

**AS-IS ADDENDUM TO CONTRACT
“SELLER’S DISCLOSURE”**

Seller’s Name: _____

Property Address: _____

Neither Seller or any persons acting as Seller’s representative has occupied the property.

Purchaser hereby acknowledges that the Seller shall not be providing Purchaser with a Real Estate Transfer Disclosure Statement and/or Certificate of Occupancy with respect to the property. The Seller is without knowledge to the land, or any other equipment found on or around the property because the Seller has never occupied the property.

Purchaser hereby waives any requirement that the Seller furnishes Purchaser with any such disclosure statement; and hereby releases Seller from any and all liability resulting from the non-delivery of such disclosure statement.

Purchaser acknowledges that it is the Purchaser’s sole and absolute responsibility to obtain inspection reports by qualified professionals on the property and to determine the presence of any toxic or hazardous substances on the property, including, but not limited to, radon, asbestos and lead paint, which would make the property uninhabitable or dangerous to the health of the occupants or otherwise not in compliance with the law, or any other factor regarding the condition of the property about which the Purchaser may be concerned. Purchaser acknowledges that it is the Purchaser’s sole and absolute responsibility to conduct any and all inspections and assessments including but not limited to feasibility, surveys, building permits, and possible sinkhole activity and/or analysis deemed necessary to determine Purchaser’s satisfaction of the property’s zoning and zoning restrictions, soil and grade, and to determine the suitability for the Purchaser’s intended use.

PURCHASER UNDERSTANDS, ACKNOWLEDGES AND AGREES THAT NEITHER SELLER NOR ANY PERSON ACTING AS SELLER’S REPRESENTATIVE IS MAKING ANY WARRANTIES OR REPRESENTATIONS EITHER EXPRESSED OR IMPLIED, AS TO THE CONDITION OF THE PROPERTY. THE PROPERTY IS BEING CONVEYED TO PURCHASERS IN ITS’ “AS IS WHERE IS” CONDITION. IT IS THE RIGHT AND RESPONSIBILITY OF THE PURCHASER TO INSPECT THE PROPERTY AND TITLE. PURCHASER MUST SATISFY THEMSELVES AS TO THE CONDITION OF THE PROPERTY AND TITLE. TIME IS OF THE ESSENCE.

This “As-Is” addendum supersedes any/all provisions in the contract.

ACKNOWLEDGMENT OF SELLER’S AND BUYER’S:

Seller: _____	Date: _____
Seller: _____	Date: _____
Buyer: _____	Date: _____
Buyer: _____	Date: _____