

“AS IS” PROPERTY SALES IN CALIFORNIA

An “as is” clause places a buyer of California real estate on notice that the property comes without any express or implied warranties and the property, when it closes, is accepted in its condition based on a reasonable diligent visual inspection and any third-party expert reports generated before close of escrow.

An “as is” sale simply means that purchaser accepts property in a condition visible or observable by him or her.

An “as is” provision in a California real estate transaction will not protect the seller from the requirements of Civil Code section 1102 et. seq. as to material items that may affect price paid or desirability of a parcel that is listed for sale.

Seller(s) disclose the following material items that may affect price paid or desirability of a (address of home under contract) that is listed for sale:

Property Address: _____

1. _____

2. _____

3. _____

4. _____

Dated: _____

Seller(s)

Dated: _____

Buyer(s)