

Residential Sale and Purchase Contract: Comprehensive Addendum
FLORIDA ASSOCIATION OF REALTORS®

1* The clause below will be incorporated into the Contract between

Mr. Seller
Mrs. Seller

2* (Seller) and

Mr. Buyer
Mrs. Buyer

3 (Buyer) concerning the Property described as

4* *****

5 only if initialed by all parties:

6 **PROPERTY**

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

Buyer (____) (____) and Seller (____) (____) acknowledge receipt of a copy of this page.

PREPARED BY: Tom Scaglione, ABR, e-PRO, REALTOR

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Buyer(s) _____

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Seller(s) _____

