



“As Is” Condition Rider

When executed by all parties this document will become a legally binding and enforceable contract.

This Rider is attached to and a part of a certain real estate contract dated _____, 20____
by and between _____(Seller)
and _____(Buyer) for
the purchase and sale of the Property commonly known as:

Address: _____
City: _____ Zip: _____ County: _____ Township: _____

- 1. This Contract is for the sale and purchase of the real estate in its “As Is” condition as of the date of this Rider. Buyer acknowledges that no representations, warranties or guarantees with respect to the condition of the real estate have been made by Seller or Seller’s Designated Agent other than those known defects, if any, disclosed by Seller.
2. Buyer may conduct an inspection at Buyer’s expense. In that event, Seller shall make the real estate available to Buyer’s inspector at reasonable times. Buyer shall indemnify Seller and hold Seller harmless from and against any loss or damage caused by the acts or negligence of Buyer or any person performing any inspection.
3. In the event the inspection reveals that the condition of the real estate is unacceptable to Buyer and Buyer so notifies Seller within five (5) business days after the date of contract acceptance, this contract shall be null and void. Failure of Buyer to notify Seller, or to conduct said inspection, operates as a waiver of Buyer’s right to terminate the contract under the terms of this paragraph and this contract shall remain in full force and effect.

Dated this _____ day of _____, 20_____.

Seller(s)

Buyer(s)

Print Name(s)

Print Name(s)