BUYER'S PRE-SETTLEMENT OCCUPANCY AGREEMENT

Th	is A	greement is made on		, as p	art of a sale o	contract ("Cont	ract")
off	erec	d on	, between				
("F	Buye	er") and					
("5	Selle	er") and er") for the purchase an	nd sale of the F	roperty:		0	
				_ with a Settle	ement Date of	t	
oco	cupa	sideration of the mutua ancy of the Property or and conditions:					
1.	De OF ren	EPOSIT Buyer deposit posit") by electronic to a Settlement Agent maining after satisfacting and Buyer's closing	ransfer or cash OR Seller to on of the oblig	iers or certified to serve as secu ations set out l	d check paid arity for this	to the 🗆 Sellin Agreement. An	g Company y funds
2.	00	CCUPANCY CHAR	GE Buyer agre	es to pay an "C	Occupancy Cl	harge" as follov	ws:
		If the pre-Settlement advance, a total of \$ day for the period between the pre-Settlement	tween Date of	_ calculated a Occupancy and	t the rate of \$	Date, OR	per
		Occupancy Charge for monthly, in advance, Occupancy and conti	or the period be at the rate of \$ nuing on the sa	etween Date of	Occupancy of December 2 Control of Control o	and Settlement beginning on l	Date, Date of
	Ch	parge monthly, in adva to rata basis to the actual	nce, as per par	agraph B abov	e. Occupancy	Charge will a	
	clo a le Ac oth agr ren Th	aly the unused part of Opsing costs. The parties ease, but a temporary at ("VRLTA") and all of the ement control as well at applies to this agris temporary right of und the following pets:	s agree the Occ right to use no of the statutory ne VRLTA are I as the common eement. ase is exclusive	upancy Charge t subject to the provisions of hereby waive on law of Virg	e is not rent, a Virginia Rea the residentia d. This mean inia applicable	and this Agreer sidential Landlo la rental laws the terms that the terms le to non-reside (number of control of the control of	ment is not ord Tenant nat are is of this ential
3.	ins exc De cor	ROPERTY MAINTE spection(s) of the Propositions shall be gover elivers to Seller written andition of the Property cluding all appliances,	erty, as provide ened by the term exceptions from After occupa	ed in the Contr ms of the Cont om the walk-th ncy, Buyer sha	ract, before D ract. Unless l rough inspec all maintain a	ate of Occupan Buyer immedia tion(s), Buyer a nd repair the Pa	tely accepts the roperty,
NV	AR -	– K1225 – rev. 07/17		Page 1 of 3	Seller:	/ Buyer:	

of Date of Occupancy. Occupancy, without Delivering written objection to defects, satisfies the property condition provisions of the Contract.

4.	ALL CONTINGEN	CIES REMOVED Buyer warrants that Buyer has the ability to	to settle in
	accordance with the	Contract terms. Buyer's occupancy satisfies and removes any	
	contingencies in the	Contract except the following:	
	☐ Financing	☐ Property Owners Disclosures	
	☐ Appraisal	☐ Other:	

5. ALTERATIONS AND RISK OF LOSS Buyer shall not alter the Property without written approval of Seller. Alterations shall remain with the Property unless agreed otherwise in writing. Buyer accepts responsibility for any costs of redecorating, material and labor incurred in advance of Settlement. Buyer shall not detract from or devalue the marketability or value of the Property.

Buyer shall maintain adequate insurance covering personal property and liability prior to Date of Occupancy. Buyer's personal property, placed on the premises, shall be at Buyer's own risk. The risk of loss or damage to the Property by fire, act of God, or other casualty remains with Seller until the execution and delivery of the deed of conveyance. Seller shall maintain homeowner's insurance adequate to protect the Property during the period of this Agreement. Buyer shall hold Seller harmless from loss or damage to any personal property or bodily injury to any persons.

Seller and Seller's agents shall have access to the Property at reasonable times and on reasonable notice for inspections and emergencies.

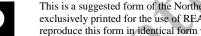
- **6. UTILITIES** Buyer shall transfer and pay all utilities beginning as of Date of Occupancy.
- 7. FAILURE TO SETTLE AND DEFAULT If Contract does not settle in accordance with the terms of the Contract, except for Seller's default, or if Buyer is otherwise in default of the Contract, Buyer shall vacate in a peaceable manner within 5 business days of Notice. Buyer must surrender the Property in the same condition as granted, with all agreed alterations, properly maintained and cleaned, and return all keys. At the time of Notice, Buyer will permit Seller to place an electronic lockbox on the Property for access and will permit showing the Property during reasonable hours.

Buyer authorizes Seller to charge against Occupancy Deposit any unpaid Occupancy Charges and all costs to restore the Property to its original condition as of Date of Occupancy. If Buyer does not vacate as requested, Occupancy Charge specified above will double on a pro rata basis. Buyer authorizes Seller to charge those amounts against Occupancy Deposit. If Occupancy Deposit is insufficient, Buyer shall pay the difference immediately upon demand. The Contract Deposit shall also serve as additional security for Buyer's obligations. Buyer shall also be liable for the costs of enforcing this Agreement.

In the case of Seller's default, Buyer has the option, without prejudicing any other legal rights, to continue to occupy the Property at the stated Occupancy Charge for up to 90 days or to vacate the Property and receive a return of any remaining Occupancy Deposit and unused Occupancy Charges.

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8. OTHI	ER TERMS:		
SELLER:		BUYER:	
/			
Date	Signature	Date Signature	
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Date	Signature	Date Signature	
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Date	Signature	Date Signature	
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Date	Signature	Date Signature	



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