

# ON-SITE WASTEWATER TREATMENT FACILITY ADDENDUM

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1. Seller: \_\_\_\_\_
2. Buyer: \_\_\_\_\_
3. Premises Address: \_\_\_\_\_
4. Date: \_\_\_\_\_

5. The following additional terms and conditions are hereby included as a part of the Contract between Seller and Buyer for the above  
6. referenced Premises.

7. An On-Site Wastewater Treatment Facility (conventional septic or alternative system) ("Facility") has been installed on the  
8. Premises/Property. The Arizona Department of Environmental Quality ("ADEQ") rules require a pre-transfer inspection and transfer  
9. of ownership of the Facility whenever a Premise/Property is sold or otherwise transferred.

10. **Facility Documents:** Seller shall deliver to Buyer copies of all documents pertaining to the Facility in Seller's possession within five (5)  
11. days after Contract acceptance. Buyer shall provide notice of any items disapproved within the Inspection Period or five (5) days after  
12. receipt of the documents, whichever is later.

13. **Facility Inspection:** Seller shall have the Facility inspected at Seller's expense within six (6) months prior to Close of Escrow, but in no  
14. event later than **three (3) days prior to Close of Escrow**, by an inspector recognized by the applicable governmental authority as qualified  
15. to inspect the type of Facility installed on the Premises. Seller shall deliver the completed report of inspection to the Buyer upon receipt.

16. **Repair Costs:** Seller shall pay for repairs to correct physical or operational deficiencies in the Facility identified by the Facility  
17. inspector, provided that such repairs do not exceed one percent (1%) of the purchase price or ☐ \$ \_\_\_\_\_.  
18. If repair costs exceed the amount that the Seller agrees to pay: (i) Buyer may immediately cancel this Contract or (ii) Seller may cancel  
19. this Contract unless Buyer agrees in writing to pay such costs in excess of the amount that the Seller is obligated to pay.

20. **Notice of Transfer:** Buyer shall deliver to Escrow Company a completed Arizona Department of Environmental Quality Notice of Transfer  
21. of Ownership of an On-Site Wastewater Treatment Facility form ("Notice of Transfer") prior to Close of Escrow. Escrow Company is  
22. instructed to file the Notice of Transfer and the filing fee(s) with the applicable governmental authority **at Close of Escrow**.

23. **Notice of Transfer Filing Fee:** The Notice of Transfer Filing Fee and any other Facility transfer of ownership fees shall be paid by:  
24. ☐ Buyer ☐ Seller

25. **Additional Terms:** \_\_\_\_\_  
26. \_\_\_\_\_  
27. \_\_\_\_\_  
28. \_\_\_\_\_  
29. \_\_\_\_\_  
30. \_\_\_\_\_

31. \_\_\_\_\_ MO/DA/YR \_\_\_\_\_ MO/DA/YR  
^ BUYER'S SIGNATURE ^ BUYER'S SIGNATURE  
32. \_\_\_\_\_ MO/DA/YR \_\_\_\_\_ MO/DA/YR  
^ SELLER'S SIGNATURE ^ SELLER'S SIGNATURE

## For Broker Use Only:

Brokerage File/Log No. \_\_\_\_\_ Manager's Initials \_\_\_\_\_ Broker's Initials \_\_\_\_\_ Date \_\_\_\_\_  
(Added February 2012) MO/DA/YR