

Comprehensive Rider to the Residential Contract for Sale and Purchase

APPROVED BY THE FLORIDA BAR

When signed by all parties, the provisions below will be incorporated into the Florida Bar Residential Contract for Sale and Purchase between _____ (SELLER) and _____ (BUYER), covering the Property described as _____.

Buyer's Initials _____ Seller's Initials _____

L. RIGHT TO INSPECT AND RIGHT TO CANCEL

1. Instead of the Inspection Period provided in Paragraph 12(a), Buyer will have _____ (if not filled in, then fifteen) days from the Effective Date ("Right To Inspect Period") to complete any inspections of the Property Buyer chooses. During this time, the Seller must make utilities available for such inspections. Any inspections permitted under Paragraph 12 that the Buyer wishes to perform must be finished within this Right To Inspect Period.
2. If this Contract is cancelled or if the contemplated transaction does not close, Buyer must repair any damages caused by Buyer's inspections, restore the Property to its pre-inspection condition, and provide Seller with receipts showing payment for all completed work. This obligation continues even after termination of this Contract.
3. If Buyer decides, in Buyer's sole judgment, that the Property is not acceptable, Buyer may cancel this Contract by giving Seller written notice before the Right To Inspect Period expires. In that case, the Deposit will be returned to Buyer, and both Buyer and Seller will be released from all further responsibilities under this Contract, except as noted in Subparagraph 2 above.
4. If Buyer chooses to move forward with this Contract, or does not cancel before the Right To Inspect Period ends, then this Contract will remain valid, and:
 - (a) If Buyer completes inspections allowed by Paragraph 12 within the Right To Inspect Period and provides Seller with written notice of any items that require repair, replacement, treatment, or permitting, then Seller must cover the amounts required under Paragraph 9(a)(i), (ii), or (iii); or
 - (b) If Buyer (i) does not perform inspections under Paragraph 12 during the Right To Inspect Period, or (ii) does perform inspections but does not provide Seller with the required written notice or report under Paragraph 12(b)(i) or (c) within the time allowed, then—other than Seller's ongoing Maintenance Requirement—Buyer will be deemed to have waived Seller's responsibility to repair, replace, treat, or address any items not inspected and properly reported in time.