

Addendum to Residential Sale and Purchase Contract

If signed by all parties, the following terms will be added to the Residential Sale and Purchase Contract:

____ ("Seller")
between _____ ("Buyer")
and _____
for the Property located at _____

(____) (____) (____) (____). **C. As-Is Sale with Right to Inspect:** This section replaces Paragraphs 6 and 8 of the Contract but does not change Paragraph 9. Paragraph 5(a) Repair, WDO, and Permit Limits remain at 0%. The Seller provides no warranties other than title marketability. The Seller must maintain the Property in the same condition as of the Effective Date until Closing, except for normal wear and tear ("Maintenance Requirement"), and will transfer the Property in "as-is" condition without obligation to make repairs. The Buyer, at their own expense, may conduct inspections within ____ days after the Effective Date (10 days if left blank), known as the Inspection Period. These inspections must be performed by a licensed professional or by a Florida-licensed contractor qualified to inspect or repair the items being reviewed. If the cost of necessary repairs and treatments determined by Buyer's inspectors exceeds \$ _____ (\$250.00 if left blank), or if inspections reveal unpermitted work or open permits, the Buyer may cancel this Contract. To cancel, the Buyer must deliver written notice to the Seller within ____ days (5 days if left blank) after the Inspection Period ends. The notice must include the inspector's written report related to the issues and cost estimates from properly licensed contractors, and/or documentation of open or improperly closed permits. If the Buyer cancels on time, the Deposit will be refunded, releasing the Buyer from the Contract. If the Buyer does not complete inspections on time, the Buyer waives the right to inspect and accepts the Property in "as-is" condition. If inspections are performed, the Seller is required to complete all repairs identified in the Buyer's inspection reports. The Buyer must repair any damage caused by their inspections and return the Property to its pre-inspection condition. This Addendum takes precedence over any conflicting terms in the Contract. Buyer and/or Buyer's representative may conduct a final walk-through inspection on the day before Closing (or another agreed date) solely to confirm that the Seller has complied with the Maintenance Requirement and all other contractual obligations.