

**RIDER TO CONTRACT OF SALE**

**STATE OF VIRGINIA**

(Single-Family Real Estate Disposition)

**THIS ADDENDUM** is to be made a part of the agreement (Contract of Sale) dated \_\_\_\_\_, 20\_\_\_\_, between \_\_\_\_\_ (Seller) and \_\_\_\_\_ [Purchaser(s)], for the property located at: \_\_\_\_\_ (the "Property").

IN THE EVENT ANY PROVISION OF THIS ADDENDUM CONFLICTS IN WHOLE OR IN PART WITH THE TERMS OF THE CONTRACT OF SALE, THE PROVISIONS OF THIS ADDENDUM SHALL CONTROL.

ALL THE PROVISIONS OF THE PURCHASE ADDENDUM TO CONTRACT OF SALE ARE INCORPORATED HEREIN AND MADE A PART HEREOF AS IF FULLY SET FORTH.

It is agreed that time is of the essence with respect to all dates which have been specified in the Contract of Sale, this Addendum #2, the prior Addendum #1, and any and all addenda or amendments thereto. It is also agreed that the settlement/closing of the "Property" **shall be held in the offices of the Seller's Attorney, or at the office designated and assigned by Seller/Seller's Attorney in the area which the "Property" is located, on or before \_\_\_\_\_, 20\_\_\_\_** or as specified in the prior Addendum #1, or any and all addenda or amendments thereto.

The Purchaser(s) agree(s) that **Seller's Attorney** will be acting as closing agent on the Seller's behalf and as closing agent for the Purchaser and Lender in this transaction. Purchaser(s) is fully aware of this fact and may choose to have an attorney of their choice present at the closing at their own cost and expense to be paid and handled outside of the closing. Purchaser and Seller are both aware that if a conflict develops between Purchaser and Seller, **Seller's Attorney** must withdraw from the representation of all Parties and may not continue to represent any of the clients in the transaction.

IT IS THEREFORE AGREED THAT THE SELLER'S ATTORNEY IS DESIGNATED THE SETTLEMENT/CLOSING AGENT ON BEHALF OF THE SELLER AND FOR THE PURCHASER AND LENDER, WITH THE FULL APPROVAL AND ACCEPTANCE OF THE PURCHASER(S).

THE UNDERSIGNED APPROVE AND ACCEPT THIS ADDENDUM AND ACKNOWLEDGE THIS ADDENDUM TO BE A PART OF THE CONTRACT OF SALE INCORPORATED THEREIN IN ITS ENTIRETY.

**SELLER:**

**PURCHASER(s):**

By: \_\_\_\_\_

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

Date: \_\_\_\_\_

Date: \_\_\_\_\_