



# REPAIR/REPLACEMENT/TREATMENT AGREEMENT

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NORTHEAST FLORIDA ASSOCIATION OF REALTORS®, INC.



This Repair/Replacement/Treatment Agreement is entered into between the undersigned BUYER and SELLER who are parties to that certain Purchase and Sale Agreement and Deposit Receipt dated \_\_\_\_\_ and pertaining to the following Property \_\_\_\_\_ (the "Agreement"). Where this Repair/Replacement/Treatment Agreement is in conflict with the terms of the Agreement, the terms of this Repair/Replacement/Treatment Agreement will govern.

- 1. In accordance with the attached WOOD-DESTROYING ORGANISM (WDO) inspection report, BUYER requests that SELLER make the following repairs, replacements and/or treatments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- 2. In accordance with all other inspection reports, BUYER requests that SELLER make the following repairs and/or replacements:

A.  ROOF: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

BUYER's request is based on:

- \_\_\_\_ Report by a licensed roofing contractor (copy attached).
- \_\_\_\_ Report by a licensed general contractor (copy attached).
- \_\_\_\_ A licensed home inspector's report addressing roof (see portion of report and cover sheet attached).

B.  MAJOR APPLIANCES, HEATING, COOLING, MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS AND POOL EQUIPMENT (IF ANY): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

BUYER's request is based on:

- \_\_\_\_ Report by a licensed tradesman (e.g. plumber, electrician) (copy attached).
- \_\_\_\_ Report by a licensed general contractor (copy attached).
- \_\_\_\_ A licensed home inspector's report addressing the above items (see portion of report and cover sheet attached).

C.  STRUCTURAL: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

BUYER's request is based on:

- \_\_\_\_ Report by a licensed general contractor (copy attached).
- \_\_\_\_ Report by a structural engineer (copy attached).
- \_\_\_\_ A licensed home inspector's report addressing structural soundness (see portion of report and cover sheet attached).

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D.  OTHER: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

BUYER's request is based on:

- \_\_\_\_\_ Report by a licensed general contractor (copy attached).
- \_\_\_\_\_ Report by a structural engineer (copy attached).
- \_\_\_\_\_ A licensed home inspector's report addressing structural soundness (see portion of report and cover sheet attached).

SUBMITTED BY:

\_\_\_\_\_  
BUYER

\_\_\_\_\_  
DATE

\_\_\_\_\_  
BUYER

\_\_\_\_\_  
DATE

3. SELLER agrees to:

Pay for the costs of above requested repairs, replacements and/or treatments up to \$\_\_\_\_\_; or

Pay for the costs of all of the above requested repairs, replacements and/or treatments; or

Pay \$\_\_\_\_\_ for repairs, replacements and/or treatments and BUYER agrees to pay \$\_\_\_\_\_ towards same. BUYER shall deposit an additional binder deposit (excess binder not applicable to the Purchase Price) with the entity holding the binder deposit(s) which when added to the amount to be paid by SELLER will equal the cost of the repairs and/or replacements. The excess binder will not be refunded to BUYER unless SELLER is unable or unwilling to perform SELLER's obligations in the Agreement

No repairs are required to be made until BUYER obtains the required loan approval, if applicable.

**The repairs, replacements and/or treatments shall be completed by appropriately licensed persons prior to closing. Any other items noted on inspection reports are for the BUYER's information only and are not items that the SELLER is contractually bound to repair or replace.**

ACCEPTED BY:

\_\_\_\_\_  
SELLER

\_\_\_\_\_  
DATE

\_\_\_\_\_  
SELLER

\_\_\_\_\_  
DATE

\_\_\_\_\_  
BUYER

\_\_\_\_\_  
DATE

\_\_\_\_\_  
BUYER

\_\_\_\_\_  
DATE