Comprehensive Rider to the Residential Contract for Sale and Purchase
APPROVED BY THE FLORIDA BAR

If signed by both parties, the following provisions will be added to the Florida Bar Residential Contract for Sale and Purchase between _____________________________ (SELLER) and _____________________________ (BUYER), regarding the Property described as ____

___ Buyer's Initials ___ ___ Seller's Initials ___

U. SELLER'S OCCUPANCY AFTER CLOSING

This Contract is conditioned upon Buyer and Seller, no later than ________ (if not completed, then 10) days before the Closing Date, providing each other with a mutually agreeable written lease, post-closing occupancy agreement, or similar document ("Post-Closing Agreement"). This agreement will be prepared at (SELECT ONE): ☐ Seller's cost ☐ Buyer's cost ☐ shared equally between Buyer and Seller (if no box is checked, costs will be shared equally). The agreement will allow Seller to continue occupying the Property for ________ days after Closing. The Post-Closing Agreement will require the Seller to pay rent of $________ per month, payable in advance each month, and Seller will remain responsible for maintenance obligations under Paragraph 11 until possession is transferred to Buyer. However, Seller's duties regarding repairs, replacements, treatments, and remedies under Paragraph 12 will not extend beyond Closing.

If Buyer and Seller do not finalize a mutually acceptable Post-Closing Agreement within the time specified above, either party may terminate this Contract by written notice, in which case the Buyer will receive a refund of the Deposit, releasing both Buyer and Seller from any further obligations under this Contract.