ADDENDUM TO PURCHASE AGREEMENT OF REAL ESTATE

DATE: _____

PROPERTY ADDRESS: _____
SELLER: _____
BUYER: _____

It is understood and agreed to by all parties with their signatures affixed hereto that the provisions of this Addendum shall become a permanent part of the subject Purchase Agreement. In the event of any inconsistencies between the provisions of this Addendum and the Purchase Agreement, this Addendum shall control.

Therefore, notwithstanding anything to the contrary contained in the subject Purchase Agreement, Buyer and Seller hereby mutually agree as follows.

1. Seller has never been an owner-occupant of the Property, which is being sold "AS-IS" with all defects of any kind. Buyer acknowledges and agrees that the Property is purchased and will be conveyed by Seller AS-IS, WHERE IS, WITH ALL FAULTS except with regard to any repairs Seller agrees to make in accordance with Section 11(C) of the Contract. Buyer acknowledges and agrees that Seller shall have no liability or obligation to Buyer with regard to any aspect of the physical condition of the Property, whether environmental, structural or otherwise. Buyer acknowledges and agrees that neither Seller nor Seller's Broker has made any representations regarding any aspect of the Property or surrounding area. These acknowledgments and agreements shall survive the closing of the subject Purchase Agreement and the conveyance of the Property.

2. No post-closing obligations or liabilities, including, without limitation, any contingent obligations and liabilities under the subject Purchase Agreement.

3. The Property is being sold in accordance with the terms herein with no representation or warranty of any kind by Seller (unless required by law), whether express or implied, as to the physical condition of the Property, including any environmental condition, fitness of the Property for any particular purpose, or any other attribute of the Property.

4. Seller shall convey title via Special Warranty Deed, Limited Warranty Deed, Covenant Deed, or Deed C, as applicable.

5. Seller shall have no obligations during the term of the subject Purchase Agreement that materially alters its existing obligations to the Property.

6. In the event Seller is required to provide a gap indemnity to the Title Company, such indemnity shall not exceed ten (10) days.

7. Closing shall be scheduled to occur no less than ten (10) business days from the effective date of the subject Purchase Agreement.

Seller Name: _____ Date: _____
Signature: _____

Seller Agent Name & Agency: _____ Date: _____
_____
Signature: _____

Buyer Name: _____ Date: _____
Signature: _____

Buyer Name: _____ Date: _____
Signature: _____

Buyer Agent Name & Agency: _____ Date: _____
_____
Signature: _____