

INSPECTION RESPONSE DOCUMENT

This document is intended to respond to a buyer's inspection notice delivered pursuant to a residential real estate purchase agreement. If not understood, the parties are encouraged to seek competent legal advice.

1. PROPERTY INFORMATION

Property Address:

City:

County:

State: Montana

Zip Code:

Tax Parcel No. (optional):

2. TRANSACTION INFORMATION

Purchase Agreement Date:

Buyer Name (s):

Seller Name (s):

Listing Brokerage (if any):

Buyer Brokerage (if any):

This Seller's Response relates to the purchase agreement for the Property identified in Section 1.

3. BUYER INSPECTION NOTICE REFERENCE

Seller acknowledges receipt of the Buyer's Inspection Notice dated _____, which identified items discovered during inspections conducted pursuant to the purchase agreement.

Inspection Notice Date:

Inspection Report Reference (if applicable):

4. SELLER RESPONSE OPTIONS

Check one (1) selection below:

☐ Seller agrees to complete all requested repairs.

☐ Seller agrees to complete certain repairs as identified below.

☐ Seller declines to make repairs but offers an alternative concession.

☐ Seller declines all requested repairs or concessions.

☐ Seller proposes alternative repairs or remedies described below.

5. ITEMIZED SELLER RESPONSE TO INSPECTION REQUESTS

For each item, select one response and provide notes or details.

Inspection Item/Buyer Request:

Seller Response (check one): Agree to Repair Agree to Repair with Modification Offer Credit
Decline Other Proposed Resolution

Notes/Details (scope, contractor, timing, credit terms, etc.):

Inspection Item/Buyer Request:

Seller Response (check one): Agree to Repair Agree to Repair with Modification Offer Credit
Decline Other Proposed Resolution

Notes/Details:

Inspection Item/Buyer Request:

Seller Response (check one): Agree to Repair Agree to Repair with Modification Offer Credit
Decline Other Proposed Resolution

Notes/Details:

Inspection Item/Buyer Request:

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Notes/Details:

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Seller Response (check one): Agree to Repair Agree to Repair with Modification Offer Credit
Decline Other Proposed Resolution

Notes/Details:

[Add additional items as needed]

6. REPAIR COMPLETION TERMS

6.1 Unless otherwise agreed in writing, all agreed repairs will be completed by Seller prior to closing.

6.2 Where required by law or applicable code, repairs will be performed by appropriately licensed contractors. For other repairs, contractors or qualified professionals will be used if specified in Section 5 or as otherwise agreed in writing.

6.3 Unless otherwise stated in this Seller's Response, Seller will be responsible for the cost of agreed repairs.

6.4 Buyer shall have the right to verify completion of agreed repairs prior to closing in accordance with the purchase agreement and any access provisions therein.

Buyer may re-inspect repairs prior to closing.

6.5 Repair documentation. On or before [date to be determined], Seller will provide reasonable documentation of repairs completed (for example, receipts, invoices, permits, and warranties, if applicable).

6.6 Standards. Repairs will be completed in a good and workmanlike manner and, where applicable, in compliance with building codes and manufacturer specifications in effect at the time of repair.

7. SELLER CONCESSIONS OR CREDITS (IF APPLICABLE)

If Seller is offering concessions in lieu of or in addition to repairs, complete as applicable:

7.1 Closing Cost Credit to Buyer at Closing: \$ _____ subject to lender approval and applicable limits; applied to allowable closing costs as defined by the buyer's loan program.

7.2 Purchase Price Reduction: Reduce purchase price from \$ _____ to \$ _____.

7.3 Repair Escrow Holdback at Closing: \$ _____ to be held by [escrow/closing agent] under an escrow agreement acceptable to both parties, released upon completion of specified repairs described as follows: _____ . Deadline for completion: _____ . Disbursement terms: _____ .

7.4 Other Negotiated Concession: _____ in the amount of \$ _____ on the following terms :

All concessions are subject to lender , title , and escrow requirements and the terms of the purchase agreement .

8. NEGOTIATION AND AGREEMENT

This Seller's Response is a proposal and does not amend the purchase agreement unless and until accepted in writing by both parties . The parties may negotiate modifications to the purchase agreement , including price , credits , deadlines , and repair obligations , based on inspection findings and the terms set forth herein .

9. FAILURE TO REACH AGREEMENT

If the parties do not reach a written agreement regarding inspection -related issues within the time period provided in the purchase agreement , the buyer may have the right to terminate the agreement as provided therein , and any earnest money will be handled in accordance with the purchase agreement and applicable escrow instructions .

10. ADDITIONAL COMMENTS

11. SELLER SIGNATURE

SELLER PRINTED NAME 1	SELLER SIGNATURE 1
SELLER: PRINTED NAME:	SIGNATURE:
DATE:	

SELLER PRINTED NAME 2	SELLER SIGNATURE 2
CO-SELLER (IF APPLICABLE): PRINTED NAME:	SIGNATURE:
DATE:	

12. BUYER ACKNOWLEDGMENT (OPTIONAL)

By signing below , Buyer acknowledges receipt of and agrees to the Seller's Response, and the parties intend this document to amend the purchase agreement as applicable .

BUYER PRINTED NAME 1	BUYER SIGNATURE 1
BUYER: PRINTED NAME:	SIGNATURE:
BUYER DATE 1	
DATE:	

BUYER PRINTED NAME 2	BUYER SIGNATURE 2
CO-BUYER (IF APPLICABLE): PRINTED NAME:	SIGNATURE:
BUYER DATE 2	
DATE:	

This form is provided as a courtesy to My State MLS members and is open-source for use by any real estate professional who wishes to use it. **THIS IS A LEGALLY BINDING CONTRACT.** If you do not fully understand its terms, seek competent legal advice before signing.