



In reference to ☐ AGREEMENT TO BUY AND SELL REAL ESTATE, ☐ RESIDENTIAL RENTAL AGREEMENT, ☐ COUNTER OFFER, ☐ OTHER _____ covering improvements and the ☐ real property, ☐ business, ☐ premises --- commonly known as:

Address _____

County of _____, State of South Carolina.

The undersigned Parties hereby agree as follows:

1. **REQUESTED REPAIRS:** Buyer/Tenant hereby requests Seller/Landlord to complete the following repairs to the Property (please see attached sheet if checked ☐):

This image shows a single page of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page, leaving small margins at the top and bottom. There are no vertical margin lines, and the page is completely blank except for the lines themselves.

2. **AGREEMENT:** At such time as Buyer/Tenant and Seller/Landlord agree which of the repairs set forth in paragraph 1 above will be completed, Seller/Landlord shall complete the agreed upon repairs (the "Repairs") at Seller's expense and in a good and workmanlike manner. Repairs shall be requested and completed prior to closing providing reasonable time for inspection and remediation if repairs are not completed in a good and workmanlike manner.

3. **NOTIFICATION AND VERIFICATION:** Seller/Landlord shall notify Buyer/Tenant upon completion of the Repairs prior to closing and provide time for inspection and if necessary, remediation. Buyer/Tenant shall have the right to inspect to verify that the Repairs were completed in a good and workmanlike manner. Inspection shall be at the expense of the Buyers/Tenants.

Buyer/Tenant [] [] Seller/Landlord [] []

HAVE READ THIS PAGE

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4. **ADDITIONAL INSPECTIONS AND REPAIRS:** Buyer/Tenant shall have the right to inspect the property until closing for a final walk-through inspection, structural inspection, wood infestation inspection, environmental inspection, structure inspection, HVAC inspection, electrical system inspection, plumbing system inspection, and equipment inspection or any inspection called for by initial inspections. Seller/Landlord at their expense shall maintain appropriate utility connections (electricity, gas, water, etc.) to allow such inspections until closing. Any additional repairs that Buyer/Tenant may request and the Seller may agree to complete as a result of such additional inspections will be added and become part of this Agreement. Inspections shall be at the expense of the Buyer/Tenant.

5. **RELEASE OF INSPECTION REPORTS:** Buyer/Tenant agrees to release any inspection reports to Seller/Landlord upon request.

The herein agreement, upon its execution by both parties, is herewith made an integral part of the aforementioned Agreement.

IN WITNESS WHEREOF, this Agreement has been duly executed by the parties.

BUYER/TENANT: _____ Date _____ Time _____

WITNESS: _____ Date _____ Time _____

BUYER/TENANT: _____ Date _____ Time _____

WITNESS: _____ Date _____ Time _____

SELLER/LANDLORD: _____ Date _____ Time _____

WITNESS: _____ Date _____ Time _____

SELLER/LANDLORD: _____ Date _____ Time _____

WITNESS: _____ Date _____ Time _____

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