



# IN ITS PRESENT CONDITION ADDENDUM

1 **SELLER:** \_\_\_\_\_ Hays Investments LLC \_\_\_\_\_  
 2 **BUYER:** \_\_\_\_\_  
 3 **PROPERTY:** \_\_\_\_\_ 2026 NW Douglas Rd, Topeka, KS 66615 \_\_\_\_\_  
 4

5 This addendum modifies the Inspections section of the Contract. The Property is being sold in its present condition,  
 6 which includes all latent and patent defects and conditions. Except as herein expressly stated, SELLER makes no  
 7 warranty, expressed or implied, including, without limitation, any implied warranty of merchantability or fitness for  
 8 any particular purpose.  
 9

10  1. BUYER is entitled to conduct inspections as outlined in the Inspections Paragraph of the Contract.  
 11 SELLER will make no repairs and/or treatments.  
 12 BUYER will have the right to cancel the Contract, during the Inspection Period, if the results of the  
 13 inspections are unsatisfactory.  
 14 BUYER waives any right to renegotiate. There is no Inspection Renegotiation Period pursuant to the  
 15 inspection provisions in the Contract.  
 16


17  2. BUYER is entitled to conduct inspections for informational purposes ONLY.  
 18 SELLER will make no repairs and/or treatments.  
 19 BUYER waives any right to cancel the Contract pursuant to the inspection provisions in the Contract.  
 20 BUYER waives any right to renegotiate. There is no Inspection Renegotiation Period pursuant to the  
 21 inspection provisions in the Contract.  
 22

23  3. BUYER waives any right to conduct inspections as outlined in the Inspections Paragraph of the Contract.  
 24 SELLER will make no repairs and/or treatments.  
 25 BUYER waives any right to cancel or renegotiate pursuant to the inspection provisions in the Contract.  
 26

27 It is understood by all parties that the sale of the Property in its present condition does not relieve the SELLER of the  
 28 obligation to disclose all material facts of which SELLER has knowledge relating to the condition of the Property.  
 29

30 BUYER is advised that various professional inspection are available and advisable. BUYER'S waiver of any right to  
 31 inspection is the BUYER'S decision alone. All Parties indemnify and hold harmless SELLER, BROKER, and  
 32 BROKER'S affiliated licensees, agents and employees from any liability or obligation resulting from or in connection  
 33 with this decision.  
 34

35 SELLER understands and agrees that the Property will be delivered to the BUYER in the same condition and state  
 36 of repair as at the time of agreement and SELLER is still responsible to care for the Property through the  
 37 Possession Date as outlined in the Condition, Maintenance and Inspections of the Property section of the  
 38 Residential Real Estate Sale Contract.  
 39

40  dotloop verified  
 41 05/19/26 9:13 AM CDT  
 FGJT-JX19-ZOAL-9HOE

42 **SELLER** \_\_\_\_\_ Rozanne Holloway \_\_\_\_\_ **DATE** \_\_\_\_\_ **BUYER** \_\_\_\_\_ **DATE** \_\_\_\_\_  
 43

44  
 45 \_\_\_\_\_ **DATE** \_\_\_\_\_ \_\_\_\_\_ **DATE** \_\_\_\_\_  
 46 **SELLER** **BUYER**

Approved by Legal Counsel of the Kansas City Regional Association of REALTORS® for exclusive use by its REALTOR® members. No  
 warranty is made or implied as to the legal validity or adequacy of this Contract, or that it complies in every respect with the law or that its use is  
 appropriate for all situations. Local law, customs and practices, and differing circumstances in each transaction may dictate that amendments to  
 this Contract be made. Last revised August 2022. All previous versions of this document may no longer be valid. Copyright January 2026.