Form 35E Escalation Addendum Rev. 7/15 Page 1 of 1 ©Copyright 2015 Northwest Multiple Listing Service ALL RIGHTS RESERVED

ESCALATION ADDENDUM TO PURCHASE AND SALE AGREEMENT

The	e following	g is part of the P	urchase	and Sale A	greement da	ated					
bet	ween										("Buyer")
		Buyer			Ві	ıyer					
and	d t	Seller			Se	eller					("Seller")
cor	cerning _	Address			Ci	ty		State	Zip	(the "F	Property").
inci not You	reased if \$ assure th u are caut	BUYER: By Seller receives a nat the Competi tioned to offer n er(s) may disclo	an equal ing Offer o more t	or higher of used to est han you are	fer from and tablish your willing to p	other buyer (purchase p ay for the P	(the "Comp rice will, in roperty. Yo	eting C all way u are f	Offer"). The ys, be co further ad	nis Adden Imparable	dum does to yours.
1.	Net Price increase new purce price (or	PURCHASE PRICE. If Seller receives a Competing Offer for the Property prior to accepting this offer, with a Net Price equal to or greater than the Net Price of this offer, then the Net Price of this offer shall be never purchase price of this offer exceed \$ The term "Net Price" means the stated purchase price (or the maximum price if the Competing Offer contains a price escalation clause) less any price adjustments such as credits to Buyer for closing costs.									
2.	forms, co price to be from the or equive	COMPETING OFFER. A Competing Offer must be a bona fide, arm's length, written offer on NWMLS or similar forms, containing all material terms necessary for an enforceable agreement which (a) requires the full purchase price to be paid in cash at closing; (b) provides for closing no later than days (60 days if not filled in) from the date of this offer; and (c) is not contingent on the sale of the buyer's property (i.e. no NWMLS Form 22B or equivalent). A Competing Offer may include other conditions, such as a buyer's pending sale of property contingency (i.e. NWMLS Form 22Q or equivalent).									
3.		LER'S ACCEPTANCE. Seller's escalation of this offer shall not be effective unless it is accompanied by complete copy of any Competing Offer used to escalate the purchase price, including any escalation vision.									
4.	NEW PURCHASE PRICE WORKSHEET . The following formula is provided to assist the parties in calculating the new purchase price. The worksheet can only be completed when the purchase price of the Competing Offer is known. The accuracy or completeness of the calculation shall not render this Agreement unenforceable, and to the extent the following calculations are inconsistent with the escalation provisions above, the escalation provisions shall control.										
	Purchase Price of Competing Offer (or the maximum purchase price of the Competing Offer if it contains an escalation provision)									3	
	Less Credits to Buyer in Competing Offer						\$				3
	Competing Offer Net Purchase Price						\$				3
	Plus Escalation Amount (this offer)						\$				3
	<i>Plus</i> Any	Credits to Buy	er (this o	ffer)			\$				3
	New Purchase Price (this offer)						\$				3
	Buyer's Ir	nitials Dat	 e Buye	er's Initials	 Date	Seller's Initi	als	 Date	Seller's	Initials	 Date