

PROPERTY DESCRIPTION ADDENDUM FOR VACANT LAND

PDA

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

1 **PROPERTY** 100 Block Yates Street, Mount Holly Springs, PA 17065

2 _____

3 **SELLER(S)** Daniel M Flohr

4 **BUYER(S)** _____

5 **1. PURPOSE**

6 The purpose of this form is to identify the portion of the Property being transferred from Seller to Buyer when less than the whole cur-
7 rently-existing parcel will be conveyed and subdivision has not yet been finalized.

8 **2. DESCRIPTION OF PROPERTY**

9 (A) Parent Tract ID or Parcel # 40-35-2316-001

10 (B) The following portion of the Property is to be conveyed to Buyer _____

11 _____

12 _____

13 _____

14 (C) If no survey of the Property has been completed, within 10 days (10 if not specified), Seller will obtain a survey of the Prop-
15 erty by a surveyor, title abstractor, or other qualified professional to assess the legal description, certainty and location of bound-
16 aries and/or quantum of land.

17 **Survey attached**

18 (D) The Property will be conveyed subject to the following deed restrictions and easements _____

19 _____

20 _____

21 _____

22 **Proposed deed attached**

23 (E) Proposed mailing address _____

24 _____

25 **3. SUBDIVISION**

26 (A) Within _____ days of the Execution Date of the Agreement of Sale (15 if not specified), Buyer will make a formal application
27 for approval of the subdivision from _____ (municipality). Buyer will pay for applications,
28 legal representation, if any, and any other costs associated with the application and approval process.

29 (B) Seller agrees to act in good faith and comply with reasonable requests made by the municipality to process Buyer's application.

30 (C) If final, unappealable approval of the subdivision is not obtained by _____, Buyer may terminate the Agreement
31 of Sale by written notice to Seller, with all deposit monies returned to Buyer according to the terms of the Agreement of Sale.

32 (D) Unless otherwise indicated, no further subdivision is planned for the Parent Tract.

33 **All other terms and conditions of the Agreement of Sale remain unchanged and in full force and effect.**

34 **BUYER** Daniel M. Flohr **DATE** _____

35 **BUYER** _____ **DATE** _____

36 **BUYER** _____ **DATE** _____

37 **SELLER** _____ **DATE** _____

38 **SELLER** _____ **DATE** 02/21/2024

39 **SELLER** _____ **DATE** _____

