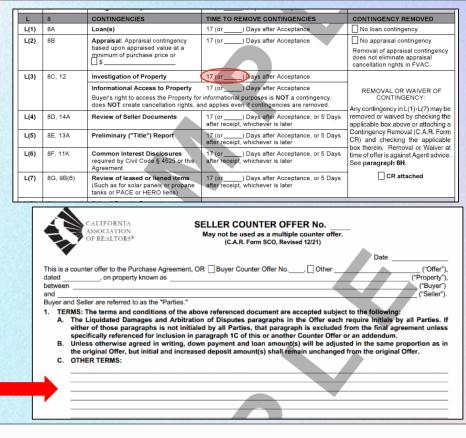


Paragraph 3L(3) of the RPA automatically gives a buyer a 17 day period of time to investigate all aspects of the property.

	L	8	CONTINGENCIES	TIME TO REMOVE CONTINGENCIES	CONTINGENCY REMOVED
	L(1)	8A	Loan(s)	17 (or) Days after Acceptance	No loan contingency
	L(2)	8B	Appraisal: Appraisal contingency based upon appraised value at a minimum of purchase price or \$\$	17 (or) Days after Acceptance	No appraisal contingency Removal of appraisal contingency does not eliminate appraisal cancellation rights in FVAC.
	L(3)	8C, 12	Investigation of Property	17 (or) Days after Acceptance	
				17 (or Days after Acceptance informational purposes is NOT a contingency, nd applies even if contingencies are removed.	REMOVAL OR WAIVER OF CONTINGENCY: Any contingency in L(1)-L(7) may be
2000	L(4)	8D, 14A	Review of Seller Documents	17 (or) Days after Acceptance, or 5 Days after receipt, whichever is later	removed or waived by checking the applicable box above or attaching a Contingency Removal (C.A.R. Form CR) and checking the applicable box therein. Removal or Waiver at
	L(5)	8E, 13A	Preliminary ("Title") Report	17 (or) Days after Acceptance, or 5 Days after receipt, whichever is later	
	L(6)	8F, 11K	Common Interest Disclosures required by Civil Code § 4525 or this Agreement	17 (or) Days after Acceptance, or 5 Days after receipt, whichever is later	time of offer is against Agent advice. See paragraph 8H.
	L(7)	8G, 9B(6)	Review of leased or liened items (Such as for solar panels or propane tanks or PACE or HERO liens)	17 (or) Days after Acceptance, or 5 Days after receipt, whichever is later	CR attached

Waiving that right requires that a **Contingency Removal** form (C.A.R. Form CR) be attached to the offer or a counter offer. Changing the 17-day time period requires inserting a different number in the blank field, or referencing the same in a counter offer.



The contingency gives a buyer a contractual excuse to cancel the contract, during the contingency period, if the buyer is not satisfied with its condition, or any other matter affecting the property.

8. CONTINGENCIES AND REMOVAL OF CONTINGENCIES:

C. INVESTIGATION OF PROPERTY: This Agreement is, as specified in paragraph 3L(3), contingent upon Buyer's acceptance of the condition of, and any other matter affecting, the Property. See paragraph 12.

14. TIME PERIODS; REMOVAL OF CONTINGENCIES; CANCELLATION RIGHTS: The following time periods may only be extended, altered, modified or changed by mutual written agreement. Any removal of contingencies or cancellation under this paragraph by either Buyer or Seller must be exercised in good faith and in writting (C.A.R. Form CR or CC).

