



EGYPTIAN BOARD OF REALTORS®, INC
Addendum A
CONDITION OF PREMISES (BUYER'S NOTICE)



Reference Sales Contract Dated _____ **Address** _____

BUYER'S NOTICE (Due to Seller in accordance with the number of days set forth in the terms of the Sales Contract.)

- ☐ 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 the terms of the Sales Contract.
- ☐ The Inspection(s) authorized and performed in accordance with the terms 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 the Contract, or as may be separately agreed by the parties:
- _____
- _____
- _____

Response due from Seller to Buyer within _____ **calendar days of receipt of Buyer's Notice.**

_____	Date/Time	_____	Date/Time
Buyer		Buyer	

SELLER(s) RESPONSE

- ☐ Will arrange for the corrections of defects, in a professional and workman like manner at Seller(s) expense in accordance with the terms 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 the terms of the Contract.
- ☐ Seller(s) agrees to correct ONLY those defects set forth below.
- _____
- _____

- ☐ 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 from Buyer to Seller within _____ **calendar days of receipt of Seller's Response**

_____	Date/Time	_____	Date/Time
Seller		Seller	

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 the terms 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 the terms 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 the terms of the Contract and moves to closing.
- ☐ Buyer hereby terminates the Contract per the terms of the Contract and is entitled to full return of earnest money.

_____	Date/Time	_____	Date/Time
Buyer		Buyer	