

	VAR	NVAR	CVRMLS	REIN	LAR	RVAR
Seller concessions	Paragraph 2(d)	Paragraph 2(d) – Defined and made subject to lender approval on 27(j).	Paragraph 4. If checked seller agrees to pay at settlement the sum of \$__ towards Purchaser’s closing costs, prepaids, discount points, and loan expenses	Paragraph 4 – must be entered in blank.	Paragraph 4. If checked seller agrees to pay at settlement the sum of \$__ towards Purchaser’s closing costs, prepaids, discount points, and loan expenses	No standard clause in contract.
EMD Deposit	Paragraph 3 Has deposited or will deposit with in __ days. Failure to provide funds is default by Purchaser and Seller’s right is to terminate. If held by VREB licensee, deposited to escrow within 5 business banking days of ratification or receipt during deposit period. Foreclosure rights: 54.1-2108.1	Paragraph 3 Has deposited or will deposit with in __ days. Failure to provide funds is default by Purchaser and Seller’s right is to terminate (void). Indirect reference to § 54.1-2108.2: If held by VREB licensee, deposited to escrow within 5 business banking days of ratification or receipt during extended deposit period.	Paragraph 8 Has deposited or will deposit with in __ days. Failure to provide funds is default by Purchaser and Seller’s right is to terminate. If held by VREB licensee, deposited to escrow within 5 business banking days of ratification or receipt during extended deposit period. Foreclosure rights: 54.1-2108.1	Paragraph 2 Has deposited or will deposit with 2 days. Failure to provide funds is default by Purchaser and Seller’s right is to terminate. Paragraph 5 - (a) If held by VREB licensee, deposited to escrow within 5 business banking days of ratification or receipt during extended deposit period. (b) Broker’s option after termination: 54.1-2108.2 (c) Foreclosure rights: 54.1-2108.1	Paragraph 7 Has deposited or will deposit with in __ days. Failure to provide funds is default by Purchaser and Seller’s right is to terminate. If held by VREB licensee, deposited to escrow within 5 business banking days of ratification or receipt during extended deposit period. Foreclosure rights: 54.1-2108.1	Paragraph 11(A) Has deposited or will deposit within 5 days. Failure to provide funds is default by Purchaser and Seller’s right is to terminate. If held by VREB licensee, deposited to escrow within 5 business banking days of ratification or receipt during extended deposit period. Broker’s option after termination: 54.1-2108.2 Foreclosure rights: 54.1-2108.1
Settlement expenses	Paragraph 9 Seller to pay: 1. Deed prep 2. Grantor’s tax 3. 9(b) if any amount is listed here then it shall be paid by Seller only towards any closing, escrow, or settlement service defined in 55.1-1000. Any remaining amount is not a credit to Purchaser. Buyer to pay: 1. Title exam 2. Survey 3. Recording fees for deed 4. Buyer’s legal fees 5. Any other property charges assessed to Purchaser, prorated if applicable. 6. Fuel, oil and/or propane remaining in the tank at prevailing market value. Prorated at Settlement: All taxes, assessments, interest, rent escrow deposits and other ownership fees, if any, shall be prorated as of the date of settlement.	Paragraph 21 Seller to pay: 1. Portion of settlement agent’s fee billed to Seller as a reasonable and customary fee. 2. Deed prep. 3. Costs of releasing existing encumbrances. 4. Seller’s legal fees. 5. Other proper charges assessed to seller. 6. Grantor’s tax. 7. Regional Congestion Relief Fee if applicable. Buyer to pay: 1. Title exam. 2. Survey. 3. Recording fees for deed and any purchase money trusts. 4. Portion of settlement agent’s fee billed to buyer. 5. Buyer’s legal fees. 6. Any other property charges assessed to buyer. Prorated at Settlement: Paragraph 23 (Adjustments)	Paragraph 24A Seller to pay: 1. Deed prep 2. Grantor’s tax 3. Release fees 4. Other fees applicable to the grantor by custom Purchaser to pay: 1. Title exam 2. Title insurance 3. Survey costs 4. Recording costs 5. Fuel, oil and/or propane remaining in the tank at prevailing market value. Prorated at Settlement: All taxes, assessments, interest, rent escrow deposits and other ownership fees, if any, shall be prorated as of the date of settlement.	