- A. SELLER DELIVERY OF DOCUMENTS: Seller shall, within the time specified in paragraph 3N(1), Deliver to Buyer all reports, disclosures and information ("Reports") for which Seller is responsible as specified in paragraphs 9B(6), 10, 11A, 11B, 11C, 11D, 11H, 11X, 11L, 11M, 13A, and 13D.
- B. BUYER REVIEW OF DOCUMENTS; REPAIR REQUEST; CONTINGENCY REMOVAL OR CANCELLATION
 - (1) Buyer has the time specified in paragraph 3 to: (i) perform Buyer Investigations; review all disclosures, reports, lease documents to be assumed by Buyer pursuant to paragraph 98(6), and other applicable information, which Buyer receives from Seller; and approve all matters affecting the Property; and (ii) Deliver to Seller Signed Copies of Statutory and Other Disclosures Delivered by Seller in accordance with paragraph 11.
 - (2) Buyer may, within the time specified in paragraph 3L(3), request that Seller make repairs or take any other action regarding the Property (C.A.R. Form RR). Seller has no obligation to agree to or respond to Buyer's requests (C.A.R. Form RR or RRRR). If Seller does not agree or does not respond, Buyer is not contractually entitled to have the repairs or other requests made and may only cancel based on contingencies in this Agreement.
 - (3) Buyer shall, by the end of the time's specified in paragraph 3L (or as Otherwise Agreed), Deliver to Seller a removal of the applicable contingency or cancellation of this Agreement (CA.R. Form CR or CC). However, if any report, disclosure, or information for which Seller is responsible, other than those in paragraph 11A or 11B, is not Delivered within the time specified in paragraph 3N(1), then Buyer has 5 Days after Delivery of any such items, or the times specified in paragraph 3L, whichever is later, to Deliver to Seller a removal of the applicable contingency or cancellation of this Agreement. If Delivery of any Report occurs after a contractual contingency pertaining to that Report has already been waived or removed, the Delivery of the Report does not revive the contingency but there may be a right to terminate for a subsequent or amended disclosure under paragraph 11G.
 - (4) Continuation of Contingency: Even after the end of the time specified in paragraph 3L and before Seller cancels, if at all, pursuant to paragraph 14C, Buyer retains the right, in writing, to either (i) remove remaining contingencies, or (ii) cancel this Agreement based on a remaining contingency. Once Buyer's written removal of all contingencies is Delivered to Seller, Seller may not cancel this Agreement pursuant to paragraph 14C(1).

е	xter	PERIODS; REMOVAL OF CONTINGENCIES; CANCELLATION RIGHTS: The following time periods may only be ided, altered, modified or changed by mutual written agreement. Any removal of contingencies or cancellation under paragraph by either Buyer or Seller must be exercised in good faith and in writting (C.A.R. Form CR or CC).
4	c	SELLER DELIVERY OF DOCUMENTS: Seller shall, within the time specified in paragraph 3N(1), Deliver to Buyer all reports, isclosures and information ("Reports") for which Seller is responsible as specified in paragraphs 9B(6), 10, 11A, 11B, 11C, 1D, 11H, 11K, 11L, 11M, 13A, and 13D.
E		SUYER REVIEW OF DOCUMENTS: REPAIR REQUEST: CONTINGENCY REMOVAL OR CANCELLATION
	(1) Buyer has the time specified in paragraph 3 to: (i) perform Buyer Investigations; review all disclosures, reports, lease documents to be assumed by Buyer pursuant to paragraph 9B(6), and other applicable information, which Buyer receives from Seller; and approve all matters affecting the Property; and (ii) Deliver to Seller Signed Copies of Statutory and Other Disclosures Delivered by Seller in accordance with paragraph 11.
	(2) Buyer may, within the time specified in paragraph 3L(3), request that Seller make repairs or take any other action regarding the Property (C.A.R. Form RR). Seller has no obligation to agree to or respond to Buyer's requests (C.A.R. Form RR or RRRR). If Seller does not agree or does not respond, Buyer is not contractually entitled to have the repairs or other requests made and may only cancel based on contingencies in this Agreement.
	(3) Buyer shall, by the end of the times specified in paragraph 3L (or as Otherwise Agreed), Deliver to Seller a removal of the applicable contingency or cancellation of this Agreement (C.A.R. Form CR or CC). However, if any report, disclosure, or information for which Seller is responsible, other than those in paragraph 11A or 11B, is not Delivered within the time specified in paragraph 3N(1), then Buyer has 5 Days after Delivery of any such items, or the times specified in paragraph 3L, whichever is later, to Deliver to Seller a removal of the applicable contingency or cancellation of this Agreement. If Delivery of any Report occurs after a contractual contingency pertaining to that Report has already been waived or removed, the Delivery of the Report does not revive the contingency but there may be a right to terminate for a subsequent or amended disclosure under paragraph 11G.
	(4) Continuation of Contingency: Even after the end of the time specified in paragraph 3L and before Seller cancels, if a all, pursuant to paragraph 14C, Buyer retains the right, in writing, to either (i) remove remaining contingencies, o (ii) cancel this Agreement based on a remaining contingency. Once Buyer's written removal of all contingencies is Delivered to Seller, Seller may not cancel this Agreement pursuant to paragraph 14C(1).

