

WAIVER of WARRANTY and REDHIBITION RIGHTS ADDENDUM

ADDENDUM TO AGREEMENT TO PURCHASE AND SELL

Property Address: _____

Date of Agreement: _____

Between: _____ ("SELLER")

And: _____ ("PURCHASER")

The undersigned parties agree to the following:

Provided the Purchaser is satisfied with the results of all inspections conducted under the **Property Condition/Inspection** section of the Agreement to Purchase and Sell referenced above, the Purchaser agrees that **the following clause will be included in the Act of Sale and will become effective only at the time of the Act of Sale:**

AS-IS, WHERE-IS CONDITION DISCLOSURE

It is mutually agreed that the property, including all improvements and any fixtures such as plumbing, electrical systems, mechanical components, heating and air conditioning units, built-in appliances, and all other elements located on the property, is being sold by the Seller and accepted by the Purchaser in "**AS IS, WHERE IS**" condition.

The Seller makes **no warranties of any kind** regarding the property—including, but not limited to, its boundaries (metes and bounds), zoning classification, functionality, or fitness for the Purchaser's intended use—regardless of whether defects are visible or hidden.

The Purchaser fully and unconditionally **waives any rights** to recover any portion of the purchase price due to such defects or issues.

The Purchaser further acknowledges that **neither the Seller nor anyone acting on the Seller's behalf** has made any written or verbal statements, representations, or guarantees—whether direct or indirect—about the quality, condition, or characteristics of the property. The Purchaser confirms that they have had full access to the property and have had the opportunity to conduct any inspections or tests deemed necessary for their protection and decision-making.

WAIVER OF WARRANTIES AND REHABILITATION RIGHTS

The Purchaser expressly waives the following:

- The warranty of fitness for the intended purpose
- The warranty against redhibitory vices or defects—whether known or unknown—under Louisiana Civil Code Articles 2520 through 2548, and any other applicable state or federal laws

The Purchaser also waives any claim to a refund or reduction in the purchase price based on redhibition, as provided under Louisiana law.

By signing below, the Purchaser confirms and acknowledges full understanding and acceptance of these waivers and affirms their **intentional exercise of the right to waive warranties**, as allowed by Louisiana Civil Code Articles 2520 through 2548.

This agreement becomes a binding part of the original **Agreement to Purchase and Sell** once signed by both the Purchaser and Seller.

Purchaser	Date/Time
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Seller	Date/Time
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Purchaser	Date/Time
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Seller	Date/Time
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