



1520 West Main Street, Suite 100
Richmond, VA 23220

RESIDENTIAL STANDARD ADDENDUM

This addendum is to be attached to and made part of a Purchase Agreement dated _____, between _____, Purchaser, and _____, Seller, for the purchase of _____, the Property.

The following provisions are incorporated into and made a part of this Purchase Agreement:

1. **SETTLEMENT DISCLOSURE STATEMENT:** Seller and Purchaser authorize their respective Attorneys and Settlement Agents to furnish the listing broker and selling broker copies of the preliminary Closing Disclosure Settlement Statements of the property prior to Settlement for their review, and the Executed Closing Disclosure Settlement Statement after Closing.
2. **DUE DILIGENCE:** You should exercise whatever due diligence you deem necessary with respect to any sexual offenders registered under Chapters 23 (§19.2-387 et seq.) of Title 19.2. Such information may be obtained by contacting your local police department or the State Police Central Criminal Records Exchange, (804-674-2000) or www.state.va.us/vsp/vsp.html. Also, Purchaser (s) are encouraged to research the Code of Virginia Required Disclosures under §55-519, for information on "Buyer Beware". Purchaser (s) are encouraged to research the FEMA website and to consult with their Lender on floodplain requirements for this property prior to submitting their Contract Offer to Purchase this Property.
3. **PERMISSION TO CONTACT:** Seller and Purchaser grant permission to their respective Broker (s) and Agent (s) to contact them in the future.
4. **YOUR CHOICE OF SERVICE PROVIDERS:** If, during the course of this or future listings or contracts, the Buyer or Seller request their Agent to provide the names of persons or firms providing services, or requests their Agent to enlist such services on the Buyer's or Seller's behalf, the Agent will comply with such requests with the understanding that the Buyer and/or Seller acknowledge and agree that (A) Complying with such requests is solely for the convenience of the Buyer or Seller and does NOT constitute a recommendation. The Buyer or Seller has the right to select any person or firm to provide such services. (B) The Buyer or Seller, their heirs and assignees, agree to jointly and severally release and forever discharge The Right Move Real Estate, Inc. and its Licensees from any and all obligations, liabilities, causes of action, claims and demands whatsoever arising from or connected with the services or materials provided by any persons or firms hired on behalf or referred to the Buyer or Seller, including but not limited to, home inspectors, mortgage lenders, title service and the like.
5. **NOTE TO PURCHASER (S):** The owner (s) make no representation with respect to any matters which may pertain to the above referenced property and parcels adjacent to the subject parcel. Purchaser (s) should exercise whatever due diligence they deem necessary with respect to the above referenced property and the adjacent parcels, and in accordance with the terms and conditions as may be contained in the real estate purchase contract, but in any event, prior to submitting the contract and prior to the settlement.
6. **UTILITIES:** Seller (s) shall keep all utilities on at the above property, and the yard maintained through 11:59 p.m. on the day of the Settlement and Closing of this sale transaction. The utilities are defined as: electric, water, sewer, propane, and gas.
7. **CHOICE OF A SURVEY:** If the Buyer should elect **not** to have a survey performed on the above property, by signing below, the Buyer hereby shall save and hold The Right Move Real Estate, Inc. and its Licensees harmless from any and all costs, damages and expenses in anyway arising from rights or claims of parties in possession and easements or claims of easements not shown by public record, boundary line disputes, overlaps, encroachments and any matters not of record which would be disclosed by an accurate survey and inspection of the premises.
8. **MORTGAGE INFORMATION DISCLAIMER:** Any mortgage or payment information provided by the Agents of The Right Move Real Estate, Inc. are for informational purposes only and is not to be relied upon. The Agent/Broker supplying this information is not a mortgage lender. Please contact the lender directly to learn more about its mortgage products and eligibility for such products and loan payment information.
9. **BUYER'S FINAL WALK-THROUGH AND KEYS TO THIS HOME:** After the Buyers' Agent has notified the Sellers' Agent via phone or email, within (24) hours prior to the Settlement of the above referenced property, the undersigned Seller (s) agree and authorize the Buyer's Realtor to enter this property to conduct the Buyers' Final Walk - Through. The Seller (s) are also authorizing the Buyer's Agent to remove the keys from the Lockbox after the Buyer's Final Walk-Through has been completed, and to take the house keys of this Property to the Buyer's Closing Agent, or to their Attorney's office. The Buyer's Agent is authorized by the Seller (s) to give the house keys **ONLY** to the Closing Agent OR Attorney. The Buyer's Realtor, nor the Buyer's Closing Agent, and/nor the Buyers' Attorney shall at **NO time** release the keys to this property to the Buyer (s) until a successful settlement has been achieved.
10. **SQUARE FEET:** Buyer (s) and Seller (s) agree that the total square feet of this home is approximate but not guaranteed.

Buyer Signature _____	Date _____
Buyer Signature _____	Date _____
Seller Signature _____	Date _____
Seller Signature _____	Date _____