



**POSSESSION AFTER CLOSING ADDENDUM**  
To Contract for Purchase and Sale of Real Estate

1 Reference is made to a certain Contract for Purchase and Sale of Real Estate dated \_\_\_\_\_,  
2 by and between \_\_\_\_\_, Buyer, and \_\_\_\_\_, Seller,  
3 covering the property commonly known as: \_\_\_\_\_.

4 The following items are herein incorporated and made a part of the above referenced contract:

5 This agreement is for the purpose of occupancy for Seller until \_\_\_\_\_ (date)  
6 at \_\_\_\_\_(time).

7 The occupancy fee shall be \$\_\_\_\_\_ per day, beginning day of closing thru \_\_\_\_\_.  
8 Seller agrees to pay Buyer at closing for pro-rated occupancy fee.

9 It shall be the responsibility of the Buyer to inspect property upon seller vacating the property.

10 Seller agrees to carry utilities in Seller's name from date of closing to vacating, paying final bills when vacating.

11 It shall be the responsibility of both buyer and seller to consult their respective insurers for appropriate coverage.

12 If Seller does not vacate premises on date and time agreed upon above, Seller shall be considered a trespasser  
13 and Buyer shall have the right to use all lawful means to remove them.

14 Seller agrees to make no repairs, alterations or modifications in and to the premises without prior written consent  
15 from Buyer.

16 Buyer and Seller agree that this Agreement shall not be construed as a lease or rental agreement, nor shall it be  
17 covered by the laws of Kansas relating to Tenant/Landlord.

18 When Seller vacates the premises, said premises shall be in the same condition it was upon closing date. Cost for  
19 any damages/repairs arising during seller occupancy shall be the financial responsibility of the Seller.

20 Buyer and Seller agree to hold harmless and indemnify the listing and selling brokers, and their agents from any  
21 loss, whether damage or personal injury, as a result of Seller's occupying property as described above.

22 All other terms and conditions of said contract remain in full force and effect.

23 \_\_\_\_\_  
24 Buyer Date Seller Date

25 \_\_\_\_\_  
26 Buyer Date Seller Date