Paragraph 4 Seller to pay: 1. Deed prep 2. Grantor’s tax 3. Appraiser reinspection fees 4. Expenses to remove title defects 5. Fees charged by lender buyer cannot pay Purchaser to pay: 1. Title exam 2. Title insurance 3. Survey costs (including elevation certificate if required by lender) 4. Insurance Premiums 5. Discount Points (unless prohibited by law) 6. Prepaids 7. Recording costs 8. Fuel, oil and/or propane remaining in the tank at prevailing market value. Prorations: Paragraph 10(a or b if checked) - all real property taxes, insurance, rents, interest, and appropriate homeowner’s association and/or condominium fees or dues and other reserves	Paragraph 24A Seller to pay: 1. Deed prep 2. Grantor’s tax 3. Release fees 4. Other fees applicable to the grantor by custom Purchaser to pay: 1. Title exam 2. Title insurance 3. Survey costs 4. Recording costs 5. Fuel, oil and/or propane remaining in the tank at prevailing market value. Prorated at Settlement: All taxes, assessments, interest, rent escrow deposits and other ownership fees, if any, shall be prorated as of the date of settlement.	Paragraph 28A Seller to pay: 1. Deed prep 2. Owner/Seller affidavit 3. Seller’s settlement fees 4. Grantor’s tax 5. Certificate for non-foreign status Purchaser to pay: 1. All other expenses incurred by the purchaser in connection with the purchase. Prorated at Settlement: All taxes, assessments, interest, rent escrow deposits and other ownership fees, if any, shall be prorated as of the date of settlement.

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				and assessments shall be prorated as of settlement Date.		
Financing	<p>Paragraph 2</p> <ol style="list-style-type: none"> Third Party First Trust (type of loan included) Third Party Second Trust Balance of Purchase Price <p>Includes dollar or percentage amount; interest rate; term; points.</p> <p>Seller financing available in Standard Clause Booklet.</p>	<p>Paragraph 2</p> <p>Dollar amount or Percentage information for: Third Party First Trust; Third Party Second Trust; Downpayment; Seller held trust.</p> <p>Separate addendums required.</p>	<p>Paragraph 4</p> <p>Check boxes for cash or financing.</p> <p>Includes details for type of loan, percentage, dollar amount, interest rate, term of loan, points.</p>	<p>Paragraph 3</p> <p>Dollar amount for loan, cash, or downpayment.</p> <p>Paragraph 6</p> <p>Specifies lender.</p> <p>Paragraph 11</p> <p>Loan Type or Cash</p>	<p>Paragraph 4</p> <p>Check boxes for cash or financing.</p> <p>Includes details for type of loan, percentage, dollar amount, interest rate, term of loan, points.</p>	<p>Paragraph 11</p> <ul style="list-style-type: none"> Third Party First Trust (type of loan included) Third Party Second Trust Balance of Purchase Price <p>Includes dollar or percentage amount; interest rate; term; points.</p>
Financing contingency	<p>Paragraph 4</p> <p>Fillable date, if unfilled it defaults to settlement.</p> <p>If Purchaser does not obtain commitment by date and notifies Seller then contract terminates.</p> <p>Paragraph 4(g)</p> <p>Alternative financing: Buyer may pursue alternate financing unless it delays settlement or increases seller's expenses</p>	<p>Paragraph 2(e)</p> <p>If contingent, it must be checked and addendum attached. Addendums contain multiple provisions for contingencies.</p> <p>Contingency addendums may specify that alternative financing may be obtained as a substitute to specified financing.</p>	<p>Paragraph 6</p> <p>Commitment must be obtained by settlement.</p>	<p>No end date, default to settlement.</p>	<p>Paragraph 6</p> <p>Fillable date, if unfilled it defaults to settlement.</p> <p>If Purchaser does not obtain commitment by date and notifies Seller then contract terminates.</p>	<p>Paragraph 13</p> <p>Fillable date, if unfilled it defaults to settlement.</p> <p>If Purchaser does not obtain commitment by date and notifies Seller then contract terminates.</p>
