BUYER'S DUE DILIGENCE AND INSPECTION

Listing Firm		Selling Firm
		_
Seller's Designated Agent Name	Dual	Buyer's Designated Agent Name

The 72 hours' time period begins upon receipt by: 1) the designated agent (OR) 2) BUYER or SELLER directly IF not represented.

BUYER'S ACCEPTANCE OF PROPERTY CONDITION AFTER DUE DILIGENCE AND INSPECTION______All inspections desired by BUYER and allowed by the Residential Agreement to Buy or Sell have been completed. The reports and the conditions stated therein are satisfactory and hereby approved by BUYER. BUYER hereby waives and relinquishes the right to make further inspections and/or to request remedies to deficiencies that would be indicated by any inspection allowed by the Residential Agreement to Buy or Sell. BUYER hereby terminates the Due Diligence and Inspection Period.

BUYER'S WAIVER OF INSPECTIONS:

______ I waive my right to have the property inspected. I hereby remove the Due Diligence and Inspection Contingency and elect to proceed to the act of sale. BUYER ACKNOWLEDGES THAT BUYER WAS ADVISED TO OBTAIN INSPECTIONS OF THE PREMISES BY QUALIFIED INSPECTOR(S) AND BUYER DECLINED. By acting against the Broker and/or agent's advice, BUYER accepts responsibility and hereby releases, indemnifies, and holds harmless Brokers and agents from any and all liability for all matter that professional inspections could have revealed.

Notices to BUYER:

- 1. This Due Diligence and Inspection Agreement does not void any prior written agreement between the parties for the correction or repair of other property deficiencies that are not listed herein, and any prior written agreement shall remain binding on all parties.
- If BUYER fails to timely provide written notice of termination of the Agreement to Buy or Sell or a written BUYER's Request
 as described in the Agreement to Buy or Sell prior to the expiration of the Due Diligence and Inspection Period, the
 BUYER shall be deemed to accept the Property in its current condition.

BUYER SIGNATURE Printed Name:	date/time	BUYER SIGNATUREPrinted Name:		date/time		
Buyer's Agent Delivered to Seller's Agent b	oy: date/time	Hande	date/time	_Fax	date/time	Email
Seller's Agent Presented to SELLER by:	date/time	_ Hand e	date/time		date/time	Email

IF BUYER CHOOSES EITHER OF THE OPTIONS ON THIS PAGE 1, THE PARTIES ARE COMPLETE WITH THE DUE DILIGENCE AND INSPECTION PERIOD AND PAGES 2 – 6 ARE NOT NEEDED.

BUYER'S DUE DILIGENCE AND INSPECTION ("DDI") RESPONSE

1 If the BUYER is not satisfied with the condition of the Property or the results of the BUYER'S due diligence investigation or

inspections, the BUYER may choose either Option 1 or Option 2 prior to the expiration of the Due Diligence and Inspection (DDI)
 Period by initialing below:

OPTION 1:

4 _____The BUYER elects, in writing, to terminate the Agreement to Buy or Sell and hereby declares the Agreement null 5 and void.

6 **If the BUYER elects to terminate the Agreement to Buy or Sell**, the Agreement shall be automatically ipso facto null and void 7 with no further action required by either party except for return of Deposit to the BUYER.

OPTION 2:

All inspections desired by BUYER and allowed by the Agreement to Buy or Sell have been completed. The reports and the conditions stated therein are unsatisfactory and hereby not approved by BUYER. All deficiencies BUYER desires remedied and the desired remedies are listed on the attached BUYER's Deficiencies and Remedies Request attached hereto on page 3 of 6.

12 If the BUYER selects Option 2, the following process shall apply:

13 1. **If provided a BUYER'S REQUEST**, the SELLER shall respond in writing as to the SELLER'S willingness to or refusal 14 to remedy any deficiencies identified in the BUYER's Request. SELLER's written response shall be provided to the BUYER within 15 seventy-two (72) hours of receipt of the BUYER's Request ("SELLER'S Response").

- If the SELLER fails to timely respond to the BUYER'S Request in writing within the required time frame, then the
 BUYER shall have seventy-two (72) hours from when the SELLER'S Response was due to notify the SELLER in writing
 that the BUYER will:
 - (i) accept the Property in its current condition; or
 - (ii) elect to terminate the Agreement.

If the BUYER fails to provide this notice in writing within the required time frame, the Agreement to Buy or Sell shall be automatically, with no further action required by either party, ipso facto null and void except for return of Deposit to the BUYER.

24 2. **If the SELLER, in the SELLER'S Response, refuses to remedy** any or all the deficiencies listed by the BUYER, 25 then the BUYER shall have seventy-two (72) hours from receipt of the SELLER'S Response or seventy-two (72) hours from the 26 date the SELLER's response was due, to take one of the following actions:

- (i) BUYER may elect to accept the Property in its current condition, or
- (ii) BUYER may elect to terminate this Agreement in writing which shall automatically make the Agreement ipso facto null and void with no further action required by either party except for the return of Deposit to the BUYER.

If the SELLER agrees to remedy ALL ITEMS listed on the BUYER'S Deficiencies and Remedies Request, in the
 manner indicated, at least 5 working days prior to the Act of Sale and shall provide BUYER copies of paid receipts or other
 proof of repairs or remedies made. This shall remove the Due Diligence and Inspection contingency of the Agreement to Buy
 or Sell and shall proceed to Act of Sale.

