NOTICE REGARDING INSPECTION CONTINGENCY

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

NOTICE TO: _____
(SELLER)

REGARDING: _____
(PROPERTY ADDRESS)

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

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

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

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

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

Seller Response Agree/Disagree	
☐ / ☐	_____
☐ / ☐	_____
☐ / ☐	_____
☐ / ☐	_____
☐ / ☐	_____
☐ / ☐	_____
☐ / ☐	_____
☐ / ☐	_____
☐ / ☐	_____

____ (b) Buyer hereby requests a total closing credit (including any closing credit previously agreed) of $_____, and in exchange, Buyer accepts the remaining conditions noted during the inspection AS IS.
Seller response: ☐ Agree / ☐ Disagree / ☐ Counter $_____

____ Buyer hereby requests an extension of the Inspection Contingency Notice Date through _____. The Contract shall remain in effect unless Seller elects to void the Contract prior to receipt of (i), (ii) or (iii).
Seller response: ☐ Agree / ☐ Disagree

SIGNATURE PAGE TO FOLLOW

BUYER	Date	BUYER	Date

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

SELLER	Date	SELLER	Date

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

____ Buyer hereby withdraws any of the foregoing outstanding requests not agreed, and the Contract shall remain in effect.

BUYER	Date	BUYER	Date