Vanguard Realty, Inc., GMAC Real Estate
Escalatory Addendum

Addendum Letter _____

Property Address_____

Seller Name (Print)_____

Buyer Name (Print)_____

This addendum is hereby incorporated into the contract on the property named above.

Should there by any other competitive offer(s) on the above referenced property, simultaneous to the presentation of this offer that are equal to or greater than the Buyer's offering price of $_____, Buyer hereby agrees to pay $_____ more than any of the other competitive offers up to a maximum purchase price of $_____. Seller hereby agrees to provide Buyer or Buyer's representative with evidence of the other competitive bid(s) prior to amending this contract to reflect the higher sales price.

All other terms and conditions of the contract to purchase remain in full force and effect.

_____ _____

Buyer Date Seller Date

_____ _____

Buyer Date Seller Date

Revised 10/01/07