ADDENDUM A
FORECLOSURE PROVISION

Addendum to (Purchase Contract and/or Counter Offer) dated _____,
for the property located at _____.

Buyer is aware that Seller acquired the property that is the subject of this transaction by way of foreclosure, and that Seller is selling and Buyer is purchasing the property in its present "As-Is" Condition without representations or warranties of any kind or nature.

Buyer acknowledges for Buyer and Buyer's successors, heirs and assignees, that Buyer has been given a reasonable opportunity to inspect and investigate the property and all improvements thereon, either independently or through agents or Buyer's choosing, and that in purchasing the property Buyer is not relying on Seller, or its agents, as to the condition or safety of the property and/or any improvements thereon, including but not limited to, electrical, plumbing, heating, sewer, mold inspection & mold remediation and or clean up, roof, air conditioning, if any, foundations, soils and geology, lot size or suitability of the property and/or its improvements for particular purposes, or that appliances, if any, plumbing and/or utilities are in working order, and/or that the improvements are structurally sound and/or in compliance with any city, county, state and/or Federal statutes, codes or ordinances. Any reports, repairs or work required by Buyer's lender is to be the sole responsibility of the Buyer.

Seller does not warrant existing structure as to its habitability or suitability for occupancy. Buyer(s) assumes responsibility to check with the appropriate planning authority for intended use and hold Seller and Broker harmless as to suitability for Buyer(s) intended use.

Buyer(s) further states that they are relying solely upon their own inspection of subject property and not upon any representation made to them by any person whomsoever, and is purchasing subject property in the condition in which it now is, without any obligation on the part of the Seller to make any changes, alterations, or repair thereto.

Sellers gives no warranties of fitness regarding such personal property that belongs to Seller that is transferred as a part of the purchase.

The closing of this transaction shall constitute as an acknowledgment by the Buyer(s) that THE PREMISES WERE ACCEPTED WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND OR NATURE AND IN ITS PRESENT "AS IS" CONDITION BASED SOLELY ON BUYER'S OWN INSPECTION.

_____		_____	
Buyer	Date	Buyer	Date
_____		_____	
Seller	Date	Seller	Date