**INSPECTION CONTINGENCY NOTICE AND/OR ADDENDUM**

Regarding the Contract dated \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ for the real property and

Improvements located at\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

☐ **A**. The undersigned Buyer hereby agrees to remove the Inspection Contingency and provides a copy of the Inspection Report in exchange for:

☐ The Seller's agreement to take the following actions, prior to settlement:

All repairs/replacements shall be performed in a good workmanlike manner. The Seller shall have the items enumerated below from the above list replaced, repaired or otherwise rectified, as above provided, by a Maryland licensed contractor(s) and shall, prior to settlement, provide Buyer with a receipt from said contractor(s) specifying that the referenced item(s) has/have been completed.

**OR**

☐ The Seller's agreement to credit Buyer the amount of:

$ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_towards Buyer's closing costs in lieu of Seller taking the following enumerated actions on the above list:

**It is the Buyer's responsibility to confirm with his lender, if applicable, that the entire credit provided** **for herein may be utilized.** If lender prohibits the Seller from payment of any portion of this credit, then said credit shall be reduced to the amount allowed by lender. This credit shall be in addition to any other amount(s) the Seller has agreed to pay under other provisions of this Contract.

**OR**

☐ **B.** Declares this Contract Null and Void

**The Inspection Contingency provides that failure of either party to respond within 3 days after Delivery of Notice requiring repairs and/or a credit towards closing costs will result in acceptance by both parties of the terms of the most recent Notice.**

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BUYER DATE SELLER DATE

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BUYER DATE SELLER DATE