

SECTION 20: ADDITIONAL TERMS: DEPOSIT LANGUAGE FOR USE IN AS-IS CONTRACT

Time is of the essence as to Section 2. In the event Buyer fails to make either of the deposit(s) set forth in Section 2 of this Contract, said failure shall be a material breach entitling Seller at his/her/its/their sole discretion to terminate the Contract upon providing Buyer with written notice. Upon delivery of written notice of termination of Contract, Seller shall have the right to re-list the Property for sale.