

Edward Jones
Trust Company

12555 Manchester Road
St. Louis, MO 63131

ADDENDUM TO PURCHASE AGREEMENT

- Buyer agrees to the following terms presented in this addendum, which supersedes any terms in attached real estate contract, buyer acknowledges receipt of these terms by signature below.
- All offers and counteroffers may take up to five (5) business days for consideration
- Property is to be sold "as-is, where-is" with no repairs. Seller makes no representations or warranties as to the property or its conditions. Buyer is relying solely on his/her efforts in evaluating and inspecting the property. Buyer is advised to conduct independent inspections of the property within the inspection periods specified in the contract. The Seller's agent makes no representations, warranties, assertions or non-assertions as to the property condition.
- Seller not responsible for any inspections, including municipal, code and fire district inspections.
- Transfer of Title shall be by Trustee's Special Warranty Deed or Quitclaim Deed only.
- All offers must include a pre-approval letter from buyer's lender, or proof of funds for cash offers.
- No offers will be accepted on contingency of sale of buyer's property
- If multiple offers are received on a property, the Buyer's agent may be notified to submit the Buyer's highest and best offer within a specified timeframe.
- Buyer acknowledges and agrees that Buyer has been advised to seek appropriate counsel regarding the risk of purchasing property in its "AS IS" condition
- Buyer responsible for any permits, inspections or repairs to be completed prior to closing.

Buyer's Signature

Date

Buyer's Signature

Date

Buyer's Broker/Agent Signature

Date