Loan application	<p>Paragraph 4(a)</p> <p>Application within 5 business days of acceptance.</p>	<p>Paragraph 2(e)</p> <p>Application within 7 calendar* days of date of ratification.</p> <p>*Paragraph 27(c) – calendar days.</p>	<p>Paragraph 6</p> <p>Application within 7 days of ratification.</p> <p>If Purchaser chooses not to lock in interest rates or points at time of application the contingency for points and rate are waived</p>	<p>Paragraph 6</p> <p>Application within 7 days* of ratification to specified lender. Lender change requires Seller's written permission.</p> <p>Paragraph 24 - Calendar days</p>	<p>Paragraph 6</p> <p>Application within 7 days of ratification.</p> <p>If Purchaser chooses not to lock in interest rates or points at time of application the contingency for points and rate are waived</p>	<p>Paragraph 13</p> <p>Fillable date for loan application, no default term provided.</p>
Loan denial	<p>Paragraph 4(b)</p> <p>Proof of denial required only if Purchaser gave evidence that the lender will provide the commitment and then the lender denied.</p>	<p>Financing Addendums: Lender rejection letter required to terminate contract. Other terms may be applicable depending on what addendum is used.</p>	<p>Paragraph 6</p> <p>If after "diligent efforts" by Purchaser they cannot obtain commitment the contract terminates.</p>	<p>Paragraph 6(b)</p> <p>Written notice required within 3 days of receipt of denial.</p> <p>Seller may request proof of denial and any additional related documents.</p>	<p>Paragraph 6</p> <p>If after "diligent efforts" by Purchaser they cannot obtain commitment the contract terminates.</p>	<p>Paragraph 13</p> <p>If Purchaser makes every effort to obtain commitment but fails they can terminate.</p>
Appraisal	<p>Appraisal language required and found in Standard Clause Booklet.</p> <p>Paragraph 5</p> <p>VA/FHA appraisal language included</p>	<p>Appraisal contingency addendums have multiple provisions to select from.</p>	<p>Paragraph 5</p> <p>Checkboxes to include or not.</p>	<p>Paragraph 11</p> <p>Appraisal included as part of loan contingencies.</p> <p>Checkbox to include or not for Cash.</p>	<p>Paragraph 5</p> <p>Checkboxes to include or not.</p>	<p>No terms in contract.</p>
Title	<p>Paragraph 14</p> <p>General warranty deed containing English Covenants of Title.</p> <p>Access: If Property does not abut a public road an easement for access must be recorded.</p> <p>Title must be free of all encumbrances, tenancies, and liens (for taxes and otherwise).</p> <p>Restrictive covenants or utility easements may not materially and adversely materially</p>	<p>Paragraph 19</p> <p>Seller will convey title that is good, marketable and insurable with no additional risk premium to Buyer or non-standard exceptions.</p> <p>Seller will convey Property by general warranty deed with English covenants of title.</p> <p>Settlement agent will order any required title exam and survey if required.</p>	<p>Paragraph 24(b)</p> <p>General warranty deed containing English Covenants of Title.</p> <p>Access: If Property does not abut a public road an easement for access must be recorded.</p> <p>Title must be free of all encumbrances, tenancies, and liens (for taxes and otherwise).</p> <p>Restrictive covenants or utility easements may not materially and adversely materially</p>	<p>Paragraph 9</p> <p>Seller will convey marketable and insurable title by general warranty deed.</p> <p>Easements, covenants, and restrictions of record must adversely affect the property for residential purposes.</p> <p>Title must be free of all encumbrances, tenancies, and liens unless stated in the contract.</p>	<p>Paragraph 22(b)</p> <p>General warranty deed containing English Covenants of Title.</p> <p>Access: If Property does not abut a public road an easement for access must be recorded.</p> <p>Title must be free of all encumbrances, tenancies, and liens (for taxes and otherwise).</p>	<p>Paragraph 29(d)</p> <p>General warranty deed containing English Covenants of Title.</p> <p>Access: If Property does not abut a public road an easement for access must be recorded.</p> <p>Title must be free of all encumbrances, tenancies, and liens (for taxes and otherwise).</p>

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	and adversely affect the use of the property for residential purpose or render title unmarketable.		and adversely affect the use of the property for residential purpose or render title unmarketable.	Access to publicly dedicated road must be marketable and insurable.	Restrictive covenants or utility easements may not materially and adversely affect the use of the property	Restrictive covenants or utility easements may not materially and adversely affect the use of the property
