



**CONTINGENCY FOR SALE OR PURCHASE  
OF OTHER PROPERTY**  
(C.A.R. Form COP, Revised 11/08)

This is an addendum to the  California Residential Purchase Agreement,  Counter Offer,  Other \_\_\_\_\_  
\_\_\_\_\_ ("Agreement"), dated \_\_\_\_\_,  
on property known as \_\_\_\_\_ ("Seller's Property"),  
between \_\_\_\_\_ ("Buyer")  
and \_\_\_\_\_ ("Seller").

**A.  (If checked) SALE OF BUYER'S PROPERTY:**

1. **(a)** The Agreement is contingent on the close of escrow of Buyer's property, described as: \_\_\_\_\_ ("Buyer's Property").  
**(b)** If Buyer's Property does not close escrow by the earliest of: **(i)** the scheduled close of escrow of Seller's Property; **(ii)** the date specified in paragraph A3; or **(iii)** Other  \_\_\_\_\_, then either Seller, after first giving Buyer a Notice to Buyer to Perform (C.A.R. Form NBP), or Buyer may cancel the Agreement in writing.
2.  (If checked) Buyer's Property is **not** now in escrow and (check boxes as applicable):  
**(a)**  is not yet listed for sale.  
**(b)**  is listed for sale with \_\_\_\_\_ company and is offered for sale in the \_\_\_\_\_ MLS, # \_\_\_\_\_.  
**(c)** Buyer shall, within **17 (or  \_\_\_\_\_ ) Days** After Acceptance, provide Seller with Copies of the contract, escrow instructions and all related documents ("Escrow Evidence") for the sale of Buyer's Property showing that Buyer's Property has entered escrow.
3.  (If checked) Buyer's Property **is in escrow** with \_\_\_\_\_ escrow holder, (escrow # \_\_\_\_\_) scheduled to close escrow on \_\_\_\_\_ (date). Buyer shall, within **5 Days** After Acceptance, deliver to Seller Escrow Evidence that Buyer's Property is in escrow.
4. If Buyer fails to provide to Seller Escrow Evidence within the time specified in A2(c) or A3, Seller, after first giving Buyer a Notice to Buyer to Perform, may cancel the Agreement in writing.
5. If Buyer's Property is in or enters escrow, Buyer shall give Seller written notice if either party to that escrow gives notice to the other of intent to cancel. In such event, either Buyer or Seller may cancel the Agreement in writing.
6. After Acceptance, Seller shall have the right to continue to offer the Property for sale for Back-up Offers. If Seller accepts a written back-up offer:  
**(a) Immediate Right to Notify Buyer to Remove Sale of Property Contingency:** Seller shall have the right to immediately give written notice to Buyer to, in writing: **(i)** remove this contingency; **(ii)** remove the loan contingency, if any; **(iii)** provide verification of sufficient funds to close escrow without the sale of Buyer's Property; and **(iv)** comply with the following additional requirement(s): \_\_\_\_\_  
If Buyer fails to complete these actions within **72 (or  \_\_\_\_\_ ) hours** after receipt of such notice, Seller may then immediately cancel the Agreement in writing.  
**OR (b)**  (If checked) **Delayed Right to Notify Buyer:** Seller shall not invoke the notice provisions in paragraph A6(a): **(i)** within the first **17 (or  \_\_\_\_\_ ) Days** After Acceptance; or **(ii)** (if checked)  during the term of the Agreement.

**B.  (If checked) SELLER'S PURCHASE OF REPLACEMENT PROPERTY:**

1. The Agreement is contingent on Seller entering a contract to acquire replacement property.
2. Seller shall, within **17 (or  \_\_\_\_\_ ) Days** After Acceptance, remove this contingency or cancel the Agreement. If Seller does not remove this contingency in writing within that time, Buyer, after giving Seller a Notice to Seller to Perform (C.A.R. Form NSP), may cancel the Agreement in writing.
3. **(a)** Time periods in the Agreement for inspections, contingencies, covenants and other obligations shall begin: **(i)** as specified in the Agreement; **(ii)** (if checked)  the day after Seller delivers to Buyer a written notice removing this contingency; or **(iii)** (if checked)  Other \_\_\_\_\_.  
**(b)** Buyer and Seller agree that Seller may, by providing Buyer written notice at the time Seller removes this contingency, extend the Close Of Escrow date for a maximum of \_\_\_\_\_ additional Days or until  \_\_\_\_\_ (date).
4. Even after the expiration of the time specified in B2, Seller retains, until Buyer cancels pursuant to B2, the right to remove in writing this contingency or cancel the Agreement. Once Buyer receives Seller's written removal of this contingency, Buyer may not cancel pursuant to B2.

**By signing below, Buyer and Seller each acknowledge that they have read, understand, accept and have received a copy of this Addendum.**

Date \_\_\_\_\_ Date \_\_\_\_\_  
Buyer \_\_\_\_\_ Seller \_\_\_\_\_  
Buyer \_\_\_\_\_ Seller \_\_\_\_\_

The copyright laws of the United States (TITLE 17 U.S. Code) forbid the unauthorized reproduction of this form by any means, including facsimile or computerized formats. Copyright © 2001-2008, CALIFORNIA ASSOCIATION OF REALTORS® Inc. All Rights Reserved.

THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS® (C.A.R.). NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.

This form is available for use by the entire real estate industry. It is not intended to identify the user as a REALTOR®. REALTOR® is a registered collective membership mark which may be used only by members of the NATIONAL ASSOCIATION OF REALTORS® who subscribe to its Code of Ethics.

Published and Distributed by:  
REAL ESTATE BUSINESS SERVICES, INC.  
a subsidiary of the California Association of REALTORS®  
525 South Virgil Avenue, Los Angeles, California 90020

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_

