

Comprehensive Rider to the Residential Contract for Sale and Purchase

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

Buyer's Initials _____ Seller's Initials _____

W. BACK-UP CONTRACT

This back-up contract depends on the cancellation of an existing contract between the Seller and another party for the sale of the Property. If that existing contract is terminated and the Seller provides written notice of the termination to the Buyer on or before _____, this contingency will be removed and this back-up contract will take first position. The "Effective Date" of this back-up contract will be the date the Seller gives written notice of the termination of the prior contract.

The Buyer may cancel this back-up contract at any time before the Seller delivers written notice of the prior contract's termination by giving written notice to the Seller. If canceled, the Buyer will receive a refund of any Deposit(s) paid, and both Buyer and Seller will be released from any further obligations under this Contract.