

# BUYER PRE-CLOSING WALKTHROUGH

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Buyer: \_\_\_\_\_  
 Seller: \_\_\_\_\_  
 Premises Address: \_\_\_\_\_

Upon advice of Broker, and in accordance with the provisions of the Contract relating to Walkthrough(s), Buyer or Buyer's Inspector(s) completed a pre-closing walkthrough of the Premises on \_\_\_\_\_ MO/DA/YR.

## BUYER MUST COMPLETE ONE OF THE THREE SECTIONS BELOW

1. Buyer finds that the Premises ~~is are~~ in substantially the same condition as of the date of Contract acceptance, any corrections or repairs agreed to by the Seller have been completed, ~~and warranted items are in working condition.~~

^ BUYER'S SIGNATURE MO/DA/YR ^ BUYER'S SIGNATURE MO/DA/YR

2. Buyer finds that the Premises ~~is are~~ in substantially the same condition as of the date of Contract acceptance, any corrections or repairs agreed to by ~~the~~ Seller have been completed, ~~and warranted items are in working condition,~~ with the following exceptions:

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**CURE PERIOD NOTICE:** Pursuant to Section 7a of the Contract, delivery of this form to Seller shall constitute notice of non-compliance with the Contract as specified herein. If Seller fails to cure the non-compliance within three (3) days after delivery of this notice ("Cure Period"), the failure to comply shall become a breach of Contract.

^ BUYER'S SIGNATURE MO/DA/YR ^ BUYER'S SIGNATURE MO/DA/YR

3. Buyer waives the right to a pre-closing walkthrough of the Premises. Buyer acknowledges that Buyer has the right to, and was advised to, conduct a pre-closing walkthrough as described in the Contract, and Buyer declined. By acting against Broker's advice by not conducting a pre-closing walkthrough, Buyer accepts responsibility and hereby releases, indemnifies and holds harmless Seller and Broker(s) from liability for any defects that could have been discovered.

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