



**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®, Edina, MN

1. Date June 14th, 2022  
2. Page 1

3. Addendum to Purchase Agreement between parties, dated June 11th 2022  
4. (Date of this Purchase Agreement), pertaining to the purchase and sale of the Property at  
5. 587 Cook Avenue E Saint Paul MN 55130

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  
9. the same, as stated in the Purchase Agreement, except the following:

10. (Select appropriate changes from original offer.)

11.  Purchase price (and corresponding FHA ESCAPE CLAUSE sale price, if applicable) shall be  
12. \$ 115,000.00

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

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

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

16.  Closing date shall be July 7th, 2022/TBD

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

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

20.  **OTHER:**  
21. Buyer understands that this is a Category 3 Vacant Building to be sold "As Is" and title  
22. does not transfer until a Certificate of occupancy is awarded after the Code Compliance is  
23. completed. Purchase funds are due at closing and will be held in escrow until the transfer  
24. of title.

23. It is understood and acknowledged by both parties that the Seller is a licensed real estate  
24. agent in the State of Minnesota.

27.  06/14/22  
(Seller) (Date)

 06/14/22  
(Buyer) (Date)

28. \_\_\_\_\_  
(Seller) (Date) (Buyer) (Date)

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

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

32. **THIS IS A LEGALLY BINDING CONTRACT BETWEEN BUYER(S) AND SELLER(S).**  
33. **IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.**