

PURCHASER'S LIMITED ACCESS TO PREMISES AGREEMENT

REFERENCE IS MADE TO SALES CONTRACT DATED _____ for the Purchase of property located at _____

THIS AGREEMENT, made this day of _____, _____ by and between _____, hereinafter known as the "SELLER", and _____ hereinafter known as the "PURCHASER."

WHEREAS, the PURCHASER is desirous of having limited access effective the _____ day of _____, _____, to said property prior to the final completion of the settlement of said contract for the purpose of: _____

THEREFORE, it is agreed as follows:

1. The SELLER hereby agrees that the PURCHASER shall have limited access to the property and premises prior to settlement for the purpose aforementioned.
2. Should said purpose of this Agreement include permission for the PURCHASER to have furniture and/or personal property delivered and placed on the premises before settlement, the SELLER shall have no responsibility whatsoever for any loss or damage to such property and it shall be placed there at the sole risk of the PURCHASER. The PURCHASER further agrees that PURCHASER releases and will indemnify and hold the SELLER harmless from any damages for bodily injury or property damage occurring to PURCHASER or any other persons having access to this property as a result of this AGREEMENT.
3. The PURCHASER shall have all utilities registered in PURCHASER'S name effective with the starting date of said access and shall pay all utilities (sewer, water, gas, electricity, etc.) from the date access begins to date of settlement.
4. The SELLER agrees to grant access on _____, and agrees to tender possession of the premises and the keys to the premises on that date. The PURCHASER agrees to accept access on said date. PURCHASER agrees to conduct the pre-settlement inspection of the property, as provided in the Sales Contract, prior to access. PURCHASER hereby accepts the property in its existing condition upon access, subject to warranty provisions in the Sales Contract and accepts full responsibility for the maintenance and repair of the property, including all appliances and equipment, thereafter. Said warranty provisions of the Sales Contract are to be effective as of access date or settlement date, whichever first occurs.
5. The PURCHASER further warrants that PURCHASER will commit no act of damage, knowingly or unknowingly, which may tend to detract from or devalue the salability and/or market value of said property. Should damage be determined, the costs and amount of money required to restore or return the premises to its original order and condition shall be deducted from any funds held in escrow.
6. This Agreement does not give the PURCHASER the right to occupy or take possession of the premises, but merely the right to redecorate and/or place furniture and personal property as set forth above.
7. The PURCHASER agrees that in the event settlement is not made on the date provided by the Sales Contract or any amendments thereto, PURCHASER will complete whatever redecorating has begun and that said property will be returned to the SELLER at no cost to the SELLER for the labor and/or materials; and the PURCHASER shall pay all expenses of said redecoration.
8. Additional Terms: _____

9. It is agreed that all other terms and conditions of the Sales Contract shall remain in full force and effect. Witness our signatures and seals:

DATE	PURCHASER (SEAL)
DATE	PURCHASER (SEAL)
DATE	SELLER (SEAL)
DATE	SELLER (SEAL)
DATE	AGENT'S ACKNOWLEDGEMENT (SEAL)

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