Title defects	Paragraph 14 If there is a title defect that can be cured by legal action or otherwise in a reasonable time Seller shall at their expense cure. Expense is limited to the Remediation Limit (Paragraph 17). If after receiving notice Seller has not cured within 60 days then Purchaser can either terminate or waive and proceed to settlement.	Paragraph 20 Seller must take prompt action to cure at their own expense.	Paragraph 24(B) If there is a title defect that can be cured by legal action or otherwise in a reasonable time Seller shall at their expense cure. If after receiving notice Seller has not cured within 30 days then either party can terminate.	Paragraph 4 Seller responsible for expenses to remove defects. Paragraph 8 Settlement may be delayed by up to 10 days to cure defects.	Paragraph 22(B) If there is a title defect that can be cured by legal action or otherwise in a reasonable time Seller shall at their expense cure. If after receiving notice Seller has not cured within 30 days then either party can terminate.	Paragraph 29(D) If there is a title defect that can be cured by legal action or otherwise in a reasonable time Seller shall at their expense cure. If after receiving notice Seller has not cured within 30 days then either party can terminate.
Septic	Separate Septic Addendum must be attached.	Separate Septic Inspection addendum must be attached. Paragraph 11 Septic Waiver Disclosure provided by Seller (if applicable) per VA Code §32.1-164.1:1. State Board of Health septic system waivers are not transferable.	Paragraph 24(F) Seller to provide a certificate stating there is no malfunction with septic system. Inspection of system may include: <ul style="list-style-type: none"> visual inspection of drainfield surface with rod probing pump contents and visual inspection of distribution box and all tanks other (describe): inspection per manufacturer's guidelines of alternative septic system. Any repairs of malfunctions subject to the Repair Limit (Paragraph 24(H))	Paragraph 13(C)(2) Denotes who will conduct test and who will bear the expense. Denotes whether the system will be pumped or not; however, if inspector requires it the responsible party will pay for the expense. Repairs and mandatory pumping are subject to the Cap (Paragraph 13)	Paragraph 22(F) Inspection limited to visual inspection of the drainfield surface with rod probing. If Purchaser desires a more comprehensive inspection they can do so during the property inspection period. Repairs subject to limitation (Paragraph 22(H)) If Seller does not comply, Purchaser can either: <ul style="list-style-type: none"> utilize the remedies in Default – Paragraph 15 accept the Property as is Terminate 	Paragraph 14(A) Denotes whether septic inspection is a contingency. Purchaser responsible for carrying out inspection and for expenses. Seller shall remove impediments to inspection, delay will extend the inspection contingency for the same amount of time as the delay. Purchaser is responsible for any damage if contract is terminated. Inspection may include: <ul style="list-style-type: none"> Visual inspection of drain field surface with rod probing Pump contents if required by Septic Inspector for inspection Visual inspection of distribution box and all tanks Other Inspection per manufacturer's guidelines of alternative septic system
Settlement/ Possession	Paragraph 8 Settlement is defined. Settlement time and place are fillable. Settlement shall occur on or about that time. Seller will deliver: <ul style="list-style-type: none"> Deed described in P.14. Affidavit acceptable to Purchaser and Purchaser's title insurance company as to parties in possession and mechanic's liens. Applicable non-foreign status and state residency certificates. Applicable IRS 1099 certificates. 	Paragraph 4 On or before settlement date. Settlement agent is identified. Settlement date is fillable. If date falls on a Saturday, Sunday, or legal holiday, then Settlement will be on the prior business day. Paragraph 28 Time is of the essence. Paragraph 19 Seller will: <ul style="list-style-type: none"> Convey property by general warranty deed with English covenants of title 	Paragraph 9 Settlement location and date fillable. Two options: <ol style="list-style-type: none"> On or a reasonable time after if making diligent effort to satisfy any contingencies contained. On or up to 10 days the party which can perform may terminate. 	