



BUYER ADDENDUM TO PURCHASE AGREEMENT

In reference to the agreement of the sale between Purchaser _____ and Seller _____ dated _____ covering property commonly known as _____ the undersigned Purchaser and Seller hereby agree to the following, and if the terms of this addendum conflict with any terms of the Residential Real Estate Purchase Agreement, then the terms of this addendum shall take precedence:

1. This offer is subject to the property appraising by lender or appraiser of the Purchaser's choice at or above the purchase price.
2. This offer is subject to a pest inspection report by a qualified pest control inspector selected by Purchaser at Purchaser's expense and satisfactory to Purchaser.
3. This offer is subject to Purchaser's satisfaction with Purchaser's investigation of county sheriff's records pursuant to the state's sex offender registration and notification law for a period of five (5) days after the acceptance of this offer.
4. Seller, at Seller's expense, to provide Purchaser with a one year HMS Home Warranty at a cost not to exceed \$ _____. This warranty does not cover pre-existing conditions nor preclude the need for a professional home inspection.
5. Unpaid water and sewer bills can become a lien on the subject property. Seller agrees to provide Purchaser, at closing, evidence of a non-delinquent water and sewer bill.
6. Title evidence shall be ordered by The Danberry Company and prepared and issued by Integrity Title Agency of Ohio and Michigan. {See US Code TITLE 12, CHAPTER 27, SECTION 2608 – Title companies; liability of seller – subsections (a) and (b).}
7. If homeowners insurance cannot be obtained, or can be obtained only at a higher than standard rate due to the condition or claims history of the property, then the Purchaser may terminate the Purchase Agreement and shall do so by giving Seller written notice of cancellation of the Purchase Agreement.
8. In the event Purchaser and Seller agree to a remedy related to an unsatisfactory inspection under Paragraph 18 of the Purchase Agreement, it is agreed and understood that the completion of that remedy by Seller is subject to the satisfaction of the Purchaser.
9. Purchaser agrees to request Purchaser's lender to order a flood certification at time of loan application.

NOTE: The return of Purchaser's earnest money deposit referenced above is subject to the language of Paragraph 21 (Termination Procedures) of the Residential Real Estate Purchase Agreement.

The undersigned parties acknowledge receipt of a copy of this document.

DATED: _____ SELLER: _____

DATED: _____ SELLER: _____

DATED: _____ PURCHASER: _____

DATED: _____ PURCHASER: _____