Long Realty Company

ON-SITE WASTEWATER TREATMENT
FACILITY ADDENDUM

This is an addendum to the Contract dated ___________ between the following parties:

Seller:

Buyer:

Premises Address:

An On-Site Wastewater Treatment Facility (conventional septic or alternative system) ("Facility") has been installed on the Premises.

A. Facility Documents: Seller shall deliver to Buyer copies of all documents pertaining to the Facility in Seller's possession or notice that Seller has no such documents within five (5) days after Contract acceptance. Buyer shall provide notice of any items disapproved within the Inspection Period or five (5) days after receipt of the documents or notice, whichever is later.

B. Facility Inspection: Prior to COE Date, Seller shall have the Facility inspected at Seller's expense by an inspector recognized by the applicable governmental authority and shall comply with the appropriate governmental authority Facility transfer requirements.

C. Repair Costs: Seller shall pay for any repairs to correct deficiencies identified by inspector not to exceed one percent (1%) of the purchase price or $______________. If such costs exceed the amount that Seller agrees to pay: (i) the Buyer may immediately cancel this Contract or (ii) Seller may cancel this Contract unless Buyer agrees in writing to pay the costs in excess of the amount Seller is obligated to pay.

D. Transfer Documents: Buyer and Seller shall deliver to Escrow Company any certification and/or documentation required for transfer of ownership no later than three (3) days prior to COE Date. Escrow Company is instructed to file any transfer form(s) with applicable governmental authority.

E. Transfer Fees: Any facility transfer of ownership fees shall be paid by ☐ Buyer ☐ Seller.

F. Additional Terms:

_________________________________________  _______________  _______________
BUYER'S SIGNATURE    MON/DAY/yr    BUYER'S SIGNATURE    MON/DAY/yr

_________________________________________  _______________  _______________
SELLER'S SIGNATURE    MON/DAY/yr    SELLER'S SIGNATURE    MON/DAY/yr

ARIZONA ASSOCIATION OF REALTORS® OSW/TFA 9/05

Long Realty Company    16447 N. Oracle Rd. #206, Tucson, AZ 85737
Phone (520) 906-9906    Fax (520) 835-8840    Brenda O'Brien

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