

SELLER DISCLOSURE SUBSTITUTION ADDENDUM

Version 20260730

jointly



Preamble

1 The Seller Disclosure Substitution Addendum ("Addendum") is issued pursuant to the Purchase Contract dated
2 _____ ("Contract") between _____ ("Buyer") and
3 _____ ("Seller"), concerning the Property located at
4 _____ ("Property").

5 In the event of any conflict or ambiguity between the terms of the Contract and this Addendum, the terms of this
6 Addendum shall govern.

Terms and Conditions

7 **Substitution of Disclosure Form:** A copy of the Residential Seller's Disclosure Notice ("Seller's Disclosure") is
8 attached to this Addendum. Buyer and Seller agree that the Seller's Disclosure is delivered in lieu of, and fully
9 satisfies Seller's obligation to deliver, the Residential Seller's Property Disclosure Statement ("SPDS").

10 **No Separate SPDS Required:** Seller shall not be required to deliver a separate SPDS. Any reference in the
11 Contract to the "SPDS" shall, for all purposes, be deemed to refer to the Seller's Disclosure delivered under this
12 Addendum.

13 **Buyer's Rights Preserved:** Buyer retains all inspection, review, disapproval, and cancellation rights provided in
14 the Contract with respect to the seller's property disclosure. Buyer's period to provide notice of any disapproved
15 items shall run from the later of (i) Contract Acceptance or (ii) Buyer's receipt of the Seller's Disclosure.

16 **Changes During Escrow:** Seller shall promptly notify Buyer of any changes in the Property or in Seller's
17 disclosures, and any such notice shall be considered an update of the Seller's Disclosure.

18 **Seller's Disclosure Duty Unaffected:** Nothing in this Addendum limits or reduces Seller's independent legal duty
19 to disclose all known material facts affecting the value of the Property that are not readily observable by Buyer.
20 This Addendum changes only the form used to make the disclosures, not the scope of what must be disclosed.

21 **Receipt Acknowledgment:** By signing below, Buyer acknowledges receipt and review of the attached Seller's
22 Disclosure.

23 All other terms and conditions of the Contract remain in full force and effect.

[Remainder of page intentionally left blank.]

Buyer Initials _____

Seller Initials _____

Signatures

24 Real estate brokers and agents do not provide financial, legal, or tax advice. Consult an attorney, tax
25 advisor, or other appropriate professional if you need financial, legal, or tax advice. READ THIS FORM
26 CAREFULLY BEFORE SIGNING.

Buyer Signatures

27 _____
Buyer Signature Date Buyer Signature Date

28 _____
Buyer Signature Date Buyer Signature Date

Seller Signatures

29 _____
Seller Signature Date Seller Signature Date

30 _____
Seller Signature Date Seller Signature Date