

ADDENDUM A

Any matter or practice which has not been addressed in this Agreement and which is the subject of a Title Standard or Practice of the Massachusetts Conveyancers Association at the time for performance shall be governed by the Standards and Practices of the Massachusetts Conveyancers Association. This shall include a fee to Buyer's attorney, from Seller, of \$75.00 for each mortgage to be discharged unless a discharge for each such mortgage is provided by Seller at the closing.

The Seller(s) represent(s) the he/she/they are not parties to any pending divorce, bankruptcy or foreclosure proceedings; there is not a shortage of mortgage payoff proceeds; Seller(s) is/are not aware of any facts which may cause the Seller(s) to delay the transfer of title or cause the Seller(s) to be unable to deliver good, clear, marketable title to the Buyer(s).

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Seller

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Buyer

\_\_\_\_\_  
Seller

\_\_\_\_\_  
Buyer