



AS-IS AGREEMENT

This agreement is made part of the Real Estate Purchase Contract and Receipt for Deposit dated _____ covering the purchase located at _____, California.

1. The property is being purchased in an “as-is” condition, i.e., Buyer(s) takes the property including all improvements and appurtenances in the condition in which it now stands, subject to all defects, known or unknown.
2. Buyer agrees to make all repairs for any defects or damages at his own expense including those repairs that may be required under the laws, ordinances and/or regulation of the State, county and/or municipalities.
3. Buyer certifies that he has been given an opportunity to inspect the entire premises, including all improvements and appurtenances thereon to his/her entire satisfaction.
4. Buyer certifies that no representation, opinions or statements of any kind with respect to the condition of the above described premises or any improvements or appurtenances thereon, have been made by sellers or agents, except as may be contained in writing in this agreement.
5. Buyer waives any claim for damages against the present owners, Berkeley Hills Realty, or its agents or by _____ Real Estate, or any of its agents, which he/she may later make regarding the condition, improvements or appurtenances on said property.
6. Real Estate Transfer Disclosure Statement 1102 is attached and made a part of this agreement.

Buyer _____ Date _____

Buyer _____ Date _____

Seller _____ Date _____

Seller _____ Date _____