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ADDENDUM TEM – TITLE & EARNEST MONEY AGREEMENT

This Addendum is made part of the Offer to Purchase dated _____ made by (Buyer/s) with respect to the Property at 1116 Kettle Moraine Dr. S. Slinger WI 53086 ., Wisconsin.

TITLE COMPANY SELECTION

The Seller(s) understands that the fees related to the Title Policy, Closing Documents, Special Assessment Letters, Transfer Fee, possible GAP Endorsement & Administrative Services are at a cost to the Seller(s) and will be charged to the Seller(s) on the final closing statement. These fees can vary depending on the Title Company selected and it is the Seller(s) responsibility to verify all costs and fees associated with the Title Company of their choice before officially notifying Premier Point Realty which Title Company to select on their behalf for the processing of these documents, closing and trust fund services.

Buyer is responsible for costs related to Deed, Lender Title Insurance, if a loan is involved, and any buyers side closing fees.

☐ **Abstract & Title Co.**
410 Hawthorn Dr.
West Bend, WI 53095
(262) 334-9142
Attn: Justice Timblin
E: justice@theabstractandtitleco.com

☒ **Knight Barry Title**
123 S. 6th Ave.
West Bend, WI 53095
(262) 335-2999
Attn: West Bend Office
E: westbend@knightbarry.com

☐ **Matrix Title Company, LLC**
2412 W. Washington St.
West Bend, WI 53095
(262) 306-1111
Attn: John Rehman
E: jrehman@matrixtitle.com

(X) TE _____ (X) _____
Seller's Initials Seller's Initials

EARNEST MONEY / TRUST FUNDS / ESCROW AGENT

- The undersigned Seller(s) and Buyer(s) authorize the above selected Title Company as the Escrow Agent to hold the Earnest Money for the above-referenced real estate transaction.
- Per the "Earnest Money" section in the Offer to Purchase, "Firm" shall be replaced with "Escrow Agent".
- Any terminology within the Earnest Money section of the Offer to Purchase stating certain lines are to be removed within this section, is no longer valid. All parties agree that the terms already detailed in the sections "Disbursement if Earnest Money held by a Firm" and "Legal Rights/Action" are to remain in force, unless both parties sign a separate Agreement provided by the Escrow Agent.

EARNEST MONEY INSTRUCTIONS TO BUYER

Buyer shall make Earnest Money check payable to the Title Company selected above and mail it to the address as noted above. Buyer shall also enclose a note with the check, stating the address of the property being purchased and that it is a Premier Point Realty listing.

Signed by:
_____ 6/20/2026
Seller's Signature Date

_____
Buyer's Signature Date

_____
Seller's Signature Date

_____
Buyer's Signature Date

PREMIER POINT REALTY

Addendum EM to the Offer to Purchase

Addendum attached to and made part of the Offer to Purchase dated _____ made by the Buyer, _____ with respect to the Property at 1160 Kettle Moraine Dr S. Slinger WI 53086, Wisconsin.

All parties agree that earnest money will be held by KNIGHT BARRY TITLE.

Offer to Purchase line 60/61 regarding earnest money delivery to read other as Knight Barry Title.

Please make check payable to: Knight Barry Title.

Please deliver or mail check with tracking to:

Knight Barry Title
123 S 6th Ave
West Bend, WI 53095

IMPORTANT: ***ENSURE PROPERTY ADDRESS IS REFERENCED ON CHECK!***

All parties hereby agree to sign Knight Barry Title's ESCROW AGREEMENT.

(Buyer's Signature) (Date) (Seller's Signature) (Date)

(Buyer's Signature) (Date) (Seller's Signature) (Date)

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Premier Point Realty, LLC, W156N11301 Pilgrim Rd #256 Germantown WI 53022
Phone: 2624833993 Fax: Jennifer Backhaus

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Knight | Barry
TITLE GROUP
Integrity. Experience. Innovation.

EARNEST MONEY ESCROW AGREEMENT

Seller(s):	
Buyer(s):	
Property:	
Earnest Money ($ Amount):	
Date of Offer to Purchase:	
Escrow Agent and contact (for deposit of Earnest Money):	
Title Commitment No.:	

The undersigned Seller(s) and Buyer(s) irrevocably authorize Escrow Agent to hold the Earnest Money for the above-referenced real estate transaction. Escrow Agent shall hold the Earnest Money in an escow account and shall release the Earnest Money at the first of the following events:

- If negotiations do not result in an accepted offer for the Property, on request the Escrow Agent shall promptly disburse the Earnest Money (after clearance from payer's depository institution if Earnest Money is paid by check) to the person(s) who paid the Earnest Money;
- The closing of the sale of Property, as described in the Offer to Purchase;
- Joint written instructions from Seller(s) and Buyer(s) to disburse the Earnest Money;
- If there's a dispute between Seller(s) and Buyer(s) regarding the Earnest Money, then at Escrow Agent's sole discretion delivery of the Earnest Money to a court of competent jurisdiction; or
- Entry and receipt by Escrow Agent of an order of a court of competent jurisdiction ordering Escrow Agent to deliver the Earnest Money to a named party.

Escrow Agent shall not be liable for: (i) any act or omission done in good faith under this Agreement, nor (ii) any loss arising out of loss or impairment of the Earnest Money in the course of collection or while on deposit with a bank due to bank failure, insolvency or suspension. Escrow Agent may receive ancillary benefits from the use of the Earnest Money while held in escrow. Seller(s) and Buyer(s) agree to jointly and severally hold Escrow Agent harmless for all reasonable actions taken by Escrow Agent in accordance with this Agreement. Seller(s) and Buyer(s) further agree that any action in relation to an alleged breach of this Agreement by Escrow Agent shall be commenced within two years of the date of the breach, without regard to the date the breach is discovered. Any action not brought against Escrow Agent within that two-year time period shall be barred, without regard to any other limitations period set forth by law or statute, and Seller(s) and Buyer(s) hereby waive any statute of limitations to the contrary.

This Agreement may be executed in counterparts and when each party has executed a copy of this Agreement the executed copies taken together shall have the same force and effect as if executed in one document. Electronic signatures on this Agreement shall be deemed original signatures.

SELLER:

_____
Name: _____
Phone #: _____
Email: _____
Date: _____

BUYER:

_____
Name: _____
Phone #: _____
Email: _____
Date: _____

SELLER:

_____
Name: _____
Phone #: _____
Email: _____
Date: _____

BUYER:

_____
Name: _____
Phone #: _____
Email: _____
Date: _____