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 buyer signs Rider, 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.

_____

Name:_____

Title: Relocation Consultant

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

Listing Agent Signature
Name: Agent

Title: Add Title

Buyer(s)

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: _____

SAMPLE

Buyer(s) Initial_____/_____

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:

	Buyer(s) Initials
☐___ 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	_____ / _____

SAMPLE

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:

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.

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

Proceed to page 10 of 12

SAMPLE

Buyer(s) Initial_____/_____

Pages 10-12 need to be initialed at time of contract. Buyer does not sign and notarize until closing.

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.

SAMPLE