



Addendum to Purchase Agreement

Property _____

This Addendum is attached to and shall become part of the Purchase Agreement dated: _____.

CONDITION OF PROPERTY: Purchaser acknowledges / agrees that Purchaser has been given the opportunity to inspected the property and has also been granted the opportunity to request and obtain third-party inspections and professional opinions concerning every aspect of the condition of, legal and title status of, boundaries of, environmental condition of, the safety of, tax ramifications of, and suitability of the property for Purchaser's intended use. Purchaser therefore purchases the property in "AS-IS" condition. Purchaser further agrees that the Listing Broker and/or their Agents have not made any representations or warranties concerning the condition of the property. Purchaser agrees that information provided in the Multiple Listing Service description of this property and other promotional materials are not warranted or guaranteed by the Listing Broker and/or their Agents and is/are not representations by the Listing Broker and/or their Agents concerning the property.

HOLD HARMLESS: Purchaser and Seller acknowledge that no representation, promises, guaranties, or warranties of any kind including, but not limited to, representations as to the condition of the premises were made by Listing Broker and/or their Agents and/or their employees. Purchaser and Seller hold Listing Broker and/or their Agents and/or their employees, respectively, harmless and hereby indemnify them from and against all claims, actions or suits for damage of any nature whatsoever arising from their actions regarding this Agreement or the transaction.

APPRAISAL: If this purchase will be financed in whole or part by a loan secured by a mortgage, Purchaser agrees to provide written evidence acceptable to Seller that the Property has been appraised at an amount necessary to secure Purchaser's mortgage by 5:00 PM on _____. If for whatever reason Purchaser cannot provide an acceptable appraisal in this time frame, then Seller may in Seller's sole discretion, terminate the Agreement in writing. In such a case, Seller shall return any earnest money deposit to Purchaser, contrary language in the Purchase Agreement notwithstanding.

MORTGAGE COMMITMENT: If this purchase will be financed in whole or part by a loan secured by a mortgage, Purchaser agrees to provide Seller written evidence from their lender that the mortgage is 100% clear to close by 5:00 PM on _____. If for whatever reason Purchaser cannot provide a firm clear to close in this time frame, then Seller may in Seller's sole discretion, terminate the Agreement in writing. In such a case, Seller shall return any earnest money deposit to Purchaser, contrary language in the Purchase Agreement notwithstanding.

By signing this Addendum, Purchaser and Seller accepts all applicable terms herein.

Seller Date

Buyer Date

Seller Date

Buyer Date

Witness Date

Witness Date