

REPAIR ADDENDUM/AMENDMENT TO AGREEMENT TO BUY AND SELL REAL ESTATE (RESIDENTIAL)

| AddressCity | Unit #_ State of South Carolin | a |
|--|---|-------------------------|
| 1. REPAIRS: Parties agree that at Seller's expensions Addendum's written actions to the Property in laws/rules and using qualified repair workers ("Rehire qualified repair workers (e.g. LLR licensed/HVAC workers, structural engineers, environmental | se, Seller agrees to cause/complete in a good faith and timely mann a good/workmanlike manner while complying with all applicable repairs"). Parties agree their intent in Contract is that Sellers will alway bonded/insured contractors, electricians, plumbers, roofers, builder specialists, pool workers, pest control workers) for all repairs except the adequately paint a portion of the Property or remove a dead tree or oth | er air ys rs, |
| | engineer reports, service documents, repair recommendations] $\ \square$ a documents can be listed and/or described below in the blank lines. | re |
| and then Buyer shall Deliver Repairs Cure Notice Calendar Days prior to Closing and then | s no later than Calendar Days prior to Closing ("Repair Deadline (if any) to the Seller of any Repairs Inspections results no later that Seller shall cure any Repairs issues (if any) thereby completing the Closing. [Note: Best practice is to insert descending numbers in the tome the responsibility of the Buyer upon Closing. | an he |
| Best practices for agreeing upon repairs are to wr specific repair recommendation in a specific atta requests vaguely referencing an attached docume Repairs" [e.g. make improvements structurally so systems (HVAC, electrical, plumbing, water sup | rite in the blank lines below: (1) the repairs (2) a specific reference to ched document (e.g. inspection report) and (3) to avoid vague repairt and (4) if using Repair Procedure notate each repair as "Seller Papernd, address environmental concerns, make roof free of leaks, maleply/disposal) operable] and or "Not Seller Paid Repairs." #4 is narties can agree in writing on the companies and personnel who we | air iid ke iot |
| If Seller successfully completes this Repair Agreen | nent, Buyer shall comply with Contract terms. | |
| present condition, (2) negotiate and reach agreement | n this Repair Agreement, the Buyer shall (1) accept the Property in it ent with the Seller for different terms (e.g. other Repairs, compensation rement by Delivered Notice and potentially seek legal remedies again | n, |
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| [] BUYER [] BUYER [|] SELLER [] SELLER HAVE READ THIS PAGE | |

| Repair Agreement replaces any agreed upon Due Dilig EXPIRATION: When signed by a Party and intended a proposed addendum to the other Party that may be re, unless this proposed add Delivered prior to such deadline. Party stated expirat Period (if any) and does <u>not</u> change the Contract's tiany). | s a proposed addendum to the Co scinded any time prior to or expire endum to the Contract is accepted ion of a proposed addendum doe | ntract, this document represents a es at AM PM on by the other Party in written form es not extend any Due Diligence |
|---|---|--|
| IN WITNESS WHEREOF, this Contract has been duly | executed by the Parties. | |
| BUYER: | Date: | Time: |
| BUYER: | Date: | Time: |
| | Date: | Time: |
| | Date: | Time: |
| SELLER: | Date: | Time: |
| SELLER: | Date: | Time: |
| | Date: | Time: |
| | Date: | Time: |

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