

**ADDENDUM TO AGREEMENT TO BUY AND SELL REAL ESTATE
(Non-Refundable Earnest Money)**

This Addendum to Agreement to Buy and Sell Real Estate (hereinafter "Addendum") is entered into this ____ day of _____ 20__ by and between _____ (hereinafter "Buyer") and _____ (hereinafter "Seller").

Notwithstanding the terms of the Contract, the Earnest Money paid by the Buyer is non-refundable, except that, in the event of a material breach by the Seller, the Earnest Money shall be refunded to the Buyer.

In Witness Whereof, the parties set their hands and seals:

BUYER:

SELLER:

Printed Name: _____

Printed Name: _____

Printed Name: _____

Printed Name: _____