

1* The clause below will be incorporated into the Contract between _____ (Seller)
2* and _____ (Buyer) concerning the Property described as _____
3* _____ only if initialed by all parties:

4 **PROPERTY**

5* (____) (____) - (____)(____) **H. As Is With Right to Inspect:** This clause replaces Paragraphs **6** and **8** of the Contract but
6 does not modify or replace Paragraph **9**. Paragraph 5(a) Repair, WDO and Permit Limits are 0%. **Seller** makes no warranties
7 other than marketability of title. **Seller** will keep the Property in the same condition from Effective Date until closing, except for
8 normal wear and tear ("Maintenance Requirement"), and will convey the Property in its "as is" condition with no obligation to
9* make any repairs. **Buyer** may, at **Buyer's** expense, by _____, _____ ("Inspection Period") (within 10 days
10 from Effective Date if left blank) make any and all inspections of the Property. The inspection(s) will be by a person who
11 specializes in and holds an occupational license (if required by law) to conduct home inspections or who holds a Florida license
12* to repair and maintain the items inspected. **Buyer** may cancel this Contract by delivering written notice to **Seller** within ____ days
13 (within 5 days if left blank) from the end of the Inspection Period if the cost of treatment and repairs estimated by **Buyer's**
14* inspector(s) is greater than \$_____ (\$250.00 if left blank) or if **Buyer's** inspection(s) reveal open permits or that
15 improvements have been made to the Property without required permits. For the cancellation to be effective, **Buyer** must include
16 in the written notice a copy of the portions of the inspector's written report dealing with the items to be repaired, and treatment
17 and repair estimates from the inspector or person(s) holding an appropriate Florida license to repair the items inspected or any
18 written documentation of open permit(s) or permit(s) that have not been obtained if a permit is required. Any conditions not
19 reported in a timely manner will be deemed acceptable to **Buyer**. If **Buyer** fails to timely conduct any inspection which **Buyer** is
20 entitled to make under this paragraph, **Buyer** waives the right to the inspection and accepts the Property "as is." **Seller** will
21 provide access and utilities for **Buyer's** inspections. **Buyer** will repair all damages to the Property resulting from the inspections
22 and return the Property to its pre-inspection condition. **Buyer** and/or **Buyer's** representative may, on the day before Closing Date
23 or any other time agreeable to the parties, walk through the Property solely to verify that **Seller** has fulfilled the Maintenance
24 Requirement and the contractual obligations.

25* **Buyer** (____) (____) and **Seller** (____) (____) acknowledge receipt of a copy of this page.