Egyptian Board of REALTORS®, Inc

Addendum A

**CONDITION OF PREMISES & INSPECTION (BUYERS NOTICE)**

**Residential Sales Contract Dated** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Property Address\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

*BUYER(s) NOTICE (Due to Seller in accordance with the number of days set forth in Par. 11A)*

 Accepts the property without further repairs. Buyer has inspected, or caused inspection of the property, and accepts the property in its

 present “AS IS” condition hereby agreeing to removal of the contingency outlined in Paragraph 11(A) of the Contract.

The Inspection(s) authorized and performed in accordance with Paragraph 11(A) of the aforementioned Contract disclosed material defects which are unacceptable to the Buyer(s). A copy of the pertinent pages of the inspection report are attached to this notice.

 The following listed defects are unacceptable to the buyer(s) who request the Seller(s) to repair in accordance with, paragraph 11(A) (1) of the aforementioned Contract, or as may be separately agreed by the parties:

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 Buyer hereby terminates the Contract per Paragraph 11 (A) (1) of the Contract.

*Response due to Buyer within \_\_\_\_\_\_\_\_\_\_calendar days of receipt of Buyer’s Notice.*

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*Buyer Date/Time Buyer Date/Time*

*SELLER(s) RESPONSE*

 Will arrange for the corrections of defects, in a professional and workman like manner at Seller(s) expense in accordance with 11(A) (1) of the applicable Contract. The Buyer or Buyers authorized inspectors will have access to re-inspect or evaluate the completed repairs after said repairs are completed, but in any event final inspection and “walk through” shall be completed within four (4) calendar days prior to closing, as set forth in Paragraph 11 of the Contract.

 Seller(s) agree to correct ONLY those defects set forth below**.**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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 Seller(s) agree to allow the buyer a credit of $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ at closing in lieu of making repairs.

 Seller(s) will not correct any defects or make allowances or credits. Buyer is entitled to a full return of earnest money

 *Response due to Seller within \_\_\_\_\_\_\_\_\_\_calendar days of receipt of Seller’s Response*

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*Seller Date/Time Seller Date/Time*

*BUYER(s) RESPONSE*

 Accepts the SELLER(s) proposal above but reserves the right to re-inspect the repairs for satisfactory completion.

 Accepts the SELLER(s) proposal above and hereby waives the inspections contingency as outlined in Paragraph 11(A) of the Contract and moves to Closing.

 Accepts the SELLER(s) Proposal. Buyer accepts property with a credit due at closing for the listed repairs and hereby waives the inspections contingency as outlined in Paragraph 11(A) of the Contract and moves to Closing.

 Accepts the SELLER(s) Proposal. BUYER(s) accepts the property without correction of any defects and hereby waives the Inspection contingency as outlined in Paragraph 11(A) of the Contract and moves to closing.

 Buyer hereby terminates the Contract per Paragraph 11(A) (1) of the Contract and is entitled to full return of earnest money.

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*Buyer Date/Time Buyer Date/Time*

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