

# Addendum to Contract – Repair Agreement

This Addendum has been prepared by the attorneys at **Landmark Title**

Note: This Addendum is recommended for use with the “AS IS” Residential Contract for Sale and Purchase.

Addendum No. \_\_\_\_\_ to the Contract with the Effective Date of \_\_\_\_\_ between \_\_\_\_\_ (Seller) and \_\_\_\_\_ (Buyer) concerning the Property described as \_\_\_\_\_ (the “Contract”).  
Seller and Buyer make the following terms and conditions part of the Contract:

Seller shall make the following repairs, replacements and/or treatments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

A copy of the portion of the inspection report dealing with these items  is attached or  will be forwarded separately (*select one*).

The repairs, replacements and/or treatments shall be completed by appropriately licensed persons in a good and workmanlike manner in accordance with all applicable laws and building code, within ten (10) days after signing this Addendum and receipt by the Seller of written notice of Buyer’s loan approval, if applicable. Seller shall notify Buyer in writing upon completion of all agreed upon repairs/replacements/treatments and provide copies of all receipts for same at that time. Buyer may, within 3 days of receipt of such notice and delivery of such receipts, reinspect the Property solely to verify Seller has completed the agreed upon repairs/replacements/treatments. No additional repair/replacement/treatment issues may be raised as a result of this reinspection. The Closing Date will be extended as necessary solely to accommodate the timelines in this Addendum.

Except as modified by this Addendum, the Contract shall remain in full force and effect. In any conflict of terms between this Addendum and the Contract, the terms of this Addendum shall govern.

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Seller Date

\_\_\_\_\_  
Seller Date

