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# SHORT SALE ADDENDUM

To Agreement dated _____, between

**Kyle Thorne**

_____ ("Seller")

and _____

_____ ("Buyer")

for property located at **520 Harrison Rd, Naples, ME 04055**

_____

The Purchase and Sale Agreement is further subject to the following terms:

1. Seller represents to Buyer that the agreed upon Purchase Price is less than the total amount Seller owes to one or more secured creditors. Seller's obligations under the Agreement are subject to such creditor(s) consenting in writing to a payoff, on terms acceptable to the Seller, that is less than the total amount owed ("Short Sale Consent"). Seller shall have a period of **90** days from the Effective Date of the Agreement to obtain the Short Sale Consent. Seller shall provide Buyer with a copy of it within 24 hours of receipt.
2. If Seller is not able to obtain the Short Sale Consent by the deadline established in Paragraph 1, the Agreement shall terminate and be null and void.
3. At any time prior to receipt of a copy of the Short Sale Consent, Buyer may terminate the Agreement by written notice to Seller .
4. Notwithstanding anything to the contrary in the Agreement, except for those set forth in this Addendum, all time periods and deadlines for performance set forth in the Agreement, including the obligation to deliver the earnest money, shall run from the date Buyer receives a copy of the Short Sale Consent.
5. Unless otherwise agreed by Buyer and Seller in writing, Seller may continue to market the property for sale and accept other offers and submit those accepted offers to Seller's secured creditor(s). Buyer will be notified of the existence of any such other offers.
6. The closing date described in the TITLE AND CLOSING paragraph of the Agreement shall be **30** days from the date Buyer receives a copy of the Short Sale Consent.

Signed by: Kyle Thorne 2165F8B7EB4014B2...

| | | | |
|---|---|---|---|
| Seller **Kyle Thorne** | 10/24/2026 Date | Seller | Date |
| Seller | Date | Seller | Date |
| Seller | Date | Seller | Date |

Subject to additional addenda attached: ☐ Yes ☒ No

| | | | |
|---|---|---|---|
| Buyer | Date | Buyer | Date |
| Buyer | Date | Buyer | Date |

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For Property Located At: **520 Harrison Rd, Naples, ME 04055**

## I. NOTICE OF RECEIPT OF CONSENT

Seller hereby notifies Buyer that Seller has obtained the Short Sale Consent, a copy of which is attached hereto.

| | | | |
|---|---|---|---|
| Seller | Date | Seller | Date |
| Seller | Date | Seller | Date |

## II. NOTICE OF TERMINATION

Having not received a copy of the Short Sale Consent, and pursuant to Paragraph 3 of this Short Sale Addendum, Buyer hereby declares the Agreement null and void. Any earnest money shall be returned to Buyer.

| | | | |
|---|---|---|---|
| Buyer | Date | Buyer | Date |
| Buyer | Date | Buyer | Date |

## III. EXTENSION OF TIME

Seller and Buyer hereby amend Paragraph 1 of this Short Sale Addendum to extend the deadline for Seller to obtain the Short Sale Consent to _____ , _____ .

| | | | |
|---|---|---|---|
| Buyer | Date | Seller | Date |
| Buyer | Date | Seller | Date |
| Buyer | Date | Seller | Date |
| Buyer | Date | Seller | Date |

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