



**MULTI-UNIT ADDENDUM TO  
MULTI-BOARD RESIDENTIAL REAL ESTATE CONTRACT 8.0  
(Use only with Multi-Board 8.0)**

1 This Multi-Unit Addendum is made a part of and incorporated into that certain Multi-Board Residential Real Estate  
2 Contract 8.0 (“Contract”) regarding the purchase and sale of Real Estate known as:

3 \_\_\_\_\_, entered  
4 into by \_\_\_\_\_ (“Buyer”), and \_\_\_\_\_ (“Seller”),  
5 and the Parties agree as follows:

6 **1. CONFLICT OF TERMS:** In the event of inconsistencies between the terms of this Addendum and the terms of the Contract,  
7 the terms of this Addendum shall control.

8 **2. DUE DILIGENCE:** Within five (5) Business Days after Date of Acceptance, Seller shall deliver to Buyer 1) complete copies  
9 of all existing leases affecting the Premises, and if any or all of said leases are verbal, shall furnish a written list of same  
10 setting forth the names of all tenants, the addresses occupied by such tenant, the monthly rental payments due and the  
11 amount of the security deposit, if any related thereto; 2) a rent roll setting forth the names, contact telephone numbers and  
12 addresses of each tenant and the dates upon which the Seller received all payments due from such tenants for the past 365  
13 days; and 3) copies of any and all notices which have been sent to any of the tenants regarding late payments or other  
14 violations within the past 365 days (“Tenant Information”).

15 Buyer shall have ten (10) Business Days after receipt of the above documents within which to conduct due diligence  
16 regarding said leases (“Buyer’s Due Diligence Period”). In the event Buyer does not approve of said leases and so notifies  
17 Seller in writing prior to the expiration of the Buyer’s Due Diligence Period, then this Contract shall be null and void and  
18 the Earnest Money returned to Buyer. In the event Buyer fails to notify Seller prior to the expiration of the Buyer’s Due  
19 Diligence Period, then this provision shall be deemed waived by Buyer and the Contract shall continue in full force and  
20 effect. Unless Buyer has timely given the notice referred to herein, then at Closing, Seller shall furnish a written assignment  
21 of said leases to Buyer.

22 **3. LEASES AND TENANCIES:** Buyer agrees to take possession subject to leases and tenancies to which Buyer has not  
23 objected.

24 **4. POSSESSION:** Possession shall be deemed to be delivered when all occupants have vacated the property except for  
25 lessees and tenants to which Buyer has not objected and all keys and other existing means of access have been delivered.

26 **5. SECURITY DEPOSIT AND PRORATIONS OF RENT:** Buyer and Seller agree that all rent shall be prorated through the  
27 date of Closing, and that effective the date of Closing, all security deposits and required interest thereon shall be credited  
28 to Buyer.

29 **6. DEED:** In addition to the terms and conditions as set forth in Paragraph 18, the Deed shall be subject to all existing leases  
30 and tenancies.

31 **7. TITLE:** In addition to the terms and conditions as set forth in Paragraph 20, the approved leases and tenancies shall be  
32 deemed acceptable title exceptions.

33 Accepted this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_.

34 \_\_\_\_\_  
35 Buyer Signature

\_\_\_\_\_ Seller Signature

36 \_\_\_\_\_  
37 Buyer Signature

\_\_\_\_\_ Seller Signature

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39 Illinois Real Estate Lawyers Association). Approved by the following organizations, February 2025: · Chicago Association of REALTORS® · Chicago Bar Association · DuPage County Bar Association ·  
40 Heartland REALTOR® Organization · Grundy County Bar Association · HomeTown Association of REALTORS® · Illinois Real Estate Lawyers Association · Illini Valley Association of REALTORS® · Kane  
41 County Bar Association · Kankakee-Iroquois-Ford County Association of REALTORS® · Mainstreet Organization of REALTORS® · McHenry County Bar Association · North Shore-Barrington Association  
42 of REALTORS® · North Suburban Bar Association · Northwest Suburban Bar Association · NorthWest Illinois Alliance of REALTORS® · Oak Park Area Association of REALTORS® · Ogle County Bar  
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