StoneBridge Land Title Agency, Inc.
11800 Conrey Rd
Suite 220
Cincinnati, Ohio 45249

ADDENDUM TO THE CONTRACT TO PURCHASE

The undersigned Buyer and Seller, having executed a Contract to Purchase dated _____, 200__ (the "Contract") covering the real property known as _____ _____ appoint **StoneBridge Land Title Agency, Inc.** as Escrow Agent and modify and supplement the Contract as follows:

1. **Earnest Money.** The sum of $ _____ shall be deposited with Escrow Agent by Buyer upon acceptance of the Contract to be held in trust pursuant to Agent's Standard Conditions of Escrow pending closing. This provision shall constitute an agreement by the Buyer and Seller to instruct any Realtor® to deposit any earnest money received in Realtor's trust account with Escrow Agent

2. **Satisfaction of Financing Contingency.** The parties shall deposit all waivers, satisfactions or notices required by the Contract with Escrow Agent.

3. **Approval of Homeowner Association/Condominium Declarations, etc**. The Buyer shall deposit any notice of disapproval as required by the Contract with Escrow Agent.

4. **Inspection Contingencies.** Upon completion of the inspection contingencies required by the Contract, the Buyer shall deposit all waivers, satisfactions or notices required by such paragraphs with Escrow Agent.

5. **Other Contingencies.** The parties shall deposit all waivers, satisfactions or notices required by the Contract with Escrow Agent.

6. **Vesting Worksheet.** The Buyer shall complete the Vesting Worksheet and deposit it with Escrow Agent.

7. **Title Insurance.** The Buyer chooses [ ] Owner's Policy of Title Insurance in the amount of the Purchase Price and Lender's coverage in the amount of Buyer's Loan or [ ] Lender's coverage in the amount of Buyer's Loan. The costs shall be paid as follows:

[ ] Buyer shall pay for all costs associated with the title insurance.
or
[ ] Buyer shall pay for the costs of the title examination, the title insurance commitment, and the amount of the premium for the lender's policy as if no owner's policy were being issued. Seller shall pay for the additional cost of the owner's policy of title insurance to be calculated by determining the premium for an owner's policy at the Purchase Price herein, adding the cost of a simultaneous issue premium and deducting the cost of a lender's policy issued in the amount of Buyer's first mortgage.

8. **Costs of Escrow.** The parties shall each pay one-half of the Escrow Agent's fee.

9. **Binding Effect.** The Contract as herein modified and supplemented remains in full force and effect.

_____ Date_____ _____ Date_____
Buyer Seller

_____ Date_____ _____ Date_____
Buyer Seller