

Property Address: _____ Percolation And Pit Test Contingency Rider page ____ of ____



RIDER



**REAL ESTATE CONTRACT
Greater Hartford Association of REALTORS®, Inc.**

Make sure the address populates correctly at the top of the page and type in the page number.

Type in the number of bedrooms of the proposed home to be built.

Type in the date that the testing will be done by.

PERCOLATION AND PIT TEST CONTINGENCY

This Contract is contingent upon a percolation and deep pit report by a licensed engineer indicating that a structure with at least _____ bedrooms may be constructed on the Property. The report shall be completed at Buyer's expense on or before _____, 20____ Seller shall provide to Buyer's engineer reasonable access to the Property in order to conduct the tests contemplated under this paragraph, but Buyer does hereby agree to indemnify and hold Seller harmless for any damage to the Property or for any personal liability resulting from such access to the property. If the report reveals that such a structure cannot be constructed on the Property, then Buyer may terminate this Contract by giving written notice to Seller within five (5) days from the above-referenced date. If Buyer terminates this Contract pursuant to this paragraph, then all sums deposited by Buyer shall be returned to Buyer, and neither party shall have any further obligation to the other under this Agreement.

The buyers and sellers then sign and date the rider. It is prudent to have their names typed under the respective signature lines.

BUYER

SELLER

Date: _____

Date: _____