

Date: [Insert Date]

To: [Seller Name]

Property Address: [Insert Full Property Address]

RE: ESCALATION CLAUSE ADDENDUM TO PURCHASE AGREEMENT

Dear Seller,

This letter serves as an addendum to the purchase offer submitted by [Buyer Name] for the multi-family property located at the address listed above.

- 1. Purchase Price:** Our initial offer price is \$[Insert Initial Offer Amount].
- 2. Escalation Intent:** In the event that the Seller receives one or more additional bona fide competing offers with a net purchase price higher than our initial offer, Buyer agrees to increase the purchase price of this offer.
- 3. Escalation Increment:** The purchase price shall be increased by \$[Insert Increment Amount, e.g., 5,000] above the net purchase price of the highest competing offer.
- 4. Maximum Price:** In no event shall the total purchase price under this escalation clause exceed \$[Insert Maximum Cap Price].
- 5. Proof of Competing Offer:** This escalation clause shall only be triggered if the Seller provides the Buyer with a redacted copy of the highest competing purchase agreement used to justify the price increase.
- 6. Financing:** All other terms of the original offer, including down payment percentage and financing contingencies, shall remain in effect and will be calculated based on the final escalated purchase price.

Sincerely,

[Buyer Name]
[Buyer Signature]
[Buyer Phone/Email]

Seller Acceptance:

The Seller accepts the escalated purchase price of \$_____.

Seller Signature: _____ Date: _____