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BUYER SIGNATURE	date/time	BUYER SIGNA	ATURE		date/time	
Printed Name:		Printed Name:				<u></u>
Buyer's Agent Delivered to Seller's Agent	by:	Hand		Fax		Email
	date	/time	date/time		date/time	
Seller's Agent Presented to SELLER by:		Hand		Fax		Email
-	date	/time	date/time		date/time	

BUYER'S DEFICIENCIES AND REMEDIES REQUEST

BUYER requests SELLER, at SELLER's expense, to remedy, repair or replace the items listed as specified below. It is recommended BUYER attach a copy of the inspection report, if an inspector is used, naming those items to this Request.

BUYER SIGNATURE	date/time	BUYER SIGNATURE	date/time
Printed Name:		Printed Name:	

modification(s) or repair(s) on _____ date and time.

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1 thru 4 below.

SELLER'S RESPONSE TO BUYER'S DDI REMEDY REQUEST

SELLER shall respond to BUYER's Request for modification(s) or repair(s) by selecting and initialing beside the options numbered

SELLER(s) acknowledges receipt of BUYER's Due Diligence and Inspection ("DDI") Response and request for

)) <u>?</u>	A: If provided a BUYER willingness or refusal to r written response shall be Response").	emedy any deficie	ncies identified in the BL	JYER'S Request	by using p	bage 5 of this t	form. Seller's
3	B: If the SELLER fails to						
5	shall have seventy-two ho will accept the property in		•			R in writing tha	it the BUYER
,				Agreement to b	uy or ben.		
6	SELLER hereby selects and	d agrees as noted	below:				
,			medy ALL ITEMS listed o				
3			ng days prior to the Act of				
)			made. This shall remove				ontingency
)	of the Agreement	o Buy or Sell and	shall proceed to Act of	Sale (Pages 5-6	o are not ne	eeaea).	
	(2) SE	LLER will not reme	edy any items listed in BU	YER'S Deficienc	ies and Re	medies Reques	st
2	(3) SE	LLER agrees to re	emedy ONLY those item	s identified and o	described c	on the SELLEF	₹'s
		se attached hereto	at page 5 of 6. All repair	rs and/or modifica	ations whicl	h the SELLER	is agreeing
			orking days prior to the A	ct of Sale and SI	ELLER sha	II provide BUY	ER copies of
	paid receipts or othe	r proof of repairs o	r remedies made.				
	(4) In	lieu of SELLER agi	reeing to remedy item(s)	requested by BU	YER, SELL	ER agrees to p	bay on behalf
	of BUYER, at the Ac	t of Sale the sum o	of \$1	to go toward BUY	ÆR'S	0	
	\$	closing costs	and/or pre-paid items un	less disallowed b	by the Lend	er.	
		reduction to			-		
	Further clarification,	if needed, is prov	vided on the SELLER's	Remedies Res	ponse atta	iched hereto d	on page 5 of
			UYER shall be conside				ch deficiency
3			may require amendmer				
	SELLER SIGNATURE	date/time	SELLER SIG		date/ti	me	
•	Printed Name:		Printed Nam	e:			
	Seller's Agent Delivered to B	uyer's Agent by:	Hand		Fax		Email
			date/time	date/time		date/time	
	Buyer's Agent Presented to	BUYER by:	Hand		Fax		Email
			date/time	date/time		date/time	
	BUYER acl	knowledges receipt	of the SELLER's Respor	nse on	Date	e at	Time
			Page 4 of 6				
		Copyright Great	er Baton Rouge Associat	tion of REALTOR	S® 2022		

SELLER'S REMEDIES RESPONSE

SELLER agrees to remedy, repair, or replace only the items listed below:

SELLER SIGNATURE	date/time	SELLER SIGNATURE	date/time
Printed Name:		Printed Name:	

BUYER'S FINAL RESPONSE

If SELLER has failed to timely respond in writing to BUYER's Request within the required time frame, Buyer shall have seventytwo (72) hours from when the SELLER'S Response was due to indicate BUYER'S Final Response and BUYER may elect to proceed as follows:

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 ________BUYER hereby accepts the property in its current condition without any repair or remedies and elects to proceed to Act of Sale.
- 73 ______ BUYER hereby elects to declare the Agreement to Buy or Sell null and void and requests THAT THE DEPOSIT MADE, IF ANY, BE RETURNED IMMEDIATELY TO BUYER as per the Agreement to Buy or Sell. A cancellation of Agreement to Buy or Sell is hereto attached.

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75	BUYER SIGNATURE	date/time	BUYER SIGNATURE	date/time
76	Printed Name:		Printed Name:	

If SELLER has timely responded to BUYER's Request, BUYER shall have seventy-two (72) hours after receipt of SELLER'S RESPONSE or seventy-two (72) hours after the time SELLER'S RESPONSE was due, whichever is earlier, to indicate BUYER'S Final Response to SELLER's Response by initialing one of the two choices below.

80 ______ BUYER accepts SELLER'S RESPONSE to BUYER'S request and elects to proceed to Act of Sale.

If BUYER fails to timely respond to SELLER's Response within the time specified, the Agreement to Buy or Sell shall be automatically declared, with no further action required by either party, ipso facto null and void except for the return of the Deposit to BUYER.