

This guide is to assist you in completing the Graebel Rider to Buyer Offer. All areas in red will need to be completed on the rider provide with the listing. Failure to complete the items below will result in Graebel returning the document back to the Buyer for additional initials. Page 1 of the rider must be signed at time of contract and all pages must be initialed by the buyer.

NOTE: Please advise the buyer that we will not accept any modifications to this rider.

**GRAEBEL RELOCATION SERVICES WORLDWIDE, INC.
RIDER TO BUYER OFFER**

THIS RIDER TO BUYER OFFER (the "Rider") is made on **Date of Contract**, 20_____, by and among Graebel Relocation Services Worldwide, Inc., a Colorado corporation, having its principal office located at 16346 Airport Circle, Aurora, Colorado 80011, or its assigns ("Graebel") and **Buyer's_Name**_____, **Co-Buyer's Name** _____ whose address is **Put Street Address Here** _____, **City** _____, **State and Zip** _____ (collectively, the "Buyer").

WHEREAS, Graebel wishes to sell, and Buyer wishes to purchase, the Property (as defined herein); and

WHEREAS, Graebel and Buyer are parties to that certain **Offer, Contract, or Purchase and Sale Agreement** _____ dated **Date of Contract** _____, 20_____, (the "Buyer-Offer"); and

WHEREAS, Graebel and Buyer hereby agree to amend the Buyer Offer as set forth herein.

NOW, THEREFORE, in consideration of the mutual promises contained herein and other good and valuable consideration, the parties agree as follows:

1. **Agreement to Terms of Rider.** Graebel and Buyer hereby agree to amend the Buyer Offer in the manner set forth in this Rider. The terms and conditions contained in this Rider are in addition to, take precedence over, and replace and supersede any contrary provisions of the Buyer Offer.

2. **Exhibits.** Exhibits A, B, and C are attached hereto and are incorporated herein by reference.

IN WITNESS WHEREOF, Graebel and Buyer have caused this Rider to Buyer Offer to be duly executed and delivered as of the date first above written.

Graebel Relocation Services Worldwide, Inc.

Buyer(s)

Name: _____
Title: Relocation Consultant

Approved:
Real Estate Company X
(Graebel's Listing Broker/Agent)

Listing Agent Signature
Name: Agent
Title: Add Title

Signature

Name: Print name here

Signature

Name: Print name here

Agent's signature
(Buyer's Broker/Agent)
(Buyer's Broker/Agent)

Name: Print name here

Title: _____

**EXHIBIT A
TO
RIDER TO BUYER OFFER**

Date of Buyer Offer: _____, 20____ [Date of purchase agreement, contract, offer](#)

Date of Rider: _____, 20____ [The date the Rider is signed by the buyer.](#)

Name(s) of Buyer(s): _____ [Buyer's names](#)

Street Address of Property: 2168 West Aspenwood Loop

City/Village/Town: Boulder County: _____ State: US-UT Zip Code: 84043

Legal Description of Property: Lot 12, Block 3, Castlegate Section 4, Brazos County, TX

Excluded Personal Property: _____ [List any excluded property here.](#)

Additional Provisions: _____ [Seller concessions, included items, and any other additional provisions that appear in the contract.](#)

Buyer's Inspection Period: _____ (not more than seven (7) days after the Date of Rider.) [Not more than 7 days.](#)

Buyer's Waiver of Inspections: [Have buyer check and initial by any inspections they are willing to waive.](#)

Buyer hereby elects, in its sole and exclusive discretion, to waive the right to conduct the following inspections:

- ☐ All Inspections
- ☐ Asbestos Inspection
- ☐ General Home Inspection (including callouts)
- ☐ Lead Based Paint/Hazards
- ☐ Pool, Hot Tub, and Spa Inspection
- ☐ Radon Inspection
- ☐ Stucco Inspection
- ☐ Termite Inspection
- ☐ Toxic/Hazardous Materials
- ☐ Underground Storage Tanks
- ☐ Well and Septic System Inspection

Buyer(s) Initials

_____/_____
_____/_____
_____/_____
_____/_____
_____/_____
_____/_____
_____/_____
_____/_____
_____/_____
_____/_____
_____/_____

If the inspections completed by Graebel do not appear in this section as you see them below, you will need to add the relevant inspections and information.

