



### ADDENDUM TO PURCHASE AGREEMENT: COUNTEROFFER

This form approved by the Minnesota Association of REALTORS®, which disclaims any liability arising out of use or misuse of this form. © 2020 Minnesota Association of REALTORS®

- 1. Date October 3rd, 2024
- 2. Page 1

3. Addendum to Purchase Agreement between parties, dated October 1st 2024

4. (Date of this Purchase Agreement), pertaining to the purchase and sale of the Property at

5. XX40 Arches Road +/- 40 acres Lewiston Mn

6. ***This Counteroffer does not include the terms or conditions in any previous Counteroffer(s).***

7. This Counteroffer Addendum is valid only upon signature and delivery of the Purchase Agreement.

8. The Purchase Agreement is rejected and the following Counteroffer is hereby made. All terms and conditions remain the same, as stated in the Purchase Agreement, except the following:

9. (Select appropriate changes from original offer.)

10.  Purchase price (and corresponding FHA ESCAPE CLAUSE sale price, if applicable) shall be \$ \_\_\_\_\_.

11.  Earnest money shall be a total of \$ \_\_\_\_\_.

12.  Cash of \_\_\_\_\_ percent (%) of the sale price, which includes the earnest money.


13.  Mortgage financing of \_\_\_\_\_ percent (%) of the sale price.

14.  Closing date shall be \_\_\_\_\_.

15.  Seller agrees to complete all FHA/Lender required repairs, not to exceed \$ \_\_\_\_\_.

16.  Seller shall pay Buyer's closing costs, prepaids, insurance and \_\_\_\_\_ not to exceed \$ \_\_\_\_\_ or \_\_\_\_\_ percent (%) of the sale price.

17.  **OTHER:**  
a.) Buyer acknowledges that sellers intend to accept buyer's offer. However, this offer shall be contingent upon Lewiston Altura School Board passing the resolution for sale at the October 9th, 2024 school board meeting. If resolution to sell fails to pass, both parties shall immediately sign a cancelation of purchase agreement and the earnest money shall be refunded to the buyer. If resolution passes both parties shall proceed to close as planned.

18.  Breik Maki School Board Chair 10/03/2024

(Seller) (Date) (Buyer) (Date)

19.  Dave Pringle School Board Clerk 10/03/2024

(Seller) (Date) (Buyer) (Date)

20. **FINAL ACCEPTANCE DATE:** \_\_\_\_\_ The Final Acceptance Date is the date on which the fully executed Purchase Agreement is delivered.

21. **ATTACH ONLY THE FINAL COUNTEROFFER ADDENDUM TO THE PURCHASE AGREEMENT.**

22. **THIS IS A LEGALLY BINDING CONTRACT BETWEEN BUYER(S) AND SELLER(S).**

23. **IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.**