



RELEASE OF INSPECTION CONTINGENCY

This Release provides for the acknowledgement of satisfaction, exception and/or waiver of terms and/or contingencies as provided in the AGREEMENT for purchase and sale of real estate, dated 01/06/2023, 20____, between _____, Haramaty Guy Seller(s), and Thomas Hawing _____, Buyer(s), for property located at 3822 Carlyle Ave, Cleveland, OH 44109 _____, Ohio.

REMOVED BY WAIVER. Buyer has elected not to exercise their right to complete an inspection or inspections on said Property and hereby, fully and completely, accepts the Property in its AS IS CONDITION with no guarantees or warranties, expressed or implied. Furthermore, Buyer removes said INSPECTION Contingency Clause from the Agreement and shall continue to perform on the remaining terms and conditions of the Agreement.

REMOVED BY ACCEPTANCE. Buyer has exercised their right to complete an inspection or inspections on said Property. With the full knowledge and understanding of the inspection(s) and any report(s), Buyer hereby, fully and completely, accepts the Property in its AS IS CONDITION with no guarantees or warranties, expressed or implied. Furthermore, Buyer removes said INSPECTION Contingency Clause from the Agreement and shall continue to perform the remaining terms and condition of the Agreement.

REMOVED SUBJECT TO CONDITIONS. Buyer has exercised their right to complete an inspection or inspections on said Property. Buyer hereby requests Seller to complete the repairs and/or corrections listed under conditions below.

INSPECTION CONTINGENCIES::

- 1. General Home Inspection Removed by waiver Removed by acceptance Removed subject to conditions listed below
- 2. Septic System Inspection Removed by waiver Removed by acceptance Removed subject to conditions listed below
- 3. Water Potability Inspection Removed by waiver Removed by acceptance Removed subject to conditions listed below
- 4. Well Flow Rate Removed by waiver Removed by acceptance Removed subject to conditions listed below
- 5. Radon Removed by waiver Removed by acceptance Removed subject to conditions listed below
- 6. Pest/Wood Destroying Insect Removed by waiver Removed by acceptance Removed subject to conditions listed below
- 7. Lead Based Paint Inspection Removed by waiver Removed by acceptance Removed subject to conditions listed below
- 8. Mold Removed by waiver Removed by acceptance Removed subject to conditions listed below
- 9. Insurance Claims History Report Removed by waiver Removed by acceptance Removed subject to conditions listed below
- 10. _____ Removed by waiver Removed by acceptance Removed subject to conditions listed below

CONDITIONS:

Based upon these repairs and/or corrections being completed, and with the full knowledge and understanding of the inspection(s) and any report(s), Buyer hereby, fully and completely, accepts the Property in its AS IS CONDITION with no guarantees or warranties, expressed or implied. Furthermore, Buyer removes said INSPECTION Contingency Clause from the Agreement and shall continue to perform on the remaining terms and conditions of the Agreement.

SELLER agrees to complete the above repairs. All repairs and corrections shall be completed in a professional work like manner; within any and all guidelines of Local, County and/or State Code Requirements. All necessary permits shall be obtained.

IN WITNESS WHEREOF, Buyer has signed this RELEASE OF INSPECTION CONTINGENCY on the date indicated below. **Seller's signature shall only be required in the event repairs are requested.**

01/10/2023

Date

Thomas Hawing
dotloop verified
01/10/23 3:30 PM EST
UPAF-ZKA0-A6BA-LCES

Buyer

Mike Roberts
dotloop verified
01/10/23 3:17 PM EST
7V0W-8IYM-2BZ1-IHAH

Buyer

Date

Seller

Seller