The contingency stays in place until removed in writing by the buyer. The buyer is entitled to a return of any deposit made if the buyer cancels.

Once removed, the contingency cannot be exercised if the buyer later learns something new about the property.

F. EFFECT OF REMOVAL OF CONTINGENCIES:

(1) REMOVAL OF BUYER CONTINGENCIES: If Buyer removes any contingency or cancellation rights, unless Otherwise Agreed, Buyer shall conclusively be deemed to have: (i) completed all Buyer Investigations, and review of reports and other applicable information and disclosures pertaining to that contingency or cancellation right; (ii) elected to proceed with the transaction; and (iii) assumed all liability, responsibility and expense for the non-delivery of any reports, disclosures or information outside of Seller's control and for any Repairs or corrections pertaining to that contingency or cancellation right, or for the inability to obtain financing.

If buyer fails to remove the contingency within the stated time, the seller has an opportunity to cancel after first giving the buyer a notice to buyer to perform (C.A.R Form NBP). When that happens, the buyer is entitled to a return of any deposit made.

C. SELLER RIGHT TO CANCEL:

(1) SELLER RIGHT TO CANCEL; BUYER CONTINGENCIES: If, by the time specified in this Agreement, Buyer does not Deliver to Seller a removal of the applicable contingency or cancellation of this Agreement, then Seller, after first Delivering to Buyer a Notice to Buyer to Perform (C.A.R. Form NBP), may cancel this Agreement. In such event, Seller shall authorize the return of Buyer's deposit, except for fees incurred by Buyer.



The investigation contingency is all-encompassing. It includes inspections of the physical attributes of the property, and other matters affecting the property.

12. BUYER'S INVESTIGATION OF PROPERTY AND MATTERS AFFECTING PROPERTY:

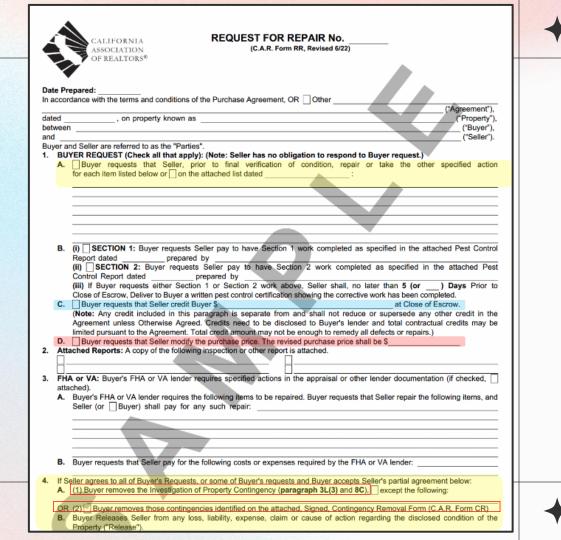
- A. Buyer shall, within the time specified in paragraph 3L(3), have the right, at Buyer's expense unless Otherwise Agreed, to conduct inspections, investigations, tests, surveys and other studies ("Buyer Investigations").
- B. Buyer Investigations include, but are not limited to:
 - (1) Inspections regarding any physical attributes of the Property or items connected to the Property, such as:
 - (A) A general home inspection.
 - (B) An inspection for lead-based paint and other lead-based paint hazards.
 - (C) An inspection specifically for wood destroying pests and organisms. Any inspection for wood destroying pests and organisms shall be prepared by a registered Structural Pest Control company; shall cover the main building and attached structures; may cover detached structures; shall NOT include water tests of shower pans on upper level units unless the owners of property below the shower consent; shall NOT include roof coverings; and, if the Property is a unit in a condominium or other common interest subdivision, the inspection shall include only the separate interest and any exclusive-use areas being transferred, and shall NOT include common areas; and shall include a report ("Pest Control Report") showing the findings of the company which shall be separated into sections for evident infestation or infections (Section 1) and for conditions likely to lead to infestation or infection (Section 2).
 - (D) Any other specific inspections of the physical condition of the land and improvements.
 - (2) All other Buyer Investigations, such as insurance, not specified above. See, Buyer's Investigation Advisory (C.A.R. Form BIA) for more.





