Comprehensive Rider to the Residential Contract For Sale And Purchase



THIS FORM HAS BEEN APPROVED BY THE FLORIDA REALTORS AND THE FLORIDA BAR

If initialed by all parties, the clauses below will be incorporated into the Florida Realtors®/Florida Bar Residential Contract For Sale And Purchase between(SELLER and(BUYER concerning the Property described as(SELLER)
Buyer's Initials Seller's Initials
T. PRE-CLOSING OCCUPANCY BY BUYER
This Contract is contingent upon Buyer and Seller within (if left blank, then 10) days after Effective Date delivering to each other a mutually agreeable written lease, pre-closing occupancy agreement or other similar agreement (Pre-Closing Agreement) prepared at (CHECK ONE): Seller's expense Buyer's expense split equally by the Buyer and Seller (if not checked, then split equally), for Buyer to take possession of the Property or The Pre-Closing Agreement shall provide that upon Buyer taking possession
Paragraph 11 (Property Maintenance) and 12 (Property Inspection and Repair) are no longer applicable and Buyer thereby accepts the Property in its existing condition, relieving Seller of any repair, replacement, treatment or remedy obligations except with respect to any items identified by Buyer pursuant to Paragraph 12 prior to taking occupancy which require repair, replacement, treatment or remedy; Buyer shall then have the sole obligation of maintaining the Property and shall assume all risk of loss; and Buyer shall pay a monthly rent of \$
If the parties fail to mutually agree to a Pre-Closing Agreement within the time period stated above and Buyer has not taker occupancy of the Property, then either party by written notice to the other may terminate this Contract and Buyer shall be refunded the Deposit, thereby releasing Buyer and Seller from all further obligations under this Contract.