



AS IS CONDITION ADDENDUM
Hawaii Association of REALTORS Standard Form
Revised 4/12 (NC) For Release 4/16

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AS IS CONDITION ADDENDUM is made a part of Purchase Contract:

Reference Date: _____

Property Reference or Address: _____

Tax Map Key: Div. _____ /Zone _____ /Sec. _____ /Plat _____ /Parcel _____ /CPR _____ (if applicable).

- 1. Purpose of this AS IS Condition Addendum (Addendum). Buyer understands and agrees that this Addendum is a material factor in Seller's acceptance of the Purchase Price for the Property...
2. Sale in AS IS Condition. Seller will sell and transfer the Property at closing in AS IS condition. The term Property includes all land and improvements...
3. Seller's Continuing Responsibilities. Seller remains obligated to disclose material facts in writing to Buyer...
4. Buyer's Rights and Responsibilities. Buyer is strongly advised to inspect, within the time frames stated in the Purchase Contract...
5. Buyer's Acceptance of Property in AS IS Condition. Subject to Buyer being furnished with Seller's disclosures...
6. Buyer's Release and Waiver. Buyer agrees to give up, waive and relinquish all rights to assert any claim, demand, proceeding, or lawsuit...
7. Survival. The terms and conditions of this Addendum will survive the closing and will not merge with the provisions of any closing documents.
8. Special Terms: _____

BUYER AND SELLER ARE ADVISED TO CONSULT WITH AN ATTORNEY REGARDING THIS ADDENDUM. BUYER AND SELLER UNDERSTAND AND AGREE TO THE TERMS CONTAINED IN THIS AS IS CONDITION ADDENDUM.

Buyer _____ Date _____ Seller _____ Date _____



Buyer

Date

Seller

Date

NOTE: THERE IS NO WARRANTY ON PLAIN LANGUAGE. An effort has been made to put this agreement into plain language. But there is no promise that it is in plain language. In legal terms, THERE IS NO WARRANTY, EXPRESSED OR IMPLIED, THAT THIS AGREEMENT COMPLIES WITH CHAPTER 487A OF THE HAWAII REVISED STATUTES, ~~AS AMENDED~~. This means that the Hawaii Association of REALTORS® is not liable to any Buyer, Seller, or other person who uses this form for any damages or penalty because of any violation of Chapter 487A. People are cautioned to see their own attorneys about Chapter 487A (and other laws that may apply).

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