Paragraph 8 Settlement date and extension days are fillable. Settlement can be extended for either: <ul style="list-style-type: none"> processing and closing the specified loan in compliance with applicable law. correcting any defects reported by a title examiner. 	Paragraph 8 Settlement location and date fillable. Two options: <ol style="list-style-type: none"> On or a reasonable time after if making diligent effort to satisfy any contingencies contained. On or up to 10 days the party which can perform may terminate. 	Paragraph 22 Settlement date and location fillable. Settlement will be on or about.

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		<ul style="list-style-type: none"> Sign such affidavits, lien waivers, tax certifications, and other documents as may be required by the lender, title insurance company, Settlement Agent, or government authority, and authorizes Settlement Agent to obtain pay-off or assumption information from any existing lenders. 				
Prorations & Expenses	<p>Paragraph 9 Seller pays for the expense of preparing the deed and recordation taxes. Purchaser responsible for settlement fees for services under 55.1-1000, including title examination, insurance premiums, survey costs, recording costs and the fees of Purchaser's attorney. Seller may contribute solely to the settlement fees under 55.1-1000 up to a fillable amount, if blank then 0 (Paragraph 9(b)) All taxes, assessments, interest, rent escrow deposits, and other ownership fees, if any, shall be prorated as of the date of settlement. Paragraph 9(c) indicates who will pay rollback taxes. Purchaser will pay Seller for any oil, fuel, or propane left in tanks at prevailing market price, if applicable.</p>	<p>Paragraph 19 Seller will pay any special assessments and will comply with all orders or notices of violations of any county or local authority, condominium unit owners' association, homeowners' or property owners' association or actions in any court on account thereof, against or affecting Property on Settlement Date. Paragraph 21 Seller will pay for Deed preparation, costs to release any existing encumbrances, Grantor's tax, as well as any Regional Congestion Relief Fee and Regional WMATA Capital Fee (applicable in Alexandria City, Arlington, Fairfax, Loudoun and Prince William Counties and all cities contained within). Purchaser will pay for the title exam, survey, and recording charges for Deed and any purchase money trusts. Third-party fees charged to Purchaser and/or Seller, including legal fees and settlement agent fees, will be reasonable and customary for the jurisdiction in which Property is located. Paragraph 23 Rents, taxes, water and sewer charges, condominium unit owners' association, homeowners' and/or property owners' association regular periodic assessments (if any) and any other operating charges, are to be adjusted to the Date of Settlement. Taxes, general and special, are to be adjusted according to the most recent property tax bill for Property issued prior to Settlement Date.</p>	<p>Paragraph 24(A) Seller agrees to pay the expense of preparing the deed and the applicable grantors tax, release fees, and any other fees applicable to the grantor by custom. Purchaser agrees to pay expenses incurred by them, including without limitation, title examination fees, title insurance premiums, survey costs, recording costs and Purchaser's attorney's fees. All taxes, assessments, interest, rent escrow deposits and other ownership fees, if any, shall be prorated as of the date of settlement. Purchaser will pay Seller for any oil, fuel, or propane left in tanks at prevailing market price, if applicable.