

AS-IS Addendum

Date: _____

Property Address: _____

This Addendum to Contract is entered into and is effective as of _____ (Date) by and between, Seller(s), Buyer(s) and Broker (hereinafter referred to as "the parties") and shall be deemed to amend, modify, and supplement that certain Contract Dated _____ by and between Seller(s) and Buyer(s) (the "Contract"). The **"As-Is Addendum" does not expire** and is deemed a valid contract until the close of escrow.

NOW, THEREFORE, in consideration of the mutual benefits to be derived from this AS-IS Addendum and of the representations, warranties, conditions and promises hereinafter acknowledged Seller, Buyer and Broker and hereby agree as follows:

The buyer is purchasing the property and the seller is selling the property in **"AS IS CONDITION"** without representations or warranties of any kind or nature. The only exception to this would be if the seller chooses to do "lender required" repairs should they be required. This would be at the seller's sole discretion to do such repairs with the buyer being required to perform on the contract. If neither chooses to do so, that contract becomes "null and void."

Buyer acknowledges that per their contract to purchase this property they have been given the opportunity to inspect and investigate the property and all improvements thereon, either independently or through agents of the buyer's choosing, and that in purchasing the property, buyer is NOT relying on seller or its agents as to the condition of the property and/or improvements. Including, but not limited to mold/or other microscopic organisms, electrical, plumbing, heating, sewage, roof, foundation, soil and geology, lead based paint, lot size or suitability of the property and/ or its compliance with any city, county, state and/or federal statues, codes or ordinances.

The closing of this transaction shall constitute an acknowledgement by the buyer that the property is accepted without representation or warranty of any kind or nature and is purchased in "as is condition" based solely on the buyer's own inspections.

This addendum supersedes any verbiage and/or conditions of the contract to purchase.

Seller: _____ Seller: _____

Buyer: _____ Buyer: _____

Date: _____ Date: _____