



BUYER'S AGREEMENT TO OCCUPY PRIOR TO CLOSING

In reference to the Agreement to Buy and Sell Real Estate between:

_____, the Buyer(s) (hereinafter called called "BUYER"), and _____, the Seller(s) (hereinafter called "SELLER"), dated _____, covering the real property known as:

Lot _____ Block _____ Section _____ Subdivision _____

Address _____

Tax Map # _____ City _____ Zip _____

County of _____, State of South Carolina.

WITNESSETH:

1. The agreement shall be a supplement to and a part of the above mentioned Agreement to Buy and Sell Real Estate, which said agreement will otherwise remain in full force and effect.

2. The Buyer hereby deposits with the Seller's agent the sum of \$ _____ which is in addition to the earnest money previously deposited by the former on the signing of said Agreement to Buy and Sell Real Estate. Should the Buyer default under said Agreement to Buy and Sell Real Estate, then all said monies deposited may be retained by the Seller for damages including but not limited to damages caused by pets, etc.

3. The date of occupancy by the Buyer shall be _____.

4. The Buyer agrees that the per diem occupancy fee of \$ _____ shall be paid in advance, due by the first of each month and paid to the date of closing. Said occupancy fee shall be made payable to _____. Unused prepaid rent is to be credited to Buyer at closing. If Buyer fails to pay the occupancy fee by the fifth of the month, the Buyer shall vacate the premises immediately, no other notice shall be given. **Time is of the essence.**

5. If, at fault of Buyer, the sale is not closed by agreed upon closing date as stated in the Agreement to Buy and Sell Real Estate or by _____, the rent will be \$ _____ per diem, commencing on _____. The acceptance of this rent shall not be deemed a waiver of any other rights accruing to the Seller under this or any other agreement, contract, or law.

6. Buyer agrees to have all utilities and services in their name except _____. Those services and utilities not in Buyer's name are to be prorated from date of occupancy.

7. Should the sale not be consummated on or by the closing date set forth in Section #5 of this Agreement, the Buyer agrees to vacate the property within _____ days from receipt of the notification by the Seller. In this event, the Buyer agrees to promptly pay all third parties for work, labor, and materials incurred or supplied for improvements to the property made or contracted for by the Buyer or during their occupancy and all such improvements shall become the property of the Seller. Buyer shall be responsible for any damage, other than ordinary wear and depreciation, done on or to the premises.

8. Buyer agrees to refrain from undertaking any alterations to improvements and/or land without prior written consent of Seller, until closing the transaction.

9. It shall be Buyer's responsibility to inspect property as per contract **BEFORE** possession. Buyer agrees by accepting possession that Buyer is accepting property in its present condition as being satisfactory per terms of this agreement and of the Agreement to Buy and Sell Real Estate. Any exceptions revealed by inspections and not completed by possession date will be noted in writing and agreed to by Buyer and Seller **BEFORE** possession.

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