

"AS-IS" CONDITION - ADDENDUM

Addendum to Real Estate Purchase Contract

(NOT TO BE USED WITH RESIDENTIAL INSPECTION ADDENDUM OR RELATED REPAIR ADDENDUM)

(For the Exclusive Use of Realtor® Members of the Central Illinois Board of Realtors®)

This Addendum is attached to and made part of the Real Estate Purchase Contract for the property at

PROPERTY: _____

The parties further agree as follows:

Any conflicts between this Addendum and the Real Estate Purchase Contract referenced above shall be settled in favor of this Addendum. Unless expressly set forth in the Contract and/or in the Residential Real Property Disclosure Report, if applicable, Seller has made no representations concerning the physical condition of the Real Estate, including the building, improvements, fixtures, equipment and appliances thereon and the environmental condition thereof.

For the purpose of this Addendum the phrase "in its present AS-IS condition" shall mean at the time of Contract acceptance. Buyer shall have the right for a final walk-through at any time prior to closing or possession, whichever occurs first, for the purpose of determining whether any material changes have occurred since the Contract acceptance date. Except for damage by casualty which shall be governed by paragraph 14 of the Real Estate Purchase Contract, Seller warrants that any material changes in the Real Estate that occur between the Contract acceptance date and the time of closing or possession, whichever occurs first, will be remedied at Seller's expense.

Buyer is fully familiar with the physical condition of the Real Estate, including the building, improvements, fixtures, equipment and appliances thereon and the environmental condition thereof, and waives all inspections. **BUYER, THEREFORE, AGREES TO ACCEPT THE REAL ESTATE AT CLOSING IN ITS PRESENT "AS-IS" CONDITION.**

Buyer acknowledges and agrees that neither Buyer's nor Seller's respective Brokers are qualified, or licensed, to conduct due diligence or inspections with respect to the Real Estate and Buyer expressly releases and holds harmless Brokers from and against any liability for any defects or conditions in the Real Estate, if any, that could have been discovered by an investigation or inspection.

So agreed and accepted:

Buyer Printed Name

Seller Printed Name

Buyer Signature

Date

Seller Signature

Date

Buyer Printed Name

Seller Printed Name

Buyer Signature

Date

Seller Signature

Date