

Walk-Through Notice

This document carries legal significance. If you are unclear about its contents, seek advice from your attorney.

All terms defined in the Contract are incorporated into this Walk-Through Notice ("Notice"). This Notice modifies the Contract with respect to any terms agreed upon here, provided it is signed by both Buyer and Seller. Any terms of the Contract not specifically altered by this Notice remain fully effective. In case of any conflict between this Notice and the Contract, the terms of this Notice will prevail.

This Notice is provided in accordance with the terms of the Contract for the Property situated at:

_____ **MO** _____
Street Address City Zip Code County

Select this box if additional signatures are required and include the Additional Signature Page (MSC-5070).

The Buyer and Seller, by signing below, acknowledge that "Walk-throughs" are not intended for conducting any new inspections, but solely to verify that:

- (1) The Property remains in a similar condition as it was on the Effective Date; and
- (2) Any repairs that are necessary or agreed upon (if applicable) have been completed in accordance with the Contract.

Additionally, in exchange for the final walk-through and Buyer's inspection of the Property, Buyer hereby absolves the Brokers of any further duties, responsibilities, or obligations regarding the inspection and/or condition of the Property.

This Walk-through date and time: _____

PART A. BUYER'S NOTICE TO SELLER (Check and complete as applicable)

- 1. Buyer chooses to forgo the final walk-through and is content with the Property's condition.
- 2. Buyer has completed a walk-through and is satisfied with the Property's condition.
- 3. Buyer has completed a walk-through and has identified (as detailed below) one or more issues:
 - A) do not remain in the same general condition as on the Effective Date; or
 - B) have not been completed as outlined and agreed upon in the Inspection Notice and/or as mandated by the Contract.

As a result, Buyer requests that the following items be addressed as outlined below within ____ days (1 day if none specified) from the date of this Notice (please list the issues and the requested resolutions): **Note: A financial adjustment could impact the terms of the Buyer's loan.**

BUYER Date
Print Name _____

BUYER Date
Print Name _____

PART B: SELLER'S RESPONSE TO BUYER (check and complete as applicable)

- 1. Seller agrees to resolve all items listed above.
- 2. Seller refuses to address any of the items listed.
- 3. Seller will not address all items listed in A3 above and submits the following counter-offer: _____

SELLER Date
Print Name _____

SELLER Date
Print Name _____

PART C: BUYER'S RESPONSE (check one)

- 1. Buyer AGREES to Seller's Response in Part B above.
- 2. Buyer DOES NOT AGREE to Seller's Response in Part B above. (A Contract Amendment (MSC-2000) may be used to document any further resolutions not agreed upon here.)

BUYER Date
Print Name _____

BUYER Date
Print Name _____