

☐ BUYER PRE-CLOSING FINAL WALK-THROUGH☐ CURE PERIOD NOTICE1 **SELLER:**2 **BUYER:**3 **PROPERTY ADDRESS:**4 **☐ WAIVER OF FINAL WALK-THROUGH**

5 Buyer understands they have been given the opportunity to conduct a final walk-through of the Property before closing
 6 to verify the Property is in substantially the same condition as the date of Contract acceptance and that any agreed upon
 7 repairs or other conditions have been satisfied. **Against Broker's advice**, Buyer declines this opportunity and accepts the
 8 Property in its current "as-is" condition and releases, holds harmless, and indemnifies the Seller, Broker(s), and
 9 their respective agents from any and all claims, liabilities, and demands for any defects that may have been discovered.

10 **Buyer's Initials Required:** _____

Initials Initials

11 **☐ FINAL WALK-THROUGH COMPLETED**

12 Buyer or Buyer's Representative has completed a pre-closing final walk-through inspection of the above described
 13 Property on the following date: _____, 20____.

14 **☐ Buyer AGREES and ACKNOWLEDGES the following:**

- 15 ▪ All systems appear to be in working condition.
- 16 ▪ All items specified in the Contract to convey at closing are in place.
- 17 ▪ Any agreed upon repairs have been completed to Buyer's satisfaction.
- 18 ▪ The condition of the Property is substantially the same as date of Contract acceptance.
- 19 ▪ Buyer is advised to change all locks, garage door, and security codes upon taking possession.

20 **Buyer's Initials Required:** _____

Initials Initials

21 **☐ Buyer hereby incorporates the CURE PERIOD NOTICE below, specifying items and/or exceptions discovered**
 22 **during the pre-closing final walk-through to be addressed by Seller.**

23 **☐ CURE PERIOD NOTICE**

24 Pursuant to the Contract for the above referenced Property, ☐ Buyer ☐ Seller hereby delivers notice to
 25 ☐ Buyer ☐ Seller of the following non-compliance with the Contract:

26 _____
 27 _____
 28 _____
 29 _____
 30 _____
 31 _____
 32 _____

33 If the non-compliance specified above is not remedied within 3 calendar days after delivery of this notice, the failure
 34 to comply shall become a breach of contract.

35 ☐ Buyer ☐ Seller Signature

Date

36 ☐ Buyer ☐ Seller Signature

Date

37 ☐ Buyer ☐ Seller Signature

Date

38 ☐ Buyer ☐ Seller Signature

Date

FOR BROKER USE:

Brokerage File/Log No. _____

Manager's Initials: _____

Broker's Initials _____

Date _____

