

RE/MAX Advantage Home Inspection and Repair Request Addendum

This is an Addendum to that Real Estate Purchase Agreement (REPA) with an offer date of _____, 20____. Including all prior Addenda and/or Counter Offers between _____ as Buyer, and _____ as Seller, regarding the Property commonly known as _____, city of _____, county of _____, state of Nevada. The following terms are hereby incorporated as part of the REPA and to the extent these terms modify or conflict with any provisions of the REPA, including all prior Addenda and/or Counter Offers, these terms shall control. All other terms of the REPA, including all prior Addenda and/or Counter Offers not modified shall remain the same:

1. BUYER'S NOTICE

- A. Buyer has reviewed and approved the Certified Home Inspection Report for the Property and hereby removes the home inspection contingency. NOTE: SECTIONS 2 AND 3 OF THIS ADDENDUM ARE NON-APPLICABLE.
- B. Buyer has reviewed and disapproves the Certified Home Inspection Report for the Property and requests that the Seller perform the following repairs: NOTE: IF CERTIFIED HOME INSPECTION REPORT IS DISAPPROVED, BUYER MUST (A) Identify specific items within the report to which buyer objects, and (B) Attach a copy of relevant pages from the Certified Home Inspection Report identifying those items.

Failure of seller to respond within 3 calendar days of signed and dated addendum is deemed acceptance of all repair items requested. If the contingency period expires prior to the "Seller's Response" and "Buyer's Reply" the "Due Diligence" contingency period is extended for finalization of this matter until this document is fully executed.

INITIAL HERE

SIGN AND DATE

BUYER _____ DATE _____ BUYER _____ DATE _____

2. SELLER'S RESPONSE TO BUYER'S NOTICE/REQUEST FOR REPAIRS: Seller acknowledges receipt of Buyer's request for repairs and responds as follows:

- A. _____ Seller agrees to correct all the conditions listed in Section 1 (BUYER'S NOTICE) to which Buyer has objected.
- B. _____ Seller agrees to correct only the following conditions:

Buyer Initials: _____ Date: _____
Buyer Initials: _____ Date: _____

Seller Initials: _____ Date: _____
Seller Initials: _____ Date: _____

INITIAL AND DATE

Property Address: _____

C. _____ Seller proposes these remedies, which may include repairs and/or other remedies:

D. _____ Seller declines to make any of the repairs listed in Section 1 of this Addendum to which Buyer has objected.

SELLER _____ DATE _____

SELLER _____ DATE _____

3. BUYER'S REPLY TO SELLER'S RESPONSE:

- A. _____ Buyer waives the Certified Home Inspection contingency in its entirety, and agrees to proceed with the closing of the Property as provided in the Real Estate Purchase Agreement.
- B. _____ Buyer accepts Seller's response as noted in Section 2 of this Addendum and agrees to proceed with the closing of the Property as provided in the Real Estate Purchase Agreement subject to inspection of completed repairs.
- C. _____ Buyer rejects Seller's response and disapproves of the Certified Home Inspection Report and rescinds the Real Estate Purchase Agreement. Buyer's earnest money shall be returned to the Buyer minus costs or expenses of third parties as agreed in the Real Estate Purchase Agreement.
- D. _____ Buyer rejects Seller's response and elects to offer the Seller a revised Home Inspection and Repair Request Addendum as attached; and Buyer hereby requests a three (3) calendar day extension of the Certified Home Inspection contingency.

Seller's initials below indicates acceptance of buyer's request for extension of the Certified Home Inspection Contingency as noted in this paragraph.

BUYER _____ DATE _____

BUYER _____ DATE _____

PLEASE SIGN AND DATE

Buyer Initials: _____ Date: _____

Seller Initials: _____ Date: _____

Buyer Initials: _____ Date: _____

Seller Initials: _____ Date: _____

INITIAL AND DATE