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BUYER'S INSPECTION ADVISORY

As Buyer is aware, unless otherwise specified in the subject purchase agreement (the Purchase Agreement"), the physical condition of the property being sold (the "Property") is not guaranteed by either the Property's seller or real estate brokers. As a result, it is common for the Purchase Agreement to provide Buyer with the right to conduct inspections of the Property to satisfy themselves as to its condition and to terminate the Agreement if those inspections discover negative conditions. On the other hand, Buyer may also waive their right to inspections or decide to conduct inspections for informational purposes only. Buyer understands that if they waive the right to inspect the Property, or decide to inspect for informational purposes only, they will be waiving their right to terminate the transaction if they discover negative information about the Property during their due diligence.

As a result, Tesla Realty Group LLC strongly recommends that Buyer conduct thorough inspections of the Property with appropriate professionals and retain the right to terminate the Purchase Agreement as a result of the findings of those inspections. If Buyer fails to conduct those inspections and fails to retain a cancellation right based on the findings of those inspections, BUYER IS ACTING AGAINST THE ADVICE OF TESLA REALTY GROUP LLC.

As a result, if Buyer waives his/her inspection and/or termination rights, Buyer is proceeding against the advice of Tesla Realty Group LLC and hereby releases and forever discharges Tesla Realty Group LLC, and its officers, agents, employees, licensees, independent contractors, partners, parents, subsidiaries, successors and assigns, and all persons connected or affiliated therewith, from any and all claims, debts, liabilities, demands, obligations, costs, expenses, attorneys' fees, actions and causes of action of every nature and kind, arising from or in any way related to (1) conditions that could have been discovered by thorough third party inspections of the Property or (2) the waiver by Buyer of the right to terminate the Purchase Agreement based on the findings of those inspections.

BUYER: _____ Date: _____

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