

**RELEASE OF CLAIMS AND/OR DISPUTES**

**1. Parties and Property:**

- A. \_\_\_\_\_, (Seller) is the owner of real property commonly described \_\_\_\_\_, situated in \_\_\_\_\_ (City), County of \_\_\_\_\_, California (“Property”).
  
- B. \_\_\_\_\_, (Buyer) has entered into a Purchase Agreement with Seller for the purchase and sale of said property, dated \_\_\_\_\_, 2006.

**2. Conditions of Property:**

- A. During Buyer’s inspection period, certain physical conditions of the property have been disclosed to Buyer, which Buyer request to have repaired or replaced. In lieu of making the repairs or replacement of items Buyer requested, Buyer and Seller have agreed that Seller will credit Buyer, from Seller’s proceeds, the sum of \$ \_\_\_\_\_, to be used by Buyer, in their sole discretion, to perform said repairs or replacements.

**3. Release:**

- A. Buyer hereby releases Seller, Listing Broker and Agent, Selling Broker and Agent, from any and all claims, known or unknown, and from all representations, written or oral, concerning the requested repairs and/or replacements set forth on the attached document entitled “Request for Repair No. \_\_\_ (or other Corrective Action).
  
- B. Buyer acknowledges that this Release has been negotiated with Seller in good faith and without Fraud, Duress or Undue Influence.

Dated: \_\_\_\_\_ BUYER \_\_\_\_\_

Dated: \_\_\_\_\_ BUYER \_\_\_\_\_

Dated: \_\_\_\_\_ SELLER \_\_\_\_\_

Dated: \_\_\_\_\_ SELLER \_\_\_\_\_