ADDENDUM TO PURCHASE AND SALE AGREEMENT

- WeLakeside Broker as Principal/Seller in Transaction -

The following is part of the Purchase and Sale Agreement dated _____, 20____

Between _____(Seller) and

_____(Buyer) for the

property commonly known as _____

_____.

1. **DISCLOSURE OF STATUS AS LICENSEE**. Buyer understands that Seller is a licensed real estate broker in the State of Washington and is acting as a principal in this Agreement for his/her own account and does not represent Buyer. Buyer understands that Buyer has the right to be represented by a real estate broker and/or an attorney.

2. **TERMINATION OF ANY PREVIOUS AGENCY REGARDING THE PROPERTY**. In the event that Seller has been representing Buyer as a buyer's agent, Seller is prohibited from continuing to do so because of the conflict of interest of being Seller and also representing Buyer. In this event, Seller will ask the designated broker or branch manager of Seller's real estate firm to appoint another broker to represent Buyer in this transaction. Buyer may also choose to terminate any agency or agreement with Seller's firm, without penalty, at Buyer's sole discretion.

3. **SELLER DISCLOSURE STATEMENT**. Seller shall provide a completed Seller Disclosure Statement (NWMLS Form 17) to Buyer according to Chapter 64.06 RCW even if the transaction is exempt or Buyer elects to waive the right to receive the Seller Disclosure Statement.

4. **CONTINGENCY FOR ATTORNEY REVIEW**. This Agreement is contingent upon review and approval by Buyer's attorney. Buyer may deliver to Seller written notice of disapproval on or before _____ days (2 if not filled in) after Mutual Acceptance, in which case this agreement shall terminate and the Earnest Money be refunded to Buyer. Otherwise this contingency shall be deemed satisfied and waived.

ALL OTHER TERMS AND CONDITIONS of said agreement remain unchanged.

Initials:

_____		_____	
Buyer	Date	Seller	Date
_____		_____	
Buyer	Date	Seller	Date