

AS-IS AGREEMENT

ATTENTION PURCHASER HUD WILL NOT REPAIR OR BE RESPONSIBLE FOR REPAIRS TO THIS HOME

The Sales Contract you are to execute contains a provision on the reverse side of Page 1 which warns you that this property is sold "AS-IS." You must assure yourself that its condition is acceptable for your needs as it exists today.

If you are uncertain about the condition of the property, **you should have it inspected by a professional inspector.** We permit contract contingency clause for such an inspection. The real estate agent through whom you are submitting the offer can provide you with the form necessary for this contingency.

DO NOT ASSUME THAT THE PROPERTY IS IN ACCEPTABLE CONDITION! If you find that repairs are needed, **YOU MUST MAKE THEM AT YOUR OWN EXPENSE, AFTER CLOSING THE SALE. HUD WILL NOT PAY FOR ANY REPAIRS TO THIS HOME.**

The seller has not lived in the property for at least one hundred eighty (180) days prior to the date of receiving an offer for the subject property. Hence, the seller does not have the requisite personal knowledge to make accurate disclosure about the property.

Equipment found to be working upon initial inspection is NOT warranted upon closing.

Upon closing the Broad Listing Broker will provide two entry door keys; the buyer is responsible for obtaining all other keys, such as, mailbox key, security/elevator keys, etc....

AGREED: Seller and Purchaser(s) agree to waive the disclosure requirements of Hawaii Act 214 of 1994, as the Department of Housing and Urban Development is a non-occupant owner of this property.

I HAVE READ THE INFORMATION ABOVE AND I UNDERSTAND IT COMPLETELY.

_____	_____
Home Buyer	Date
_____	_____
Home Buyer	Date
_____	_____
Real Estate Agent	Date

Property Address

FHA Case #
