



**NEW MEXICO ASSOCIATION OF REALTORS® — 2022  
RESOLUTION ADDENDUM  
NO. \_\_\_\_\_**

**⚠ ATTENTION BUYER AND SELLER ⚠**

**CONSULT WITH LENDER. THIS IS AN AGREEMENT. Once this Addendum is fully executed by Buyer and Seller, it becomes an amendment/addendum to the Purchase Agreement and MUST be provided to Buyer's lender. Buyer is encouraged to consult with their lender prior to entering into this Addendum, as this Addendum may:**

- **have a detrimental impact on the Buyer's ability to get the loan;**
- **cause delays in the lender's processing and funding of the loan by Closing; and**
- **cause the lender to require further inspections and/or repairs.**

This Resolution Addendum is hereby incorporated into and made part of the Purchase Agreement dated \_\_\_\_\_, 20\_\_\_\_ between \_\_\_\_\_ ("Buyer") and \_\_\_\_\_ ("Seller") and relating to the following Property:

Address (Street, City, State, Zip Code)

Legal Description or see metes and bounds description attached as Exhibit \_\_\_\_\_, \_\_\_\_\_ Count(ies), New Mexico.

**1. SELLER AGREES TO CURE BUYER'S OBJECTIONS AS FOLLOWS: Check all that apply**

- A.  **REPAIR/REPLACE:** Seller agrees to all repairs/replacements listed below no later than the Repair Completion Deadline set forth in the Purchase Agreement. All repairs shall be completed by an appropriately licensed professional. Copies of all repair invoices shall be provided to Buyer on or before the Pre-Closing Walk-Through and shall include vendor contact information and license number. **IMPORTANT NOTE: IF SELLER HAS AGREED TO REPAIR/REPLACE ITEM(S) IN A PRIOR ADDENDA TO THE PURCHASE AGREEMENT, THEN UNLESS OTHERWISE NOTED BELOW, ITEMS TO BE REPAIRED/REPLACED IN THAT PRIOR ADDENDA SHALL BE IN ADDITION TO THE ITEM(S) THAT THE SELLER HAS AGREED TO REPAIR/REPLACE IN THIS ADDENDUM.**
- IF CHECKED, SELLER WILL NOT REPAIR/REPLACE ITEMS ADDRESSED IN A PREVIOUS ADDENDUM TO THE PRUCHASE AGREEMENT. SELLER SHALL ONLY REPAIR/REPLACE THE ITEMS NOTED BELOW.**

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If checked, additional space is required and Exhibit \_\_\_\_\_ (NMAR Form 2200) is attached.

B.  **PRICE MODIFICATION:** Buyer and Seller agree to amend the Purchase Price of the Property to \$\_\_\_\_\_.

C.  **SELLER CREDITS:** Seller agrees to credit \$\_\_\_\_\_ (“Credit”) to Buyer at Closing. In the event Buyer is obtaining a loan for the purchase of the Property, parties agree to reduce the Purchase Price by any amount of Seller Credit disallowed by Lender by executing a new addendum (NMAR Form 2101) to reflect the new Purchase Price. **IMPORTANT NOTE: IF SELLER HAS AGREED TO PROVIDE A SELLER CREDIT TO BUYER IN A PRIOR ADDENDUM TO THE PURCHASE AGREEMENT, THEN UNLESS OTHERWISE NOTED BELOW, THAT/THOSE SELLER CREDIT(S) SHALL BE IN ADDITION TO THE SELLER CREDITS LISTED IN THIS ADDENDUM.**

**IF CHECKED, SELLER WILL NOT PROVIDE SELLER CREDITS INCLUDED IN PREVIOUS ADDENDA TO THE PURCHASE AGREEMENT. SELLER SHALL ONLY PROVIDE SELLER CREDITS AS NOTED IN THIS PARAGRAPH.**

2. **TITLE COMMITMENT REVISIONS FEES:** In the event changes set forth in this Addendum require the issuance of a revised title commitment for which the title company charges a fee, the following applies:

**CHECK ONE:**

- A.  BUYER shall pay any additional fee;
- B.  SELLER shall pay any additional fee;
- C.  The parties shall **SPLIT EQUALLY** the fee; or
- D.  Other: \_\_\_\_\_

3. **ADDENDUM PROVISIONS CONTROL.** If there is any conflict between the provisions of the Purchase Agreement and this Addendum, the provisions of this Addendum will control. The remaining provisions of the Purchase Agreement will remain in effect.

**BUYER(S)**

Buyer Signature	Printed Name	Date	Time
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Buyer Signature	Printed Name	Date	Time
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**SELLER(S)**

Seller Signature	Printed Name	Date	Time
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Seller Signature	Printed Name	Date	Time
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If additional signature lines are needed, please use NMAR Form 1150 – Signature Addendum