PETS. Pets allowed on the Property after settlement as follows:
7. MAINTENANCE. Seller agrees to maintain the Property in its same condition as of the time of settlement, normal wear and tear excepted, and to abide by Buyer's rules of occupancy, if any, as attached to this Addendum.
8. CHANGES TO PROPERTY. Seller will not make any alterations or improvements to the Property, unless required by the terms of this Agreement of Sale or as otherwise agreed to by Buyer in writing.
9. PROPERTY INSURANCE. Buyer and Seller are advised to contact their insurer prior to signing this Addendum.
10. ENTRY. Buyer or Agent for Buyer may enter the Property at any time in the event of an emergency, otherwise on a weekly basis, with 24 hours' prior notice to Seller.
11. SELLER'S DEFAULT. The dates and times for the performance of any of the obligations of this Addendum are hereby agreed to be of the essence.
12. ASSIGNMENT. Seller may not assign Seller's rights under this Addendum or lease the Property to any person(s) or entity.
13. INDEMNIFICATION. Seller will indemnify and hold harmless BUYER, all AGENTS, their SUBAGENTS, EMPLOYEES, and any OFFICER or PARTNER of any one of them, and any other PERSON, FIRM, or CORPORATION who may be liable by or through them, from all claims, lawsuits, and actions that arise from, or occur during Seller's occupancy or use of the Property following settlement.
14. SURVIVAL. This Addendum and related terms in the Agreement of Sale shall survive settlement.

50 All other terms and conditions of the Agreement of Sale remain unchanged and in full force and effect.

52 WITNESS BUYER DATE
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55 WITNESS SELLER DATE
56 WITNESS SELLER DATE
57 WITNESS SELLER DATE