



**"AS IS" RIDER
REAL ESTATE PURCHASE CONTRACT
Greater Hartford Association of REALTORS®, Inc.**



1. Seller is selling the Property and the improvements and personal property included in this Contract "as is," in the condition they were in on the date of this Contract, subject to ordinary wear and use. Seller hereby declares to Buyer that Seller does not intend to correct or pay for the correction of (whether directly or by way of a credit to Buyer) any conditions described in any tests or reports which may be obtained by Buyer in accordance with this Contract.
2. Notwithstanding the foregoing, Buyer retains Buyer's rights to inspections or tests under paragraphs 17 and 18 of this Contract, if any. Buyer retains Buyer's rights to terminate this Contract on account of the results of such inspections or tests and to have all deposits returned to Buyer in the event of such termination.

BUYER

SELLER

Date: _____

Date: _____

All parties to the contract must sign and date.

This Rider is to put the Buyer on notice that the Seller is selling the property and its contents in their current condition.

Buyer has the right to do their inspections for their own knowledge, but the Seller is not obligated nor willing to make any repairs or give additional credits to the Buyer.

Buyer retains the right to terminate the contract afterwards if inspections are not to their acceptance.