

This rider should be used if Buyer does not yet have a fully executed contract on the property they are selling.

Property Address: _____ Sale of Buyer's Property Contingency Rider page ____ of ____



**RIDER
REAL ESTATE PURCHASE CONTRACT
Greater Hartford Association of REALTORS**

Make sure that the address of the property that the buyer is purchasing has either populated or is written in and make sure the page is numbered (e.g. 6 of 9).

Type in the address of the property the Buyer must sell to purchase the new property.

REMOVAL OF BUYER'S PROPERTY CONTINGENCY ("HUBBARD")

This Contract is contingent upon (i) Buyer contracting for the sale of Buyer's property, located at _____

_____ and the (ii) satisfaction of all material contingencies contained in such Contract, including any mortgage contingency. Buyer shall promptly notify Seller of the satisfaction of all such material contingencies, by signing Buyer's Property Contingency ("Hubbard") form referenced below.

Type in the date the Buyers have in order to get a fully executed contract and have all material contingencies satisfied on the property they are selling. It should be a reasonable amount of time that reflects market conditions.

Buyer promises and agrees to promptly list Buyer's property, with Buyer's diligent and best efforts to secure such sale, keeping Seller fully informed of such efforts.

If the contingencies set forth above are not satisfied by _____ (the "Contingency Date") (time being of the essence), then this contract shall terminate.

Seller may continue to show the Property and shall notify Buyer in writing if Seller receives a subsequent written offer to purchase the Property which is acceptable to Seller, but which may/ may not contain a sale of buyer's residence. Buyer shall have _____ calendar days (time being of the essence) after the Seller receives such offer to remove this Sale of Buyer's Property Contingency in accordance with the Contingency form. If the Buyer does not remove the Sale of Buyer's Property Contingency within the _____ period, then this Contract shall terminate.

Check off only one box that will allow what type of offer the Sellers can accept.

Type in the number of days by which the Buyer must either release the Hubbard contingency or terminate the contract. (e.g. 3 calendar days.)

Other conditions: _____

Type in any other negotiated terms. (e.g. If the Buyer is able to obtain the cash for the purchase without selling property, then the contingency will be removed upon proof of funds and completing the contingency removal form or the listing agent of the Buyer's property has to give periodic progress updates to the listing agent of the property the Buyer hopes to purchase, etc.)

If this Contract is terminated pursuant to the Contingency form, the Buyer and neither party shall have any further rights or obligations under this Contract.

BUYER: _____

DATE: _____

BUYER: _____

DATE: _____

SELLER: _____

Each Buyer signs their names, prints their names, and dates the form. (Date should coincide with the Purchase and Sale of the property the **Buyer is buying**).

SELLER: _____

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Each Seller signs their names, prints their names, and dates the form. (Date should coincide with the Purchase and Sale of the property the **Buyer is buying** from the Seller.)

NOTE:

TO REMOVE THIS CONTINGENCY, SEE REMOVAL OF SALE OF BUYER'S PROPERTY CONTINGENCY ("HUBBARD") FORM