

INSPECTION CONTINGENCY ADDENDUM

The BUYER, may at the BUYER's own expense and on or before _____, 20____, have the property inspected by a person engaged in the business of conducting home inspections. If it is the opinion of such inspector that the property contains serious structural, mechanical or other defects which would cost the BUYER in the aggregate more than \$____ to repair, then the BUYER shall have the option of revoking the Offer by written notice to the SELLER and/or the Broker(s) as agent(s) for the SELLER on or before _____, 20 _____. Such notice shall be accompanied by a copy of the inspector's opinion and any related inspection report. If the BUYER so elects to revoke this Offer, all deposits made by the BUYER shall be forthwith refunded and this Offer shall become null and void and without further recourse to either party.

INITIALS:

Seller (or spouse)

Seller

Buyer

Buyer

Broker(s)

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PEST CONTINGENCY ADDENDUM

The BUYER, may at the BUYER's own expense and on or before _____, 20____, have the property inspected by a person engaged in the business of pest inspection and control. If it is the opinion of such inspector that the property is infested by termites or other wood boring pests, then the BUYER shall have the option of revoking this Offer by written notice to the SELLER and/or the Broker(s), as agent(s) for the SELLER, on or before _____, 20 _____. Such notice shall be accompanied by a copy of the inspector's opinion and any related inspection report. If the BUYER so elects to revoke this Offer, all deposits made by the BUYER shall be forthwith refunded and this Offer shall become null and void and without further recourse to either party, unless the SELLER agrees in writing that the SELLER will either treat the property to eliminate such infestation and repair all damage caused thereby or allow the BUYER a credit against the purchase price sufficient to pay the reasonable cost of any such work not completed prior to the delivery of the deed.

INITIALS:

Seller (or spouse)

Seller

Buyer

Buyer

Broker(s)

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MORTGAGE CONTINGENCY ADDENDUM

In order to help finance the acquisition of the property, the BUYER shall apply for a conventional bank or other institutional mortgage loan of \$_____ at prevailing rates, terms and conditions. If despite the BUYER's diligent efforts a commitment for such loan cannot be obtained on or before _____, 20____, then the BUYER shall have the option of revoking this Offer by written notice to the SELLER and/or the Broker(s), as agent(s) for the SELLER, prior to the expiration of such time, whereupon all deposits made by the BUYER shall be forthwith refunded and this Offer shall become null and void and without further recourse to either party. In no event will the BUYER be deemed to have used diligent efforts to obtain such commitment unless the BUYER submits a complete mortgage loan application conforming to the foregoing provisions on or before _____, 20 _____.

INITIALS:

Seller (or spouse)

Seller

Buyer

Buyer

Broker(s)

