

"AS IS" Addendum

The Property located at _____

is being offered "AS IS" with the following condition:

(Check One)

☐ (1) The property is being sold as-is, in its current condition. The buyer waives any inspections, including but not limited to termite, building, mechanical, plumbing, environmental, cosmetic, or structural inspections. The seller will not be responsible for making any repairs or corrections.

☐ (2) Although the property is being sold "As Is," the buyer has the right to request inspections, including but not limited to building, mechanical, termite, structural, or environmental inspections, to assess the property's condition. If the inspection results are unsatisfactory, the buyer may cancel the contract and receive a refund of the earnest money. The seller will not be responsible for making any repairs.

☐ (3) Although the property is being sold "As Is," the buyer retains all rights granted under the termite, building, mechanical, structural, and environmental inspection provisions of the contract, including the right to request repairs. The seller may choose to deny any such repair requests. If the parties are unable to reach a written agreement on repairs, the purchase agreement will be terminated, and the earnest money will be returned to the buyer.

Once a purchase agreement for a property sold "AS IS" is agreed upon and accepted, it becomes a legally binding contract for all parties involved.

All parties acknowledge that an "As Is" sale does not exempt the seller from the responsibility of completing a Seller's Property Disclosure Statement (when required). Additionally, all real estate agents are obligated to disclose any material adverse facts they are aware of or that are easily observable regarding the property's condition.

Seller		Buyer	
Seller		Buyer	