

PROPERTY CONDITION DISCLOSURE

1222 Como Avenue SE Condition Disclosure

In 2022, 1222 Como Avenue SE had a water line break in the upstairs bathroom. As a result, water damaged areas of the main floor and the basement. The basement shows evidence of a significant amount of water damage and mold. The building is not suitable for residential use currently.

SALE "AS-IS" CONDITON STATEMENT

As-Is Language for purchase agreement:

The Property is being sold in its existing condition. Buyer acknowledges that the Property, including all improvements, is being sold on an "As-Is" and "Where-Is" basis, with all existing faults. Prior to closing, the Buyer will make such inspections of the Property as are consistent with the terms of the Purchase Agreement to satisfy the Buyer as to the condition of the Property. The Seller warranties in the Purchase Agreement shall remain unmodified by the Addendum.

The "Risk of Loss" provisions of the Purchase Agreement shall remain unmodified by this Addendum.

Buyer acknowledges that Seller has not made any oral or written representations regarding the condition of the Property subject to this Purchase Agreement. By accepting the delivery of the deed at closing, Buyer will be deemed to have accepted the condition of the Property subject to the Purchase Agreement as satisfactory to Buyer, and Seller shall have no liability with respect to the condition of such Property. The Buyer waives any claims related in any way to the condition of the Property.

 Daniel OBERPRILLER

03/10/25

Seller

Date

Buyer

Date