

1 **NOTICE REGARDING INSPECTION CONTINGENCY**

2 Joint approved form: Winnebago County Bar Association "WCBA" and
3 NorthWest Illinois Alliance of REALTORS® ("NWIAR")
4 for use in Winnebago, Boone and Ogle Counties

5 NOTICE TO: _____
6 (SELLER)

7 REGARDING: _____
8 (PROPERTY ADDRESS)

9 Pursuant to the terms of contingency clause 5A contained in the Contract for Purchase and
10 Sale of the above referenced property, signed by you as Seller and by the undersigned as
11 Buyer, you are hereby notified as follows (check (i), (ii), or (iii)):

12 _____ (i) The results of the inspection are unacceptable to Buyer. The Contract shall be
13 void. Buyer hereby requests a return of the Earnest Money.

14 _____ (ii) The inspection contingency is hereby waived by Buyer. The Contract shall
15 remain in effect.

16 _____ (iii) Buyer hereby requests the following (check (a) and/or (b)):

17 _____ (a) Seller shall complete the following repairs on or before Closing in a good
18 and workmanlike manner to normal operating condition at Seller's
19 expense, with receipts for completed work to be provided to Buyer:

20 Seller Response
21 Agree/Disagree

22 /

23 _____

24 /

25 _____

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27 _____

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29 _____

30 /

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33 _____

34 /

35 _____

36 _____ (b) Buyer hereby requests a total closing credit (including any closing credit
37 previously agreed) of \$ _____, and in exchange, Buyer accepts the
38 remaining conditions noted during the inspection AS IS.

39 Seller response: Agree / Disagree / Counter \$ _____

40 _____ Buyer hereby requests an extension of the Inspection Contingency Notice Date
41 through _____. The Contract shall remain in effect unless Seller elects to
42 void the Contract prior receipt of (i), (ii) or (iii).

43 Seller response: Agree / Disagree

44 SIGNATURE PAGE TO FOLLOW
45

46 _____
47 BUYER Date BUYER Date

48
49 Seller responds to Buyer's requests as indicated above. Upon execution and delivery, this Notice
50 shall constitute an amendment to the Contract for terms agreed.

51
52
53 _____
54 SELLER Date SELLER Date

55
56
57 If Buyer and Seller have not reached a resolution on all outstanding inspection issues on or
58 before the Inspection Contingency Termination Date, the Contract shall be void unless Buyer
59 provides written notice on or before the Inspection Contingency Termination Date as follows:

60
61 _____ Buyer hereby withdraws any of the foregoing outstanding requests not agreed, and the
62 Contract shall remain in effect.

63
64 _____
65 BUYER Date BUYER Date