</p>	<p>Paragraph 10 If new financing, or cash sale, all real property taxes, insurance, rents, interest, and appropriate homeowner's association and/or condominium fees or dues and other reserves and assessments shall be prorated as of Settlement Date. Paragraph 4 Seller shall pay all expenses of deed preparation, grantor's tax on the deed, appraiser reinspection fees, and all expenses, for removal of title defects and those fees charged by lender for the specified financing which, by law, Purchaser is not permitted to pay. Purchaser shall pay for title examination fees and title insurance premiums, survey costs (including elevation certificate if required by lender), insurance premiums, discount points (unless prohibited by law), prepaids, recording costs and fees of their attorney or settlement agent. Any agreed upon seller contributions to Purchaser's expenses shall not include any compensation, commission, fees, charges or other amounts payable to Selling Firm unless such payment is specifically agreed to in writing by Seller in this Agreement. Paragraph 15 Fuel conveys if checked.</p>	<p>Paragraph 22(A) Seller agrees to pay the expense of preparing the deed and the applicable grantors tax, release fees, and any other fees applicable to the grantor by custom. Purchaser agrees to pay expenses incurred by them, including without limitation, title examination fees, title insurance premiums, survey costs, recording costs and Purchaser's attorney's fees. All taxes, assessments, interest, rent escrow deposits and other ownership fees, if any, shall be prorated as of the date of settlement. Purchaser will pay Seller for any oil, fuel, or propane left in tanks at prevailing market price, if applicable.</p>	<p>Paragraph 29(A) Seller agrees to pay the expense of preparing the deed and owner affidavit, Seller's settlement fee, certificates for non-foreign status and the recordation tax applicable to grantors. All other expenses incurred by Purchaser in will be paid by Purchaser unless agreed to otherwise. All taxes, assessment, interest, rent, escrow deposits and other ownership fees, if any, will be prorated as of the date of settlement. Purchaser will pay Seller for any oil, fuel, or propane left in tanks at prevailing market price, if applicable.</p>
Property condition	<p>Paragraph 15(a) Purchaser agrees to accept the Property at settlement, and Seller agrees to deliver the Property to Purchaser at settlement, in its present physical condition, ordinary wear and tear excepted, but with such repairs and improvements as the parties otherwise agree. Paragraph 15(c)</p>	<p>Paragraph 9 Seller will deliver Property free and clear of trash and debris, broom clean and in substantially the same physical condition to be determined at either date of offer or date of inspection. Seller will have all utilities in service through Settlement.</p>	<p>Paragraph 24(E) Seller shall convey Property at settlement in the physical condition at ratification. All appliances, heating and cooling equipment, plumbing systems and electrical systems will be in working order at the time of Settlement or at Purchaser's occupancy, whichever occurs first.</p>	<p>Paragraph 12 Seller shall deliver the Property at settlement, or as otherwise provided, in substantially the same condition as of the date of ratification, free of personal property, debris and trash.</p>	<p>Paragraph 22(E) Seller shall convey Property at settlement in the physical condition at ratification. All appliances, heating and cooling equipment, plumbing systems and electrical systems will be in working order at the time of Settlement or at Purchaser's occupancy, whichever occurs first.</p>	<p>Paragraph 16(B)(C) Seller agrees to deliver the Property in broom-clean condition and to exercise reasonable care in the maintenance and upkeep of the Property between the date of this Contract and the earlier of Purchaser's occupancy or settlement.</p>

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	If not subject to inspection all appliances, heating and cooling equipment, plumbing, including septic system, and electric systems will be in working condition at the time of settlement or of Purchaser's occupancy	Property, including electrical, plumbing, existing appliances, heating, air conditioning, equipment and fixtures will convey in its AS-IS condition as of the date specified above.	Seller to deliver the Property in broom-clean condition and to exercise reasonable and ordinary care in the maintenance and upkeep.		Seller to deliver the Property in broom-clean condition and to exercise reasonable and ordinary care in the maintenance and upkeep.	
