

AS IS ADDENDUM

Property Address _____

This addendum is made a part of the Real Estate Purchase Contract by and between the below-referenced Seller and Buyer, and together with that document shall constitute joint escrow holder. Buyer and Seller agree as follows:

The subject property is not new and neither Seller nor Broker or Agent warrant the condition of the property. The Property is sold in its "AS IS" condition. This Addendum supersedes all other provision in the Purchase Contract regarding warranties, maintenance, and condition of the property, except those relating to the destruction of improvements, risk of loss and leaving the property free of debris and personal property. Notwithstanding the provision, until possession is delivered to the Buyer, Seller shall maintain the property and its improvements (structure, pool/spa, grounds, landscaping, etc.) in the same general condition as on date of acceptance. Seller agrees to permit Buyer and all of Buyer's representatives reasonable access to the property to complete those inspections deemed necessary by Buyer.

Buyer has been advised to carefully inspect the property personally and to obtain written inspection reports from qualified experts regarding all systems and features of the property, including boundary lines, lot and dwelling size, roof, plumbing, electrical, appliances, sewers, septic system, soil condition, foundation, heating, air conditioning, structural components, pool/spa and related equipment, and any possible environmental hazards, infestation, or infection of mold.

Buyer understands and acknowledges that, regardless of what is disclosed by the Seller or anyone else, or what is or could be discovered by the Buyer's experts, Seller will not correct, replace, or repair anything except as otherwise agreed to in writing.

Unless another time limit is specified in the Purchase Contract, Buyer will notify Seller in writing 15 (fifteen) calendar days from date of acceptance that the condition of the property in its present "AS IS" condition. If Buyer determines the Property is unacceptable, then the Purchase Contract shall terminate, and Buyer's unused deposit shall be returned to Buyer.

Buyer acknowledges Buyer is not relying upon any representation by Seller or any Broker or Agent in the transaction as to the condition of the property, its size, location of boundary lines or permitted uses. Buyer is not relying upon Seller or any Broker or Agent in the transaction to investigate the property other than as disclosed in writing by Seller and Broker or Agent. Buyer expressly agrees that Buyer is relying exclusively upon Buyer's own inspection and the opinion of experts retained by Buyer as to the condition and use of the property.

The parties understand and acknowledge that Seller is still obligated by law to disclose all known facts of a material nature. The parties do not intend by this Addendum to waive any provision of the law requiring either Seller or the Broker or Agent to furnish disclosure statements or existing reports, nor do the parties intend to waive any provisions of local laws requiring specific disclosures, inspection, or reports.

SELLER _____	_____	_____
Printed Name	Signature	Date

SELLER _____	_____	_____
Printed Name	Signature	Date

BUYER _____	_____	_____
Printed Name	Signature	Date

BUYER _____	_____	_____
Printed Name	Signature	Date