



### VACANT LAND ADDENDUM IDAHO

The following is part of the Purchase and Sale Agreement dated \_\_\_\_\_ (the "Agreement")  
between \_\_\_\_\_ ("Seller") and  
\_\_\_\_\_ ("Buyer") concerning  
\_\_\_\_\_ (the "Property").

1. **Closing Date.** Closing shall be \_\_\_\_\_ days (30 days if not filled in) after each of the events selected below have occurred. However, under no circumstances may Closing occur before the final plat for the Property is recorded or after \_\_\_\_\_, at which time the Agreement shall terminate and the earnest money shall be refunded to Buyer.

- removal or satisfaction of the feasibility contingency in Paragraph 5 of the Agreement
- removal of any governmental moratoria which would prevent construction activities from commencing on the Property on and after closing
- Buyer obtains a  master use permit  grade and fill permit  building permit for Buyer's intended development of the Property
- other \_\_\_\_\_.

2. **Extensions.** Buyer may extend the Closing date for up to \_\_\_\_\_ periods of \_\_\_\_\_ days each (each an "Extension Period") upon payment of an extension fee of \$ \_\_\_\_\_ for each Extension Period. Each extension fee shall be paid to  Seller  closing agent (Seller if not filled in) on or before the start of the Extension Period. The extension fees  shall  shall not (shall not if not filled in) apply to the purchase price, and they shall be non-refundable except a) if Seller defaults, or b) if this Agreement terminates because the final plat of the Property was not recorded before closing.

3. **Subdivision and Development Contingencies.** This Agreement shall terminate and Buyer shall receive a refund of the earnest money unless Buyer gives written notice to Seller within \_\_\_\_\_ days after mutual acceptance (120 days after mutual acceptance if not filled in) stating that Buyer is reasonably satisfied that the following selected matters have occurred:

- preliminary plat approval for the Property
- recording of a final plat for the Property (NOTE: If local or state laws require a legal subdivision to sell the Property, this Agreement shall be contingent on recording of such approval and no earnest money or other funds, including any extension fees, shall be disbursed to Seller until such has been recorded.)
- removal of any governmental moratoria which prevent construction activities from commencing on the Property as of Closing
- a master use permit has been issued for the Property
- a grade and fill permit has been issued for the Property
- a building permit has been issued for the Property
- other \_\_\_\_\_.

INITIALS: BUYER \_\_\_\_\_ DATE \_\_\_\_\_ SELLER \_\_\_\_\_ DATE \_\_\_\_\_  
BUYER \_\_\_\_\_ DATE \_\_\_\_\_ SELLER \_\_\_\_\_ DATE \_\_\_\_\_



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IDAHO  
(CONTINUED)**

If Buyer gives timely notice, the foregoing selected contingencies shall be deemed satisfied. Upon removal of any inspection contingency provided in Section 5 of the Agreement, Buyer shall act diligently and in good faith to obtain the approvals and permits necessary to satisfy the foregoing contingencies. Buyer shall bear all of the costs of obtaining the foregoing permits and approvals.

- 4. **Cooperation.** Seller agrees to cooperate with Buyer in obtaining all permits or other governmental approvals necessary or convenient to develop the Property as contemplated by this Agreement, and shall execute all documents Buyer may reasonably require, including without limitation, applications for permits or approvals; provided, however, Seller shall not be required to incur any liability or out-of-pocket expenses which are not reimbursed by Buyer. Buyer agrees to make available at Seller's reasonable request any plat maps, drawings, or information relating to applications or submittals for the Property made by Buyer to any governmental agency.
- 5. **Buyer's Pre-Closing Development Work.** If the Agreement contemplates that Buyer will perform work on the Property prior to closing (e.g., to satisfy conditions of final plat approval), then Buyer's right to entry under Section 5b of the Agreement and Seller's duty of cooperation under Section 4 of this Addendum shall extend to those pre-closing construction and development activities. Any studies, inspections or improvements shall be accomplished at the Buyer's expense. Buyer agrees to indemnify and defend Seller from all liens, costs, claims, and expenses, including attorneys' and experts' fees, arising from or relating to entry onto the Property by Buyer or its agents. This agreement to indemnify and defend Seller shall survive closing or termination of the Agreement.
- 6. **Seller's Acts.** Seller shall not create or permit to be created any lien or encumbrance against any portion of the Property, except for encumbrances existing on the date of mutual acceptance of the Agreement, the lien of real property taxes and assessments that are not delinquent, and statutory liens that result from the activities of Buyer in connection with the Property. Seller shall continue to pay when due all such prior encumbrances and shall not suffer or permit a default to arise under those prior encumbrances.

If Seller fails to timely pay any such tax, assessment or prior encumbrance or if any encumbrance arises against the Property after mutual acceptance of this Agreement, then Buyer may (but has no obligation to) pay all or any part of those taxes, assessments or encumbrances and may deduct amounts so paid from the purchase price at Closing. In the event the Agreement does not close, through no fault of Buyer, Seller shall immediately reimburse Buyer for and taxes, assessments or encumbrances so paid by Buyer.

In the event that the Property has been placed in a forestry, agricultural or open space tax classification, Seller shall remove the Property from said classification and the escrow agent shall pay any additional taxes, applicable interest, and penalties caused by reclassification from Seller's proceeds at Closing.

- 7. **Memorandum of Agreement.** Upon the request of Buyer, Seller shall execute and record a memorandum identifying the parties, the date of the Agreement, and the Closing date.
- 8. **Conflict.** In the event of any conflict between the terms of this Addendum and the Agreement, this Addendum shall control.

INITIALS: BUYER \_\_\_\_\_ DATE \_\_\_\_\_ SELLER \_\_\_\_\_ DATE \_\_\_\_\_  
BUYER \_\_\_\_\_ DATE \_\_\_\_\_ SELLER \_\_\_\_\_ DATE \_\_\_\_\_