



Addendum to Contract for Residential Sale and Purchase

1 If initialed by all parties, the terms below will be incorporated into the Contract for Residential Sale and Purchase
2* between _____ ("**Seller**")
3* and _____ ("**Buyer**")
4* concerning the Property described as _____
5 _____

6* (____) (____) - (____) (____) **C. As Is with Right to Inspect:** This clause replaces Paragraphs **6** and **8** of this
7 Contract but does not modify or replace Paragraph **9**. Paragraph **5(a)** Repair, WDO, and Permit Limits are 0%. **Seller**
8 makes no warranties other than marketability of title. **Seller** will keep the Property in the same condition
9 from Effective Date until Closing, except for normal wear and tear ("Maintenance Requirement"), and will
10 convey the Property in its "as is" condition with no obligation to make any repairs. **Buyer** may, at **Buyer's**
11* expense, by _____ (within 10 days after Effective Date if left blank) ("Inspection Period") make
12 any inspections of the Property that **Buyer** deems necessary. The inspections will be by a person who specializes in
13 and holds a license (if required by law) to conduct home inspections or who holds a Florida license to repair
14 and maintain the items inspected. If the cost of treatment and repairs estimated by **Buyer's** inspectors is greater
15* than \$_____ (\$250.00 if left blank) or if **Buyer's** inspections reveal open permits or improvements that
16 have been made to the Property without required permits, **Buyer** may cancel this Contract by delivering written notice
17* to **Seller** within _____ days (5 days if left blank) after expiration of the Inspection Period. For the cancellation to be
18 effective, **Buyer** must include with the written notice a copy of the portions of the inspector's written report dealing
19 with the items to be repaired and treatment and repair estimates from the inspector or person(s) holding an
20 appropriate Florida license to repair the items inspected or any written documentation of open permit(s) or permit(s)
21 that were not obtained when required. Any conditions not reported in a timely manner will be deemed acceptable to
22 **Buyer**. If **Buyer** fails to timely inspect, **Buyer** waives the right to inspect and accepts the Property "as is." **Seller** will
23 provide access and utilities for **Buyer's** inspections. **Buyer** will repair all damage to the Property resulting from the
24 inspections and return the Property to its pre-inspection condition; this obligation will survive termination of this
25 Contract. **Buyer** and/or **Buyer's** representative may, on the day before Closing or at any other time agreeable to
26 the parties, walk through the Property solely to verify that **Seller** has met the Maintenance Requirement and
27 other contractual obligations.