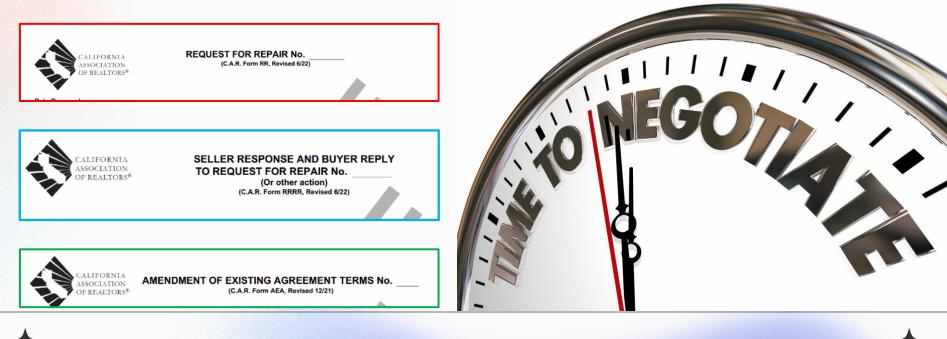
 14. TIME PERIODS; REMOVAL OF CONTINGENCIES; CANCELLATION RIGHTS: The following time periods may only be extended, altered, modified or changed by mutual written agreement. Any removal of contingencies or cancellation under this paragraph by either Buyer or Seller must be exercised in good faith and in writing (C.A.R. Form CR or CC).

If buyer has a good faith dissatisfaction with the property or any condition affecting it, the buyer may cancel the transaction during the investigation contingency period (C.A.R. Form CR or CC). Buyer may use the Request for Repair (C.A.R. Form RR) to request that seller repair defects before close of escrow, or lower the purchase price, or give buyer a credit toward the purchase price. Buyer agrees to remove the investigation contingency in order to continue with the transaction if seller agrees to buyer's requests.



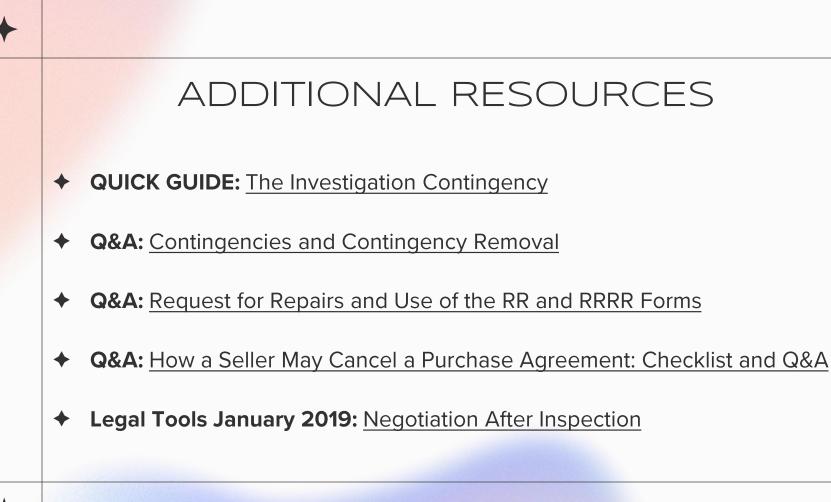


The contingency period sets the outside time to reach agreement (using C.A.R. Forms RR, RRRR and/or AEA), not the starting date on which buyer needs to make repair, price or credit requests.



BEST PRACTICES

- Buyers should interview home inspectors prior to writing an offer so that once an offer is accepted the buyers do not waste valuable contingency removal time finding an inspector.
- Buyers should review the completed inspection report with the inspector.
- Buyers should discuss with their agent the consequences of removing contingencies, attempting negotiations, and cancellation.
- Do not wait until the final day of the contingency period to conduct investigations or request repairs.



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