

**POST-CONTRACT TERMINATION OF INSPECTION RIGHTS
ADDENDUM #523**



The undersigned _____ (“BUYER”) acknowledges receipt of the **Massachusetts Mandatory Home Inspection Disclosure** which informs BUYER of their right to have a home inspection in accordance with Massachusetts regulation 760 CMR 74.00 and **Home Inspectors Facts for Consumers** brochure which recommends a home inspection.

The BUYER has nonetheless decided to remove the inspection contingency clause from the **Contract to Purchase** **Purchase and Sale Agreement** entered into on _____ for the purchase of residential property located at _____ (“PROPERTY”) and not to perform inspections as indicated in that contingency.

BUYER understands that as a result of terminating BUYER’S inspection contingency, BUYER will likely have no recourse if there are unknown conditions affecting the PROPERTY that might have been revealed by a home inspection. BUYER agrees to assume the risk and costs associated with any such unknown conditions affecting the PROPERTY and hereby releases and waives any claims against _____ (Name of Broker/Brokerage) and its affiliated agents (“BROKER”), arising out of any conditions affecting the PROPERTY that were unknown to BROKER and in which an inspection may have revealed, as well as claims arising out of a violation of M.G.L. c. 143 § 101.

BUYER expressly agrees that BUYER has not been influenced or required by BROKER or the Seller or Seller’s agent, to waive or terminate BUYER’S home inspection rights and BUYER has not indicated BUYER’S intention to waive or terminate home inspection rights ahead of entering into a contract for the sale of PROPERTY.

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BUYER DATE

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BUYER DATE