Tests, Inspections, and Disclosure Documents:

Buyer hereby acknowledges receipt of the following tests, inspections, and disclosure documents:

Type of Test/Inspection	Test/Inspection Provider Name	Date of Report	# of Pages
Well Potability	US Inspects	09/26/2011	2
Hot Tub	US Inspects	09/26/2011	3
Termite	US Inspects	09/26/2011	3
Pool	US Inspects	09/26/2011	4

Disclosure Documents:

Document Date

Homeowner Disclosure Statement (made by Graebel's predecessor in title to the Property)

09/26/2011

State of List State Here Disclosure Form by Record Title Holder

Date Disclosure Completed

State of _____ Disclosure Form by Graebel's Predecessor in Title

Complete if Applicable

Natural Hazards Disclosure Statement (California only)

Complete if Applicable

Other: _____

Lead Based Paint:

The Property ☐ was / ☐ was not constructed prior to January 1, 1978. [Check Appropriate Box](#)

Closing Information:

Name of Closing Agency: Priority Title

Address of Closing Agency: 47 Hall Street
Concord Nh 03301

Telephone Number: 603-226-9300

Name of Individual Closing Agent: Sherry Johnson

Closing shall occur on or before: _____ [Closing date that appears on offer.](#)

Name of Graebel's Listing Broker/Agent: Coldwell Banker Residential Brokerage / Dan Nix

Name of Buyer's Broker/Agent: _____ [Complete Name Here](#)

Special Instructions: _____ [Complete if Applicable](#)

If no title company is listed here then please make sure that the title company that has been assigned by Graebel is completed in this section.

Proceed to page 10 of 12

SAMPLE

**EXHIBIT C
TO
RIDER TO BUYER OFFER**

GRAEBEL RELOCATION SERVICES WORLDWIDE, INC.
RELEASE OF ALL CLAIMS BY BUYER
Caution: Read Before Signing

This Exhibit Must Be Initialed Prior To Closing and Signed at Closing

This Document Should Be Initialed by The Buyer(S) When the Rider to Buyer Offer Is Signed

This Document Should Not Be Signed by The Buyer(S) When the Rider to Buyer Offer Is Signed

This Document Is to Be Completed and Signed by The Buyer(S) At the Closing

The undersigned (collectively, the "Buyer") hereby acknowledges that Graebel Relocation Services Worldwide, Inc. ("Graebel") would not have entered into that certain _____ Offer, Contract, or Purchase and Sale Agreement dated Date of Offer, etc. Here _____, 20____ (the "Buyer Offer") and the related Rider to Buyer Offer dated Date of Rider Here _____, 20____ (the "Rider") without Buyer's agreement to execute this Release of All Claims By Buyer (the "Release"). The parties to the Buyer Offer and the Rider therefore agree that adequate consideration exists to support Buyer's execution of this Release. Terms not defined herein shall have the meanings given to them in the Buyer Offer and the Rider.

Buyer, for itself and on behalf of Buyer's heirs, agents, representatives, successors, and permitted assigns (collectively, the "Releasing Parties"), FULLY AND FINALLY WAIVES AND RELEASES ANY AND ALL CLAIMS AND CAUSES OF ACTION (known and unknown, foreseen or unforeseen, developed or undeveloped) which Buyer may now have or may hereafter acquire against Graebel and Graebel's principal (i.e., the employer of Graebel's immediate predecessor in title to the Property (the "Former Owner")), and all of their respective predecessors, successors, parents, subsidiaries, and other affiliates, and all those entities' shareholders, directors, officers, employees, and agents (collectively, the "Released Parties") that arise from, or relate in any way to, or result in any manner from:

1. The Property;
2. The transactions contemplated by the Buyer Offer and this Rider;
3. All of the disclosures which were made to Graebel by the Former Owner of the Property; and
4. The presence of radon gas, asbestos, or any other toxic, hazardous, or other environmentally dangerous substance in, on, or about the Property;

including, without limitation, all such claims and causes of action of any sort or type whatsoever, including claims based on any contract, tort, common law or other law, claims based on any federal, state, or local statute, rule, or ordinance, and any claims for punitive or other enhanced damages and whether any such claim or cause of action is made by Buyer or by any person which Buyer allows to reside in or about the Property or to come in contact with the Property.

The Releasing Parties state and acknowledge that they are not entering into this Release in reliance upon any representations, promises, or assurances other than those expressly stated in the Buyer Offer, the Rider, and this Release. The Releasing Parties agree that there shall be no presumption against the drafter of this Release and that this Release shall be governed by and interpreted according to the laws of the state where the Property is located.

The Releasing Parties hereby irrevocably covenant to refrain from, directly or indirectly, asserting any claim or demand, or commencing, instituting, or causing to be commenced, any proceeding of any kind against any Released Party based upon any matter purported to be released hereby.

Without in any way limiting any of the rights and remedies otherwise available to any Released Party, the Releasing Parties, jointly and severally, each hereby agree to indemnify and hold harmless each Released Party from and against all loss, liability, claim, damage (including incidental and consequential damages) or expense (including costs of investigation and defense and reasonable attorney's fees) whether or not involving third party.