COLDWELL BANKER
RIVER VALLEY, REALTORS®

ADDENDUM TO PURCHASE AGREEMENT: BUYER PURCHASING "AS IS" AND LIMITATION OF SELLER LIABILITY

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IN THE EVENT SELLER HAS COMPLETED, AND BUYER HAS RECEIVED, A *SELLER'S PROPERTY DISCLOSURE STATEMENT*, DO NOT USE THIS ADDENDUM WITHOUT FIRST SEEKING LEGAL ADVICE.

Addendum to Purchase Agreement between parties, dated _____ (Date of this Purchase Agreement), pertaining to the purchase and sale of the Property at 429 W Mark St Winona MN 55987.

Limitation of Seller Liability: 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, Buyer will make such inspections of the Property as are consistent with the terms of this Purchase Agreement in order to satisfy Buyer as to the condition of the Property. The Seller warranties contained in the Purchase Agreement shall remain unmodified by this Addendum.

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

Seller and Buyer shall execute a *Disclosure Statement: Seller's Disclosure Alternatives* with the "Waiver" section completed. Seller remains obligated to make "Other Required Disclosures" in the *Disclosure Statement: Seller's Disclosure Alternatives*. Except for "Other Required Disclosures," 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 delivery of the deed at closing, Buyer will be deemed to have accepted the condition of the Property subject to this Purchase Agreement as satisfactory to Buyer, and Seller shall have no liability with respect to the condition of such Property. Buyer waives any claims related in any way to the condition of the Property.

WARNING: THIS ADDENDUM WILL AFFECT THE LEGAL RIGHTS OF BUYER AND SELLER. BUYER AND SELLER ARE STRONGLY ENCOURAGED TO OBTAIN LEGAL ADVICE BEFORE AGREEING TO THIS ADDENDUM.

(Seller)	10/12/26 (Date)		(Buyer)	(Date)
(Seller)	(Date)		(Buyer)	(Date)

THIS IS A LEGALLY BINDING CONTRACT BETWEEN BUYER(S) AND SELLER(S).
IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.

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