Repair Caps	<p>Paragraph 16 Remediation Limit, fillable, blank defaults to \$1,000.</p> <ul style="list-style-type: none"> Title (Paragraph 14) Well (Paragraph 16) Verification damages (Paragraph 15(c)) 	None	<p>Paragraph 24(H) Limitation, fillable, blank defaults to \$1,000.</p> <ul style="list-style-type: none"> Well, Septic, Municipal System deficiencies (Paragraph 24(F)) Wood Infestation (Paragraph 24(G)) 	<p>Paragraph 13 Cap, fillable as % of Purchase Price, blank defaults to 1% of purchase price.</p> <ul style="list-style-type: none"> Appraisal and Required Repairs (Paragraph 13(A)) Wood Destroying Insect Infestation / Moisture / Inspection / Repairs (Paragraph 13(B)) Drinking Water and Septic (Paragraph 13(C)) 	<p>Paragraph 22(H) Limitation, fillable, blank defaults to \$1,000.</p> <ul style="list-style-type: none"> Well, Septic, Municipal System deficiencies (Paragraph 22(F)) Wood Infestation (Paragraph 22(G)) 	<p>Paragraph 17 Remediation Limit, fillable, blank defaults to \$1,000.</p> <ul style="list-style-type: none"> Title (Paragraph 29(D)) Condition and Inspection Prior To and At Settlement (Paragraph 16)
Items to convey (Personal property)	<p>Paragraph 1 All fixtures present as of date of ratification convey. Personal property must be identified in another writing.</p>	<p>Paragraph 13 Property includes the following personal property and fixtures, if existing: built-in heating and central air conditioning equipment, plumbing and lighting fixtures, indoor and outdoor sprinkler systems, bathroom mirrors, sump pump, attic and exhaust fans, storm windows, storm doors, screens, installed wall-to-wall carpeting, window shades, blinds, window treatment hardware, smoke and heat detectors, antennas, exterior trees, and shrubs. Smart home devices installed, hardwired or attached to personal property or fixtures conveyed pursuant to this paragraph, including but not limited to, smart switches, smart thermostats, smart doorbells, and security cameras ("Smart Devices") do convey. Electric vehicle charging stations do convey. Solar panels installed on the Property do convey (see attached Addendum). All surface or wall mounted electronic components/devices do not convey; however, all related mounts, brackets and hardware do convey. If more than one of an item conveys, the number of items is noted.</p> <p>List of checkboxes of personal property that does convey included.</p>	<p>Paragraph 2 If present at ratification the following convey: the shades, plantation shutters, blinds, curtain and drapery rods, screens and screen doors, storm windows and doors, light fixtures, wall to wall carpeting, garbage disposal, range, oven, dishwasher, laundry tubs, attic fan, smoke and heat detectors, awnings, electrical wiring connections for appliances, ceiling fan(s), garage door opener(s) and remotes, mailbox and post, outbuildings and sheds, gas logs, fireplace inserts and all other items attached to the real estate and being a part thereof, including all shrubbery and plantings on the Property.</p>	<p>Paragraph 15 All fixtures present as of date of ratification convey. List of checkboxes of personal property that does convey included.</p>	<p>Paragraph 2 If present at ratification the following convey: the shades, plantation shutters, blinds, curtain and drapery rods, screens and screen doors, storm windows and doors, light fixtures, wall to wall carpeting, garbage disposal, range, oven, dishwasher, laundry tubs, attic fan, smoke and heat detectors, awnings, electrical wiring connections for appliances, ceiling fan(s), garage door opener(s) and remotes, mailbox and post, outbuildings and sheds, gas logs, fireplace inserts and all other items attached to the real estate and being a part thereof, including all shrubbery and plantings on the Property.</p>	<p>Paragraph 10 Fixtures are included with the sale of the Property if present at ratification including built-in appliances in kitchen, shades, blinds, curtain and drapery rods, screens and screen doors, storm windows and doors, light fixtures, wall to wall carpeting, laundry tubs, attic fan, smoke, heat and carbon monoxide alarms, awning, electrical wiring connections for appliances, ceiling fan(s), garage door opener(s), all shrubbery and plantings on the Property and all other items attached to the real estate and being a part thereof. Personal property conveys as listed.</p>
