INSPECTION CONTINGENCY

This Rider is made a part of an incorporated into that certain Real Estate Contract dated _____, 20_____ for the sale of the property commonly known as _____, Illinois, entered into by _____ (Seller) and _____ (Purchaser).

Purchaser's obligation to purchase under the Contract is subject to the inspection and approval of the condition of the property by the Purchaser's agent, at Purchaser's expense, within _____ days from the date of acceptance of this Contract. Purchaser shall indemnify Seller from and against any loss or damage to the property caused by the acts or omissions of Purchaser or Purchaser's agent performing such inspection. In the event the condition of the property is not approved, written notice shall be given to the Seller or Seller's agent by the Purchaser within the time specified for approval, and thereupon, Seller's obligation to sell and Purchaser's obligation to Purchase under this contract shall become null and void and all monies paid by the Purchaser shall be refunded upon joint written direction of both parties to escrowee. IN THE ABSENCE OF WRITTEN NOTICE WITHIN THE TIME SPECIFIED HEREIN, THIS PROVISION SHALL BE DEEMED WAIVED BY ALL PARTIES HERETO, AND THIS CONTRACT SHALL BE IN FULL FORCE AND EFFECT.

_____ _____

Purchaser Date Seller Date

_____ _____

Purchaser Date Seller Date