

The undersigned parties to a Purchase Agreement dated \_\_\_\_\_

on property known as \_\_\_\_\_

hereby mutually agree to amend said contract as follows:

Notwithstanding any provision in the attached Purchase Agreement, Buyer and Seller agree that the following provisions will govern this transaction:

- 1. At closing, Seller will deliver a Limited Warranty Deed conveying the property.
- 2. Buyer is aware that Seller acquired the property which is the subject of this transaction by way of foreclosure, and that Seller is selling and Buyer is purchasing the property in an "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 of Buyer's choosing, and that in purchasing the property Buyer is not relying on Seller or its agents as to the condition of the property and/or any improvements thereon, including, but not necessarily limited to, electrical, plumbing, heating, sewage, roof, foundation, soils and geology, lot size or suitability of the property and/or its improvements for particular purposes, or that any appliances, if any, plumbing and/or that the improvements are structurally sound and/or in compliance with any city, county, state and/or federal statutes, codes or ordinances. The closing of this transaction shall constitute an acknowledgement by the Buyer that THE PREMISES WERE ACCEPTED WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND OR NATURE AND IN AN "AS IS" CONDITION BASED SOLELY ON BUYER'S OWN INSPECTION.

All other terms and conditions of the Purchase Agreement to remain the same.

Dated \_\_\_\_\_

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Seller

\_\_\_\_\_  
Seller

By \_\_\_\_\_