

CONTINGENCY & INSPECTION GENERAL ADDENDUM TO PURCHASE AND SALE AGREEMENT

Referring to a certain Purchase and Sale Agreement dated the 11th day of June 2018 between
Eline and Jorg Altenburg Purchaser(s), and
Frank Minton Trust Seller (s), of the property:
427 Houston Farm Road Stowe Vermont 05672

Closing on the above referenced purchase & sale agreement is subject to the following:

CONTINGENCIES



Personal Property The following personal property is included in the sale, is in satisfactory working order,
is of no value, and is included solely for the convenience of the transaction

Cooktop- gas, Dishwasher,
Disposal, Dryer, Washer, Exhaust Hood, Freezer, Microwave, Oven-Double Oven -Wall, Refrigerator,Air
conditioner

YES NO *Appraisal* The property must appraise at or above the contract price.



YES NO *Water Test (Potability)* Water test paid for by the Purchaser(s) must show water to be potable on or
☒ ☐ Before to be determined

YES NO *Water Test (Radiation)* Gross alpha test paid for by the Purchaser(s) must show radiation levels below
☒ ☐ 5 pCi/1 on or before to be dtermined

YES NO *Contingent Sale* This sale is contingent on the Purchaser(s) completing the sale of their property at
☐ ☒ _____ on or before _____.

YES NO *Suitable Housing* This contract is contingent on Seller(s) signing a Purchase and Sale Agreement to
☐ ☒ purchase a home and their ability to obtain financing on same by _____.

YES NO *Boundaries* Seller(s) shall walk the boundaries with Purchaser(s) or provide clear markings of property
☐ ☒ Boundaries to Purchaser(s) satisfaction within _____ working days of acceptance of this agreement.

YES NO *SPIR* This agreement is contingent on Purchaser(s) receipt of a current Seller's Property Information
☐ ☒ Report (SPIR) within _____ working days of acceptance of this agreement. SELLER(S) FURTHER INDICATES
THAT THEY HAVE DISCLOSED ALL KNOWN DEFECTS AND OTHER MATERIAL INFORMATION REGARDING
THE PROPERTY. Purchasers have _____ working days to terminate their offer based on the SPIR.

INSPECTIONS

YES NO *Chimney* ☒ Seller(s) ☐ Purchaser(s) shall have chimney inspected by a professional who will provide Purchaser(s)
☒ ☐ with written notification within 15 working days of acceptance of this agreement that the chimney is in satisfactory
operating condition.

YES NO *Septic* ☒ Seller(s)/ ☐ Purchaser(s) shall have the septic tank pumped by a local septic service who will provide
☒ ☐ Purchaser(s) with written notification within 15 working days of acceptance of this agreement that the system is
in satisfactory operating condition.

YES NO *Furnace* ☒ Seller(s)/ ☐ Purchaser(s) shall have the heating system (Monitors) cleaned by a heating system professional
☒ ☐ who will provide written notification within 15 working days of acceptance of this agreement that the heating
system is in satisfactory operating condition.

YES NO *Structure* This agreement is contingent on Purchaser's receipt of a professional inspection report, paid for by
☒ ☐ Purchaser(s) showing the property to be free of any defects to include structural, mechanical, electrical or plumbing
Inspection report shall be to Purchaser's satisfaction. Purchaser(s) shall have 15 working days from acceptance of

this agreement to conduct said inspection and n/a days from receipt of the results of said inspection notify Seller(s) of their desire to terminate this contract on account of such inspections.

☐ Waiver Buyer(s) waive their right to conduct a physical structural inspection and agree to hold all parties harmless from any claims of defects that could have been detected during said inspection.

YES NO Radon This sale is contingent on Purchaser(s) receiving, at Purchaser(s) expense, a professional report showing the ☒ ☐ property to be within acceptable Federal guidelines for radon within 15 working days of this agreement.

YES NO (Condominium only) VT Division of Fire & Safety This agreement is subject to Seller being in compliance with the VT Division ☐ ☒ of Fire & Safety's code which may include but is not limited to: hardwired CO detector, fire extinguisher and basement egress.

YES NO There may be a tax prebate benefit on this property. This is a credit provided to the sellers from the state reducing their ☐ ☒ property tax on the property. Seller agrees to concede any credit that may already be available, or may come to light during the pending period of this contract to the buyers.

Other

☒ Other * Both Buyers and Sellers agree to enter into a lease agreement for fully furnished home and pay in the amount of 3,000.00 per month for a maximum of six months.
 *Closing is contingent on 30% downpayment based on Purchasers' sale of assets in company overseas. Proof of total amount and timeline provided by purchasers' Dutch Lawyer.

☒ Buyer Broker: Keller Williams Vermont accepts the buyer broker/broker agent MLS offering.

☐ Buyer Broker: The seller agrees to pay Keller Williams Vermont _____% of the purchase price on behalf of the buyer for real estate services provided. Keller Williams waives the MLS offering.

This Addendum is to be attached to and becomes a part of the above mentioned Purchase and Sale Agreement. All other terms and conditions are to remain as stated

Jorg Attenburg dotloop verified
06/12/18 5:06PM EDT
UDIM-ZUZE-V8FM-KWQA

Purchaser

_____ Date

Eline Attenburg dotloop verified
06/12/18 5:01PM EDT
BJFP-QODX-PXYJ-2IDI

Purchaser

_____ Date

_____ Purchaser

_____ Date

_____ Purchaser

_____ Date

Eline Attenburg dotloop verified
06/12/18 5:01PM EDT
ESVB-PIVQ-6SCA-YPGG

Seller

_____ Date

Eline Attenburg dotloop verified
06/12/18 5:01PM EDT
WHOB-ULSS-OKSH-3VUV

Seller

_____ Date

_____ Seller

_____ Date

_____ Seller

_____ Date