

"As Is" Addendum

This addendum is made part of the Real Estate Purchase Contract and Receipt for Deposit

Dated _____ between _____ (Buyer)
and _____ (Seller) regarding the real property
described as _____.

Buyers acknowledge they are purchasing the property in its present "as is" condition solely in reliance on buyers own investigation and that no representation or warranties of any kind whatsoever, express or implied, have been made by Coastal Pacific Real Estate, their Agents, the Sellers or the Buyers Broker.

Buyers acknowledge Coastal Pacific Real Estate, their agents and the Buyers Broker have strongly advised them to obtain any and all inspections, reports and data deemed necessary and prudent from experts of their choice, including, but not limited to physical inspections, roof, environmental inspections (asbestos, moisture, mold, gases, etc.), square footage, data, appropriate insurance, surveys, covenants, conditions, restrictions, HOA, any architectural plans, drawings, permits, receipts, inventory of materials or data regarding the construction and inquiries of the appropriate agencies, such as County Planning and Zoning. Buyers further acknowledge they have not relied on any representation by Coastal Pacific Real Estate, their Agents, Buyers Broker, their Agents or the Sellers concerning the condition of the property.

Buyers and Sellers acknowledge their agents have advised them when purchasing, selling, short-selling or exchanging residential or investment property they should seek the counsel of an accountant and/or attorney to obtain professional tax, vesting/title and legal advice. Licensed real estate agents cannot provide advice regarding specific tax or legal consequences.

The undersigned acknowledges receipt of a copy hereof:

DATE: _____

DATE: _____

BUYER: _____

SELLER: _____

BUYER: _____

SELLER: _____