

### **Property Unseen by buyer (part 1)**

The undersigned buyer understands that the only way to determine the condition of the property is by having a personal showing. The real estate firm and its agent recommend the buyer see the home in person to receive the best perception of the property. By electing not to have a personal showing, buyer understands of the inherent risks of writing an offer that may result in the buyer learning of costly repairs after closing. The buyer agrees to hold the Firm, and all its agents associated, harmless from any and all claims, arising out of or relating to the buyer's election not to have a personal home showing to determine the condition of the property."

### **Property Unseen by buyer (part 2)**

This offer is subject to buyer viewing and approving the property on or before \_\_\_\_\_ day(s) of acceptance. If buyer's disapproval of property is not submitted to seller, via notice, within said days, this contingency is hereby waived. Waiver does not negate buyer's inspection rights. Seller to allow buyer access to property within 24 hours of acceptance.

### **No Appraisal**

Buyer is waiving appraisal contingency. If lender requires an appraisal, appraisal can only be used for lending purposes only. Appraisal cannot be used to re-negotiate the purchase price or can't be a reason for loan denial.

### **Appraisal, but buyer makes up partial or all of the difference**

If property does not appraise at or above purchase price, the buyer to contribute the difference up to \$xxx, not to exceed the purchase price, which is now the new value of the property. The right and no right to cure options still pertain to this offer.

### **No lead Paint Addendum from Listing agent**

You must originate a Lead Paint Addendum from our office and have you and the buyer sign the blank form. Add the following verbiage in the offer.

**"Prior to acceptance, seller must acknowledge that they have no knowledge of lead paint on property by completing lines 13-22 of Lead Paint Addendum, which is currently signed by buyer and part of this offer. If seller has knowledge, buyer reserves the right to withdraw offer."**

### **Winterized Property**

If property is winterized, (Buyer)(Seller)[strike one] ("Seller" if neither is stricken) shall have the Property de-winterized within \_\_\_\_\_ days of acceptance at (Buyer's)(Seller's) [strike one] ("Seller's" if neither is stricken) expense. Seller, at Seller's expense, shall have electrical and water activated a with water meter installed and gas turned on to the Property prior to the home inspection. Buyer shall notify Seller in writing when inspections and testing are completed, Seller (shall)(shall not) [strike one] ("shall" if neither is stricken) re-winterize the Property.

### **Buyer Paying Seller a Signing Bonus**

Buyer will deliver to seller a non-refundable signing bonus of \$xxx within 1 day of acceptance. If seller fails to perform any obligation under this contract resulting in the property not closing, the seller is to deliver the signing bonus amount back to the buyer in a timely manner, but no later than the closing date.

### **Agent writing an offer for themselves**

You must disclose that you are licensed in the state of WI by either checking the paragraph in Addendum A or use the following language: **Agent writing this offer is licensed in the state of WI. The following language needs to be added as well: Agent to be paid 2.1% of the purchase price agent upon closing is to be considered an incentive to buy.**