OKLAHOMA REAL ESTATE This is a legally binding Agreement if not understood seek advice from an attorney				
SALE OF BUYER'S PROPERTY CONDITION (<u>Not</u> Under Agreement)				
This supplement is incorporated into and forms part of the Oklahoma Uniform Agreement of Sale of Real Estate between the Buyer and Seller, as signed below.				
 Termination Condition (defined). The Agreement may be terminated if the Buyer fails to sell the property described as: 				
(Legal Description and/or PropertyAddress)				
("Buyer's Property")				
on or before the Closing Date specified in the Agreement ("Termination Condition").				
2. Status of Buyer's Property. Buyer represents that: (check one)				
\Box (a) The Buyer's Property is currently listed for sale exclusively with a real estate brokerage firm.				
OR				
(b) The Buyer agrees to list the Buyer's Property with a real estate brokerage firm within two (2) days of the acceptance of this Agreement and will make efforts to sell the property according to the terms of the listing agreement.				
3. Continuation of Propertyon the Market. The Seller's Property will remain on the market, and the Seller				
may continue to show and offer the property for sale until the Termination Condition is fulfilled.				
4. Seller's Demand to Buyer to remove the Termination Condition. If the Seller receives and wishes to accept a valid, bona fide written offer, including a backup supplement from a third party, subject only to conditions such as inspections, title, survey (or mortgage inspection certificate), financing, or a sales agreement contingent on the successful closing of the backup Buyer's property under agreement, and				

conditioned upon the Buyer's right to remove the Termination Condition, the Seller may request the removal of the Termination Condition by notifying the Buyer or Buyer's Broker, if applicable. The Buyer must remove the Termination Condition by the date and time specified in the Seller's Demand to Remove Condition (which shall be no less than 24 hours from the notice delivery). If the specified date falls on a Saturday, Sunday, or legal holiday, the deadline will be extended to the next business day.

Buyer's Initials _____ Buyer's Initials _____ Seller's Initials _____ Seller's Initials _____

5. Removal of Termination Condition. To remove the Termination Condition, Buyer shall either:

 (a) Have the Buyer's Property under agreement to close on or before the Closing Date of this Agreement, subject only to conditions like inspections, title, survey (or mortgage certificate), or financing;

OR

(b) Provide Seller with written verification from a financial institution or lender confirming the availability of sufficient funds or financing to close the transaction without the sale of the Buyer's Property.

In any case, the Buyer must notify the Seller of the removal of the Termination Condition within the timeframe specified in Paragraph 4. This notice must include either: (a) a true copy of a valid, bona fide agreement to purchase the Buyer's Property; or (b) written verification from a financial institution or lender confirming the availability of funds or financing. Any notice received from the Buyer must be acknowledged in writing by the appropriate recipient, specifying the time and date of delivery.

6. Failure of Buyer to Remove Termination Condition. If the Buyer fails to remove the Termination Condition within the time period specified in Paragraph 4, after a demand by the Seller, the Agreement shall automatically terminate and become void. If the Seller does not deliver a demand to remove the Termination Condition to the Buyer or Buyer's Broker, if applicable, by the Closing Date, the Agreement shall also automatically terminate and become void. The Buyer shall release the Seller and the respective Broker(s) from any claims, demands, liabilities, or losses under the Agreement, and the Earnest Money shall be disbursed according to the terms of the Agreement.

Buyer's Signature	Date	Seller's Signature	Date
Buyer's Signature	Date	Seller's Signature	Date
Buyer's Signature	Date	Seller's Signature	Date
Buyer's Signature	Date	Seller's Signature	Date
Buyer's Initials	Buyer's Initials	Seller's Initials	Seller's Initials