

ADDENDUM TO THE STATEWIDE BUYER AND SELLER ADVISORY

Property Address _____

Real Estate Brokers can only advise on real estate. Real Estate Brokers do not have expertise in areas and conditions that are set out in the Statewide Buyer and Sellers Advisory (CAR FORM – SBSA) and any Addenda which may be attached to the advisory.

Upon receiving, reviewing, reading and understanding the Statewide Buyer and Seller Advisory and any Addenda attached thereto, as well as the Real Estate Transfer Disclosure Statement (CAR FORM – TDS-11), The Buyer(s) have elected to have the following inspections performed on the subject property, as evidenced by Buyer(s) initials:

Physical Home Inspection	Soil and Geologic Conditions	Environmental Hazards
() ()	() ()	() ()
Septic Systems	Well and Water Systems	Roof Inspection
() ()	() ()	() ()
Boundary Lines/Lot Size	Easements/Encroachments	Pool and/or Spa
() ()	() ()	() ()
Permits, Zoning & Code Compliance	Water Shortages and Conservations	
() ()	() ()	

Concerning the "Local Addenda" contained in Paragraph 51 of the Statewide Buyer and Seller Advisory, Buyer(s) agrees that he/she will conduct his/her own independent investigation of the items disclosed and contained in any such Local Addenda.

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WAIVER OF INSPECTIONS: In the event Buyer(s) elects to purchase the subject property without any or some of the professional inspections stated above, Buyer(s) is acting against the advice and recommendation of the Listing and Selling Brokers.

With respect to such inspections and/or inspection reports not obtained by Buyer(s), Buyer(s) agrees that Buyer(s) will conduct his/her own independent investigation of the subject property and basis his/her decision to purchase the subject property on his/her own independent investigation.

NO VERIFICATION OF INFORMATION BY BROKERS: Brokers hereby inform Buyer(s) that Brokers have not and will not verify any information provided by Seller(s) or any other source.

BUYER(s) HEREBY ACKNOWLEDGES THIS ADDENDUM

Name _____ Signature _____ Date _____