WINNEBAGO COUNTY BAR ASSOCIATION "WCBA" AND ROCKFORD AREA ASSOCIATION OF REALTORS® and "RAAR"REALTOR® ASSOCIATION OF NORTHWESTERN ILLINOIS APPRAISAL SHORTFALL RIDER

1. This Appraisal Shortfall Rider is made a part of the Contract for Purchase dated _____, 20_____, for the premises located at _____, Illinois, entered into by _____, Seller, and _____, Buyer.

2. In the event the appraisal is less than the Purchase Price, without repairs requested on the appraisal, the buyer agrees to proceed with the purchase and pay the difference between the Purchase Price and the appraised value (hereinafter "Additional Cash to Close") in cash at closing not to exceed $_____ (hereinafter "Cap").

3. Buyer shall deliver to Seller written verification of funds sufficient to cover the Cap and the down payment within _____ days after final acceptance.

4. In the event the Additional Cash to Close is greater than the Cap, and the parties are unable to reach an agreement on or before 3 days after the Appraisal Contingency date, then this Contract shall be void and the Earnest Money shall be returned to the Buyer.

5. The parties are encouraged to seek legal counsel on the use of this Rider. Any inconsistency between this Rider and the Contract for Purchase shall be resolved in favor of this Rider.

IN WITNESS WHEREOF, the parties have executed this agreement on the date given below.

_____ _____

SELLER Date BUYER Date

_____ _____

SELLER Date BUYER Date