

3. Response by Purchaser to Seller's Agreed Repairs.

4. Further Response by Seller.

5. Agreement of the Parties as to Repairs. The parties agree that the following repairs will be performed by Seller.

6. Decision by Purchaser. If the Negotiation Period has ended and the parties have not been able to reach agreement on the repairs to be made, Purchaser elects as follows:

() Purchaser elects to terminate this Contract; or

() Purchaser accepts Seller's final offer of repairs (if any) as set forth herein, or, if no offer of repairs has been made, agrees to accept the Property in its current condition, and will proceed to settlement.

Time and date delivered to Seller: _____

7. Performance of Repairs; Credits. (a) If repairs are to be made, all such repairs shall be made promptly, in a workmanlike manner, and to the reasonable satisfaction of Purchaser. Unless otherwise agreed by the parties, all repairs shall be performed at Seller's cost and expense. Purchaser shall have the right to conduct the appropriate inspections to verify that the repairs have been satisfactorily performed. Unless the parties have agreed otherwise, all repairs will be conducted by licensed contractors or engineers qualified to conduct the repairs. Seller agrees to furnish Purchaser prior to settlement with evidence reasonably satisfactory to Purchaser and Purchaser's title insurance company, including the appropriate lien waivers or mechanic's lien affidavits, that all sums due those performing the repairs or furnishing materials have been paid. At settlement Seller will transfer to Purchaser any warranties relating to the repairs.

(b) Seller agrees to credit Purchaser the following amount at settlement in lieu of repairs requested by Purchaser, or in addition to those repairs Seller has agreed to perform: _____ (\$ _____).

8. Additional Terms.

9. **Waiver.** Upon completion of the repairs as required herein, and/or the payment of the credit set forth herein, Purchaser waives all rights under the Home Inspection Contingency, and accepts the Property in the condition so offered, subject to such other provisions as are contained in the Contract.

WITNESS the following signatures and seals:

_____/_____(SEAL)_____/_____(SEAL)
Date Seller Date Purchaser

_____/_____(SEAL)_____/_____(SEAL)
Date Seller Date Purchaser

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