



ECIAR 34

“AS IS” Addendum

The Property located at 10663 Blue Jay Drive, Peosta, IA 52068

is being offered “AS IS” with the following condition:

(Check One)

- ☐ (1) The property is sold in the condition presented. Any inspections, including but not limited to termite, building, mechanical, plumbing, environmental, cosmetic, or structural inspection is waived by Buyer. No repairs or corrections will be made by the Seller.
- ☐ (2) While the property is being sold “As Is”, the Buyer is entitled to request a building, mechanical, termite, structural or environmental inspection to determine the status of the property. This option includes the right of the Buyer to cancel this contract and have earnest money returned if the results of the inspections are unsatisfactory. Seller will make no repairs.
- ☒ (3) While the property is being sold “As Is”, the Buyer is entitled to all rights allowed in the termite, building, mechanical, structural and environmental inspection clauses of the contract, including the right to ask for repairs. It is understood that the Seller’s position may be to deny any requests for repairs. If parties cannot agree in writing to repairs, the Purchase Contract shall be terminated and earnest money returned to Buyer.

Once agreed to and accepted a Purchase Contract on a property sold “AS IS” is a binding contract on all parties.

It is further understood by all parties that an “As Is” sale does not relieve the Seller of the obligation to properly fill out a Sellers Property Disclosure Statement (when required), and that all real estate licensees must disclose all Material Adverse Facts of which he/she has knowledge or which are readily available or observable relating the condition of the property.

Seller	<i>Stacey Licht</i> dotloop verified 10/09/26 10:40 AM CDT 7FNT-BUVB-LJF-E0Q3	Buyer	
Seller		Buyer	