



CLAUSES FOR ADDENDUM/AMENDMENT TO

Address Portion of 394- Ac Fishing Creek Church Rd.
 Tax Map # _____ Portion of Tax Map # 113-00-00-020-000
 City Chester Zip 29706 County Chester
 Lot _____ Other _____

The Undersigned Parties agree the following checked provisions are part of and control any conflicts in their contract:

☒ **DEED RESTRICTIONS:** Buyer and Seller agree to allow the Closing Attorney to add the following Deed Restrictions to the Deed at time of Closing and to allow the Closing Attorney to word these restrictions as he/she deems appropriate:

☒ Minimum heated SQFT Total 1850 1st story _____ 2nd story _____

☒ No Mobile, No Modular. Stick-Built home only

☒ No Sub-division of Lot/Land

☒ Barndominium plans must BE APPROVED by Sellers or Sellers Listing Agent Company

☒ **SURVEY:** ☒ Buyer to pay survey ☐ Seller to pay survey ☐ Buyer and Seller to split cost 50/50

☒ Land is priced per acre. The Purchase Price shall be adjusted in accordance with the survey's Total Acreage. Prorated per acre according to the contracts agreed upon Purchase Price.

☐ Land sells at the Purchase Price regardless of the final surveyed Total Acreage.

☒ The proposed sketch has approximate acreage and lot lines. Final Total Acreage and lot lines are subject to survey.

☒ **CONTINGENCIES:** If the following contingencies cannot be met, the seller agrees to have the Earnest Money returned to the Buyer.

☒ County approval of plat

☒ utility easement on all lot lines

☒ **Sells "AS-IS":** Property conveys "as-is" condition with any/all buildings, trash and debris, drainage, or other man-made items to remain on the property unless otherwise agreed upon. Additional agreed-to and/or exception items below.

☒ Buyer to pay Perc fees, culvert fee, and roll back taxes if applicable

Buyer _____

Date _____

Buyer _____

Date _____

Seller _____

Date _____

Seller _____

Date _____