

Date: _____

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Addendum to Purchase Agreement between parties dated _____, 20____, pertaining to the purchase and sale of the property at:

CONDITION OF PROPERTY: The property being purchased by Buyer, including the improvements, fixtures, appliances and personal property, if any, is not new, and is being purchased "AS IS".

RIGHT AND DUTY OF INSPECTION: Buyer shall have the right and duty to inspect the property or to have the property inspected by a person of Buyer's choice, at Buyer's expense. Seller, makes no covenant, representations, or warranty as to the suitability of the property for any purpose whatsoever or as to the physical condition of the property. Buyer shall have the right to make a pre-closing inspection of the property, to determine that the property is in the same condition as of the date of this agreement. Seller agrees to provide reasonable access to the property to buyer and inspectors representing buyer. Buyer agrees to indemnify and hold harmless seller from any loss or liability resulting from the buyer's inspections of the property. Buyer further agrees to restore the property to its condition as of the effective date of this contract as a result of buyer's inspections and activities.

SETTLEMENT IS FINAL: It is understood the Buyer accepts the property "AS IS". Any warranties, express or implied, of the physical condition of the property contained in this purchase agreement are void. The Seller has no further responsibility or liability with respect to the condition of the property. Buyer hereby waives, releases, acquits, and forever discharges Seller, its employees, agent, or Trustee or any other person acting on behalf of Seller or Trustee, of and from any and all claims, actions, causes of action, demands, rights, damages, costs, expenses, or compensation whatsoever, direct or indirect, known or unknown, foreseen or unforeseen which Buyer now has or which may arise in future on account of or in any way growing out of or in connection with any physical characteristics or existing conditions. This provision shall survive delivery of the deed.

By: _____
Seller Date

Buyer Date

Seller Date

Buyer Date