

Purchase Contract Addendum

This Resale Addendum ("Agreement") sets forth the responsibilities and obligations between **Buyer(s) Name:** _____ as outlined in the purchase contract, its affiliates and/or ("Buyer"), and Wallick & Volk Inc. ("Seller") of **13 Hickory Hill Rd Brookfield, CT 06804** ("Property").

1. Acknowledgment

Buyer and Seller acknowledge this agreement is an addendum to the attached **CT** Residential Purchase Contract between Buyer and Seller ("Purchase Contract"). Any provision(s) in this agreement supersede any provision in the Purchase Contract and other addenda, if applicable.

2. Cancellation

The Buyer may cancel this agreement and contract, without recourse, during the due diligence period outlined in the original purchase contract. Cancellation of the original purchase contract will also terminate this agreement without recourse.

3. Disclosures

Buyer acknowledges that the seller has never lived in the property and has very limited knowledge.

Instead of disclosure requirements outlined in the Purchase Contract, Seller will provide the buyer a seller disclosure named Seller Resale Disclosure Form.

Buyer agrees to waive a property insurance claim history report.

4. Inspections, Response and Timelines

Buyer's due diligence and inspection period shall be ten (**10**) days unless otherwise agreed to with another addendum/amendment commencing after contract acceptance. Day one starts the following day. In which the document named, Buyers Inspection Notice and Sellers Response (BINSR), blank copy attached, will be used to respond and negotiate the due diligence/inspection period and will be provided by the seller's broker.

Buyer reserves the right, at their sole discretion, during the due diligence and inspection period to cancel for any reason.

Buyer shall deliver notice to Seller, no later than ten (**10**) days after contract acceptance, the Buyer's Inspection Notice document, either a) accepting the property as-is, b) canceling the contract and receiving a full refund of their earnest money deposit, c) give options of requesting repairs, and/or requesting a credit in lieu of repairs.

In the event the Buyer requests repairs, or requests a credit in lieu of repairs, on the Buyer's Inspection Notice, the Seller shall have five (**5**) calendar days to accept, reject, or counter the

