



Heartland Real Estate Association

**SELLER RESPONSE TO PROPERTY INSPECTIONS**

Option #1: **SELLER** agrees to remedy **ALL** items listed on page 1 of the Property Inspection Addendum prior to closing and **SELLER** will  provide **PURCHASER** with copies of paid receipts/proof of professional repairs OR  homeowner will make repairs in a professional manner themselves.

Option #2: **SELLER** is willing to correct **only** those deficiencies noted on page 1 of the Property Inspection Addendum that are checked and initialed below. Repairs to be made prior to closing and **SELLER** shall  provide **PURCHASER** with copies of paid receipts/proof of professional repairs OR  homeowner will make repairs in a professional manner themselves. (Initial and check each selected item).

- Item 1 \_\_\_\_\_  Item 2 \_\_\_\_\_  Item 3 \_\_\_\_\_  Item 4 \_\_\_\_\_  Item 5 \_\_\_\_\_
- Item 6 \_\_\_\_\_  Item 7 \_\_\_\_\_  Item 8 \_\_\_\_\_  Item 9 \_\_\_\_\_  Item 10 \_\_\_\_\_
- Item 11 \_\_\_\_\_  Item 12 \_\_\_\_\_  Item 13 \_\_\_\_\_  Item 14 \_\_\_\_\_  Item 15 \_\_\_\_\_

Option #3: In lieu of **SELLER** agreeing to remedy any item listed on page one of the Property Inspection Addendum, the **SELLER** shall reduce the purchase price by \$\_\_\_\_\_. Acceptance of this reduced price by **PURCHASER** shall be considered full and complete payment for the remedy of such deficiencies, regardless of the actual cost. (*Purchase Agreement Amendment shall be completed with price change in addition to this option being checked*).

Option #4: The **SELLER** will not remedy any of the above listed deficiencies.

Option #5 (Other): The **SELLER** proposes the following remedy: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
**Seller 1 Signature** **Date**

\_\_\_\_\_  
**Seller 2 Signature** **Date**

**PURCHASER FINAL RESPONSE**

Option #1: We accept the SELLER(s) response indicated above and shall proceed toward closing.

Option #2: We DO NOT accept the SELLER(s) response and hereby declare the Residential Offer to Purchase Agreement Null and Void. A Notice of Termination and Earnest Money Release Addendum are attached.

\_\_\_\_\_  
**Purchaser 1 Signature** **Date**

\_\_\_\_\_  
**Purchaser 2 Signature** **Date**

**Purchaser has completed final inspection of the property and is satisfied with the condition of the property.**

\_\_\_\_\_  
**Purchaser 1 Signature** **Date**

\_\_\_\_\_  
**Purchaser 2 Signature** **Date**