

# INSPECTION CONTINGENCY REMOVAL PROPOSAL



from Buyer to Seller OR  from Seller to Buyer

PROPERTY ADDRESS: \_\_\_\_\_

BUYER NAME(s): \_\_\_\_\_

SELLER NAME(s): \_\_\_\_\_

In accordance with the *Purchase and Sale Agreement* for the Property identified above, this *Inspection Contingency Removal Proposal* (or *Counterproposal*) is delivered to the other party.

After a careful evaluation of (1) all items listed in the *Advisory to Buyers and Sellers* (or *Disclaimer Notice*), and (2) all matters identified or discovered from any and all inspections and investigations completed during the Due Diligence Period, and (3) any other matters of concern to the Buyer, **the Buyer agrees to remove the Inspection Contingency in consideration of the following:**

(a) Purchase price to be adjusted to \$ \_\_\_\_\_, \_\_\_\_\_ Dollars. Any negotiated Seller contributions to Buyer's closing costs remain unchanged unless modified under (b) below.

(b) Seller to contribute an **additional** \$ \_\_\_\_\_ toward Buyer's closing costs, discount points, and prepaids. This amount is *in addition to* the Seller contributions previously negotiated, if any.

(c) Seller, at Seller's expense, must complete the following repairs (or replacements) in a professional and workmanlike manner before closing and before the Buyer's final inspection: \_\_\_\_\_

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**All other terms and conditions of the *Purchase and Sale Agreement*, including the Buyer's right to perform a final inspection (and related rights), will remain in full force and effect.**

**PROPOSAL EXPIRATION DATE & TIME:** \_\_\_\_\_. If by this date & time, the party receiving this *Proposal* (or *Counterproposal*) has not delivered a **written** acceptance (Lines 39-40) to the other party, this *Proposal* will automatically expire. However, at any time before the other party's delivery of a **written** acceptance (Lines 39-40), the party making this *Proposal* may withdraw this *Proposal* by delivering a **written** *Notice of Withdrawal* to the other party.

**Party making Proposal:**

X \_\_\_\_\_ X \_\_\_\_\_  
*Signature of Party Making Proposal* *Date & Time* *Signature of Party Making Proposal* *Date & Time*

**Party receiving Proposal:**  Accepts this Proposal  Counters this Proposal  Rejects this Proposal

X \_\_\_\_\_ X \_\_\_\_\_  
*Signature of Party Receiving Proposal* *Date & Time* *Signature of Party Receiving Proposal* *Date & Time*