

**PRE-CLOSING INSPECTION
&
FINAL ACCEPTANCE OF REAL PROPERTY**

Property Address: _____

Pursuant to the Agreement of Sale and Purchase dated: _____

*** (Initial Appropriate Acknowledgements) ***

_____ A. All professional inspections and surveys have been completed to my satisfaction. I have reviewed all documentation regarding the Seller's knowledge of the property and its marketability, association documents, rules, regulations, restrictions, easements, surveys, association fees and costs pertaining to ownership of the property.

The Seller(s) has completed all repairs and or replacements of warranted items as per the inspections except as noted: _____

_____ B. Buyer(s) has elected not to have professional inspections performed on the real or personal property.

_____ C. Pursuant to the Agreement of Sale and Purchase, Buyer(s) has completed the final "WALK THROUGH" inspection of the property and accepts the real and personal property (if any) to be in operating condition as per the agreement and accepts same at this time in "AS IS" condition, with the following exceptions:

_____ D. Buyer(s) have waived their right of final "WALK THROUGH" inspection and accept the property in its "AS IS" condition at the time of closing.

The undersigned Buyer(s) of the above referenced property have been advised by Charles Rutenberg Realty, Inc. and its Agent to thoroughly inspect the property prior to executing the final purchase documents. They have been further advised that they may purchase a home warranty protection policy.

The undersigned Buyer(s) hereby release Seller(s), Charles Rutenberg Realty, Inc and its Agents from any further liability or responsibility as to the condition of the real estate, equipment, appliances and any personal property acquired as a part of the Agreement of Sale and Purchase of the subject property.

Dated: _____ Buyer: _____

Dated: _____ Buyer: _____

Dated: _____ Buyer: _____