KELLER WILLIAMS REALTY

ADDENDUM TO CONTRACT

Date: _____

Seller: _____

Buyer: _____

Property: _____

A. This contract is contingent upon the buyer's approval of a home inspection to be done by a company of buyer's choice at buyer's expense within 15 days of acceptance. Buyer must, within 5 days from the end of the inspection period, deliver written notice if buyer is not satisfied, in buyerôs sole discretion, with the inspection. In the event buyer is not satisfied with the home inspection, buyer has the right to declare the contract null and void and the immediate return of buyerôs deposit(s). Buyer retains right to final walk-through inspection.

B. Buyer(s) and seller(s) agree any workmen, contractors, inspectors or experts recommended by the listing or selling agents are for the buyer(s) or seller(s) convenience only and such workmen, contractors, inspectors or experts should be retained based on buyer(s) and seller(s) research and discretion.
Buyer(s) and seller(s) agree to hold Keller Williams Realty and their associates from any responsibility regarding the findings of any inspections.

C. Buyer(s) and seller(s) agree to rely on themselves and those licensed to give professional advice regarding compliance with or any aspect of the property including, and not limited to zoning, use restrictions, lot size, availability of improvement services, school districts, presence of hazardous materials, square footage or dimensions, radon, flood plain designation, roofing, mechanical, electrical, plumbing, appliances and other appurtenances conveyed with the sale. The real estate agents opinions, if any, have been only in marketing and sales negotiations.

D. This contract is contingent on buyer's review and approval of a current Seller's Property Disclosure Statement within 7 days of receipt of said statement.

E. Buyer(s) shall pay a $_____ commission to Keller Williams Realty at closing.

F. Buyer is being represented by Keller Williams Realty and requests commission paid by seller to Keller Williams Realty to be ___% of purchase price with no other fees charged.

G. This contract is contingent upon subject property appraising at or above sales price or buyer may cancel the contract and be refunded all deposit money.

_____ _____ _____
Buyer Buyer Date

_____ _____ _____
Seller Seller Date