

“AS-IS” Addendum to AGREEMENT OF SALE

Property: 1348 N. Palethorp street, Philadelphia, PA 19122

SELLER(S): Fanny Hernandez

BUYER(S) : _____

DATE OF AGREEMENT: _____

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The buyer is aware that the Seller acquired the property, which is the subject of the transaction, by the way of regular purchase, trustee sale, estate settlement, foreclosure proceedings, deed in lieu of foreclosure or going through the process of an estate settlement or sale of an estate property and that the Seller is selling and the Buyer is purchasing the property in an **“AS IS” CONDITION WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE.**”

It is understood and agreed that the Property is being purchased in its “as is” condition. The Seller, Seller’s Agent(s), their employees, salespeople, officers and/or partners make no representations, warranties or guarantees of any kind whatsoever including, but not limited to: habitability, legality of use, zoning or condition with regard to the Property. **SELLER WILL NOT MAKE OR CAUSE TO BE MADE ANY REPAIRS OR IMPROVEMENTS TO THE PROPERTY.** Buyer understands and agrees that the Property may have defects and may need repair work. Buyer assumes all responsibility for making any repairs and/or improvements as may be required by a lending institution, governmental agency or any other entity in order to effect sale of the Property. Buyer agrees to indemnify and hold harmless Seller, Seller’s Agent(s), their employees, salespeople, officers and/or partners from any damages which may be sustained by Buyer(s), or any other party. Furthermore, Seller is not responsible for nor obligated to provide or perform any real estate certifications, use and occupancy certifications nor any type of certifications or inspections.

The buyer(s) agree and understands that they are responsible to order the “Conditional Use and Occupancy Certificate (U & O)” from City of Philadelphia and buyers agree to assume all responsibilities of any and all uncorrected city code violations that may appear on the Use and Occupancy certificate/City Cert.

In the event any provision of this Addendum conflicts in whole or in part with the terms contained in the main body of the Agreement or any addendum or rider attached thereto, the provisions of this Addendum shall control and the conflicting terms in the Agreement are hereby considered deleted and expressly waived by both Buyer and Seller.

All other terms and conditions of the Agreement of Sale shall remain unchanged and in full force and effect.

Witness:

Witness:

BUYER(S):

Date _____

SELLER(S) :

Date _____