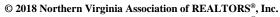
SELLER'S POST-SETTLEMENT OCCUPANCY AGREEMENT

Th	This Agreement is made on	, as part of a sales contract ("Contract") offere	ed
	on, between		
	"Buyer") and		
("5	"Seller") for the purchase and sale of Prop	perty:	
	n consideration of the mutual terms of this fter the time of Settlement under the follow	s Agreement, Buyer permits Seller to occupy Proper wing terms and conditions:	ty
1.	follows: the actual amount of the Occup (defined as Principal, Interest, Taxes, and the Hazard Insurance, HOA or Concalculated by the Settlement Agent at S flat fee in the amount of \$	4 V Y	ing
	temporary right to use not subject to the ("VRLTA"), and all of the statutory proof otherwise exempt from the VRLTA are	ge is not rent and this Agreement is not a lease, but a se Virginia Residential Landlord Tenant Act ovisions of the residential rental laws that are se hereby waived. This means that the terms of this law of Virginia applicable to non-residential rentals	ι
2.	 A. Deadline Seller must vacate and gibefore 9 p.m	ive possession of Property and keys to Buyer on or "Deadline"). If Seller vacates before Deadline, Buyer Occupancy Charge and thereby agrees to accept the will not refund any unused part of Occupancy he, Seller must give Buyer at least 3 Days written	er
	daily Occupancy Charge OR , if che responsible for any reasonable expeto vacate, such as, but not limited to	operty by Deadline, Seller shall pay Buyer double the ecked, \$\square\$ per day. Seller shall also enses incurred by Buyer as a result of Seller's failure, temporary accommodations, furniture storage, s, and other costs of enforcing this Agreement.	be
3.	Property, including electrical, plumbing equipment and fixtures, in substantially otherwise agreed in writing, Seller will	CONDITION Seller shall maintain and repair g, existing appliances, heating, air conditioning, the same condition as of Settlement Date. Except a deliver Property in substantially the same physical com clean with all trash and debris removed and les and digital keys, if any.	ıs
4.	deposit to be held by: may, without prejudicing other legal rig deposit to defray any costs incurred becomes	as a security ("Escrow Agent"). Buyer ghts and remedies, use all or any part of the security cause of Seller's non-compliance with this Agreeme inspection of Property and Deliver to Seller and	
NV	IVAR – K1020 – rev. 01/18 Pa	age 1 of 2 Seller:/ Buyer:/	

Escrow Agent a list of deficiencies within 3 business days after Deadline, or waive any claim to the security deposit. If Escrow Agent does not receive this list of deficiencies within the specified time, Escrow Agent may release funds to Seller and will be held harmless by the parties for any future claim, action, or demand. Should a dispute arise regarding the security deposit, Escrow Agent may require agreement of the parties before disbursing these funds.

- **5. UTILITIES** Seller will keep all utilities registered in Seller's name and pay the costs until Deadline.
- 6. RISK OF LOSS Any personal property not included in the sale and kept on Property by Seller shall be at Seller's risk. Seller shall hold Buyer harmless from loss or damage to any personal property or bodily injury to any persons having access to Property and shall maintain adequate insurance. Seller is responsible for maintaining insurance to cover Seller's personal property, if desired, during the period of this Agreement, until Seller vacates Property in accordance with the OCCUPANCY DEADLINE paragraph above. Buyer will maintain homeowner's insurance adequate to protect Buyer's interest in Property after the time of Settlement and during the period of this Agreement.
- 7. ACCESS Seller will permit Buyer reasonable access to Property and will deliver 1 set of keys to Buyer at Settlement. If Property is to be offered for rent, Buyer or Buyer's agent shall have the right to show Property during reasonable hours 30 days before termination of this Agreement. Authority is granted to Buyer's agent to: (i) place a "For Rent" sign on Property and (ii) place an electronic lockbox on the Property containing keys necessary to obtain full access to Property.

8. OTHER TERMS	
SELLER:	BUYER:
	/
Date Signature	Date Signature
	/
Date Signature	Date Signature
	/
Date Signature	Date Signature
Date Signature	Date Signature





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