

Date: [Insert Date]

Property Address: [Insert Property Address]

Subject: Notice of "As-Is" Sale and No Repair Agreement

Dear [Recipient Name],

This letter serves to confirm the agreement regarding the sale and transfer of the property located at the address mentioned above. It is expressly understood and agreed upon by both the Buyer and the Seller that the property is being sold in its current **"As-Is" condition**.

The parties agree to the following terms:

- **No Repairs:** The Seller shall not be required to perform any repairs, renovations, or improvements to the property prior to closing.
- **No Credits:** The Seller will not provide any monetary credits or price reductions in lieu of repairs discovered during inspections.
- **Current State:** The Buyer accepts the property in its present physical state, including all existing defects, whether patent or latent.
- **Waiver:** The Buyer waives any right to request repairs or remediation for structural, cosmetic, mechanical, or environmental issues.

By signing below, both parties acknowledge that this "As-Is" agreement is a material part of the consideration for the purchase price and that no verbal promises regarding the condition of the property have been made.

Sincerely,

Seller Signature

Buyer Signature

Date: _____