

AMENDMENT TO REAL ESTATE PURCHASE CONTRACT

Date: [Insert Date]

Property Address: [Insert Full Property Address]

Buyer(s): [Insert Buyer Names]

Seller(s): [Insert Seller Names]

This Amendment is hereby incorporated into the Purchase Contract dated [Insert Original Contract Date] regarding the above-referenced property.

1. Roofing Material Contingency: This agreement is subject to the Buyer confirming that the Homeowners Association (HOA), Covenants, Conditions, and Restrictions (CC&Rs), or local municipal codes permit the installation of [Insert Specific Roofing Material, e.g., Metal, Slate, Solar Tile] on the subject property.

2. Due Diligence Period: Buyer shall have until [Insert Expiration Date] at [Insert Time] to verify that no restrictions exist preventing the use of said material. During this period, Buyer may consult with the HOA board or relevant governing bodies.

3. Right of Rescission: If the Buyer determines, in their sole discretion, that the desired roofing material is prohibited or restricted in a manner that is unsatisfactory, Buyer may terminate this contract by providing written notice to the Seller before the expiration of the deadline stated in Section 2. In such an event, the Earnest Money Deposit shall be returned to the Buyer in full.

4. Waiver: If Buyer does not provide written notice of termination by the deadline, this contingency shall be deemed waived, and the contract shall remain in full force and effect.

All other terms and conditions of the original Purchase Contract remain unchanged.

Buyer Signature: _____ **Date:** _____

Buyer Signature: _____ **Date:** _____

Seller Signature: _____ **Date:** _____

Seller Signature: _____ **Date:** _____