Inspections	<p>Home Inspection Contingency Addendum must be attached.</p> <p>Paragraph 15(c) provides for a verification of the warranted systems if property is not subject to an inspection contingency. Paragraph 15(d)</p>	<p>Home Inspection Contingency Addendum must be attached.</p> <p>Paragraph 10 Seller will provide reasonable access to the Property to conduct inspections.</p>	<p>Paragraph 16 Home inspection specified in contract, desired or not. If desired, Seller grants to Purchaser the right to have the Property inspected by a licensed home inspector or other person(s) selected by Purchaser at Purchaser's expense and to</p>	<p>Paragraph 14(D) Home Inspection Contingency Addendum must be attached. If waived then home inspector will not be permitted to conduct or perform a property inspection beyond the terms in Paragraph 13(D). Paragraph 13(D)</p>	<p>Paragraph 14 Home inspection specified in contract, desired or not. If desired, Seller grants to Purchaser the right to have the Property inspected by a licensed home inspector or other person(s) selected by Purchaser at Purchaser's expense and to</p>	<p>Paragraph 14 Includes foundations, roofs, flooring, HVAC and electrical systems, plumbing, appliances, exterior insulation, drainage, structural issues, well, wood-destroying organisms, environmental or radon. All such inspections will be conducted at Purchaser's sole cost and expense unless</p>

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	<p>Seller will provide reasonable access to the Property to conduct inspections as appropriate.</p> <p>Seller will have all utilities in service at the time of all inspections to be conducted, including those provided for in any separate provision or addendum dealing with inspections of the Property.</p> <p>Presettlement/preoccupancy verification must be no more than 10 days before settlement.</p>	<p>If not contingent on home inspection, no access will be provided, except for walkthrough inspection.</p> <p>Seller must provide access for walkthrough inspection within 7 days of settlement.</p>	<p>request repair of defects revealed and/or a Seller paid closing cost credit to Purchaser.</p> <p>Definition:</p> <p>The term “defects” means (i) a condition which impairs the normal stability, safety or use of any improvements (buildings) on the Property, or (ii) damage to any part of the improvements, but shall exclude any cosmetic flaws, antiquated systems or grandfathered components that are in working order but would not comply with current building code if constructed or installed today. If a system or component is near, at or beyond its projected life expectancy but is properly functioning, then such system or component will not be deemed a defect as defined herein.</p> <p>Seller shall have all utilities supplied to all systems prior to the inspection, if not after notice then the expiration of the inspection period shall be extended until ten days following the date that Purchaser is notified by Seller that all utilities have been supplied to all systems.</p>	<p>Purchaser reserves the right to have a walk through inspection prior to settlement to determine it is in substantially the same condition as of the date of ratification and all appliances, heating and cooling equipment, plumbing and electrical systems, and all other equipment are in working order at time of settlement or possession, whichever occurs first.</p>	<p>request repair of defects revealed and/or a Seller paid closing cost credit to Purchaser.</p> <p>Definition:</p> <p>The term “defects” means (i) a condition which impairs the normal stability, safety or use of any improvements (buildings) on the Property, or (ii) damage to any part of the improvements, but shall exclude any cosmetic flaws, antiquated systems or grandfathered components that are in working order but would not comply with current building code if constructed or installed today. If a system or component is near, at or beyond its projected life expectancy but is properly functioning, then such system or component will not be deemed a defect as defined herein.</p> <p>Seller shall have all utilities supplied to all systems prior to the inspection, if not after notice then the expiration of the inspection period shall be extended until ten days following the date that Purchaser is notified by Seller that all utilities have been supplied to all systems.</p>	<p>otherwise required by lender and will be conducted by engineers, inspectors or contractors who will be licensed in their discipline.</p> <p>Purchaser will be liable for any damage caused as a result of the actions of Purchaser or its engineers, inspectors or contractors on the Property.</p>