



**ADDENDUM TO PURCHASE AGREEMENT:
COUNTEROFFER**

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1. Date June 14th, 2022
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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.  Jenny Kruppner 06/14/22
(Seller) (Date) (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.**