

BUYER PRE-CLOSING WALKTHROUGHDocument Updated:
October 2019

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**Buyer:** Olivas Portfolio, LLC**Seller:** Estate of Kristine L Villa**Premises/Property** 315 W Buist Ave, Phoenix, AZ 85041

Upon advice of Broker, and in accordance with the provisions of the Contract relating to Walkthrough(s), Buyer or Buyer's Inspector(s) completed a pre-closing walkthrough of the Premises/Property on 04/17/2023.

MO/DA/YR

BUYER MUST COMPLETE ONE OF THE THREE SECTIONS BELOW

- ☒ 1. Buyer finds that the Premises/Property are in substantially the same condition as of the date of Contract acceptance, any corrections or repairs agreed to by Seller have been completed.

Ricardo Olivas
 dotloop verified
 04/17/23 11:27 AM MST
 G7NV-1QDZ-YABV-TUIA

^ BUYER'S SIGNATURE

MO/DA/YR

^ BUYER'S SIGNATURE

MO/DA/YR

- ☐ 2. Buyer finds that the Premises/Property are in substantially the same condition as of the date of Contract acceptance, any corrections or repairs agreed to by Seller have been completed, with the following exceptions:

CURE PERIOD NOTICE: Pursuant to the Remedies Section of the Contract, delivery of this form to Seller shall constitute notice of non-compliance with the Contract as specified herein. If Seller fails to cure the non-compliance within three (3) days after delivery of this notice ("Cure Period"), the failure to comply shall become a breach of Contract.

^ BUYER'S SIGNATURE

MO/DA/YR

^ BUYER'S SIGNATURE

MO/DA/YR

- ☐ 3. Buyer waives the right to a pre-closing walkthrough of the Premises/Property. Buyer acknowledges that Buyer has the right to, and was advised to, conduct a pre-closing walkthrough as described in the Contract, and Buyer declined. By acting against Broker's advice by not conducting a pre-closing walkthrough, Buyer accepts responsibility and hereby releases, indemnifies and holds harmless Seller and Broker(s) from liability for any defects that could have been discovered.

^ BUYER'S SIGNATURE

MO/DA/YR

^ BUYER'S SIGNATURE

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