

Commercial Inspection Authorization

This document has legal implications. If you don't understand, consult your attorney.

The use of any capitalized terms not otherwise defined herein shall be given the same meaning as set forth in the Commercial Sale Agreement (COM-2000) under which this Inspection Authorization is issued.

Contract on Property located at:

_____ MO _____
Street Address City Zip Code County

Various types of inspections are available, including but not limited to those in §7 of the Agreement. The Buyer understands that inspections are strongly recommended, and the Buyer shall select and hire any inspector or service provider.

PLEASE CHECK AND COMPLETE APPLICABLE SECTION (A or B):

SECTION A: INSPECTIONS TO PROCEED

The Buyer has selected and will engage the following inspectors (*attach additional pages if necessary*). **Buyer accepts full responsibility for payment of all costs for inspections, whether or not the Buyer purchases the Property.** For each inspection, show whether "Buyer Arrange" or "Buyer's Agent Arrange" applies. Buyer confirms awareness that Buyer's Agent Buyer is strongly advised to conduct thorough inspection(s). Despite their availability and this advice, Buyer has decided inspections shall proceed only as outlined below (or as later directed by Buyer in writing before the Inspection Period ends). Buyer agrees to release and indemnify Buyer's Broker from any and all actions, claims, demands, losses, damages, and suits of any kind in any forum arising from Buyer's decision to waive any available inspection.

		Buyer to Schedule	Buyer's Broker to Schedule
_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
Type of Inspection	Provider		
_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
Type of Inspection	Provider		
_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
Type of Inspection	Provider		
_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
Type of Inspection	Provider		
_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
Type of Inspection	Provider		
_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
Type of Inspection	Provider		

Without altering the terms of the Contract, Buyer acknowledges and agrees that Buyer's Broker and its agents are not liable or responsible for the findings, errors, omissions, or actions of inspectors, contractors, or service providers.

BUYER Date **BUYER** Date
Print Name: _____ Print Name: _____

SECTION B: ALL INSPECTIONS WAIVED

Buyer waives the right to perform any inspections as outlined in the Contract. Buyer acknowledges that Buyer's Broker Buyer is strongly advised to have necessary inspection(s) conducted. Despite their availability and this advice, Buyer has chosen to waive all such inspection(s). Buyer agrees to release and hold Buyer's Broker from and against all actions, claims, demands, loss, damage, and suits of any kind in any forum arising directly due to Buyer having waived any available inspection.

BUYER Date **BUYER** Date
Print Name: _____ Print Name: _____