CASH APPRAISAL CONTINGENCY ADDENDUM

This contract is CONTINGENT upon a professional appraisal of the property, which must be conducted by a licensed appraiser in West Virginia. The Purchaser shall have until 9:00 p.m.. days following the Date of Ratification to obtain an Appraisal ("Appraisal Deadline"). **Purchaser shall provide Notice to Seller by the Appraisal Deadline, as follows:**

A. The appraisal is equal to or exceeds the sales price. This contingency is considered satisfied and removed. The parties shall proceed to settlement:

OR

B. If the appraisal is less than the sales price and the Purchaser chooses not to proceed with the contract, the Seller may, at their discretion, reduce the sales price to match the appraised value. If the Seller chooses to lower the sales price, the parties shall proceed to settlement at the reduced price. If the Seller decides not to lower the price, the parties may negotiate mutually acceptable terms. Each party must provide notice of their decision within **3** days after receiving notice from the other party. The parties will promptly sign any necessary amendments. If the parties cannot reach an agreement, this contract will be void.

OR

C. The Purchaser chooses to proceed with the completion of this contract regardless of the appraisal outcome. The parties shall proceed to settlement.

If the Purchaser fails to provide Notice to the Seller by the Appraisal Deadline, this contingency will remain in effect unless the Seller, at their discretion, notifies the Purchaser that this contract will be void. If the Seller provides such notice, the contract will become void at 9:00 p.m. three days after the Seller's notice is delivered, unless the Purchaser delivers the required notice prior to that time.

SELLER:		PURCHASER:	
Signature	Date	Signature	Date
Signature	Date	Signature	Date
AGENT/BROKER:		AGENT/BROKER	
Signature	Date	Signature	Date