“AS IS” DISCLOSURE

PROPERTY ADDRESS: __________________________________________________________

The term “AS IS” is open to broad interpretation. Customarily it is meant to convey the concept that something is being purchased in its current condition and the Seller is not going to make any repairs on it. (NOTE: The Seller, by law, is required to disclose to the Buyer any known defects and “AS IS” does not relieve the Seller from that obligation). The Buyer is assuming responsibility for the property with no warranty or guarantee from the Seller. Caveat Emptor, “let the buyer beware!” is what a prudent buyer needs to be when purchasing “AS IS”. This is not suggesting that a property may have a lot of problems, but rather it is to urge and encourage the Buyer(s) to make certain that they use every means available to them by way of various inspections, in order to determine to their satisfaction, the integrity of the property.

The following list of some of the more common inspections available in helping to evaluate the property the Buyer is purchasing in “AS IS” condition. The Buyer is URGED to order any or all of these inspections, and others if they desire.

PEST CONTROL INSPECTION    ROOF INSPECTION
PROPERTY INSPECTION    ELECTRICAL INSPECTION
HEAT & AIR CONDITIONING INSPECTION    SEWER INSPECTION
SEPTIC TANK INSPECTION    POOL & SPA INSPECTION
WELL & WATER QUALITY TESTS    ASBESTOS INSPECTION
RADON TEST    LOCAL BUILDING CODES
GEOLOGICAL HAZARD REPORTS    ENVIRONMENTAL REPORTS
FLOOD ZONE REPORTS    TOXIC WASTE REPORT
LEAD BASED PAINT TEST    ANY OTHER DESIRED

Buyer(s) hereby acknowledges receiving a copy of this “AS IS” Disclosure and does agree to hold SELLER(s) and COLDWELL BANKER GUIDENCE REALTY, IT’S BROKERS, AGENTS & EMPLOYEES harmless, without warranty, guarantee or recourse as to the condition of the above property.

__________________________________  ______________________________
 DATE       DATE
__________________________________  ______________________________
 BUYER       SELLER
__________________________________  ______________________________
 BUYER       SELLER
__________________________________  ______________________________
 BUYER’S AGENT     SELLER’S AGENT

REV. 04/30/2013