

EARLY ACCESS AGREEMENT

AGREEMENT made this _____ day of _____, 20____, between _____ Sellers, and _____ Purchasers, concerning property legally described as set forth in the below referenced Purchase and Sale agreement and commonly known as:

WHEREAS, Purchasers are purchasing the above described property from Sellers, and the Purchase and Sale Agreement is contingent upon:

WHEREAS, Purchasers are desirous of having access to the above-described property prior to the agreed possession date for the sole purpose of _____ and Sellers are agreeable to same.

IT IS THEREFORE AGREED THAT:

- 1.1 Purchasers acknowledge receipt of _____ keys(s) to the property on _____, 20__, which will be returned to Seller or agent on or before _____, 20__.
- 1.2 Purchasers have inspected the residence located thereon, are thoroughly familiar with its condition and accept it in its present condition, for purpose of closing the contemplated purchase transaction.
- 1.3 Sellers and Purchasers shall execute immediately upon notification all instruments necessary to consummate this transaction.
- 1.4 In the event the above contingencies cannot be satisfied, Purchasers shall forfeit access to said property immediately.
- 1.5 Any and all charges for supplies, labor and/or inspections shall be the sole responsibility of the Purchasers, except as agreed in the attached Purchase and Sale Agreement.
- 1.6 Purchasers will hold Sellers and agent harmless for any injury to any person or damage done to any property during the time Purchasers have access to the property.
- 1.7 In the event any changes in property must be made in order for inspections to be completed by Purchasers, property will be restored to its present condition by Purchasers.

THIS EARLY ACCESS is granted as a supplement to the Real Estate Purchase and Sale Agreement dated _____, and signed by the parties hereto only with respect to access to the property prior to the agreed possession date, and all other provisions of said Purchase and Sale Agreement shall remain in full force and effect.

PURCHASER

SELLER

PURCHASER

SELLER

SELLING BROKER (COMPANY)

LISTING BROKER (COMPANY)

SELLING AGENT

LISTING AGENT