

COMMERCIAL BUYER'S INSPECTION NOTICE AND SELLER'S RESPONSE (BINSR)

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1. Seller: _____
2. Buyer: _____
3. Property Address: _____
4. Date: _____

BUYER DUE DILIGENCE, FEASIBILITY, AND INSPECTIONS COMPLETED

5. **Buyer has completed and verified all desired due diligence, feasibility, and inspections such as:**
6. (a) economic, environmental, physical and other inspections and investigations;
7. (b) inquiries and consultations with government agencies, lenders, insurance agents, architects, and other persons and entities;
8. (c) investigations of applicable building, zoning, fire, health, and safety codes;
9. (d) inquiries regarding sex offenders and the occurrence of a disease, natural death, suicide, homicide or other crime on the
10. Property or in the vicinity
11. (e) inspections and investigations pertaining to square footage, wood-destroying organisms or insects, flood hazard,
12. survey, sanitation and waste disposal systems, wells, swimming pool barriers, and insurance; and
13. (f) inspections and investigations of any other items important to the Buyer.
14. **Buyer has verified all information deemed important including:**
15. (a) MLS or listing information; and
16. (b) all other information obtained regarding the Property.
17. **Buyer acknowledges that:**
18. (a) All desired Due Diligence Period inspections and investigations must be completed prior to delivering this notice to Seller;
19. (b) All Due Diligence Period items disapproved must be provided in this notice;
20. (c) Buyer's election is limited to the options specified below;
21. (d) Buyer is not entitled to change or modify Buyer's election after this notice is delivered to Seller.
22. **Buyer elects as follows:**
23. Property Accepted - No corrections requested. Buyer accepts the Property in its present condition and no corrections or
24. repairs are requested.
25. Property Rejected - Buyer disapproves of the items listed below and elects to immediately cancel the Contract.
26. Buyer elects to provide Seller an opportunity to correct the disapproved items listed below.
27. **Items disapproved:** _____
28. _____
29. _____
30. _____
31. _____
32. _____
33. **Buyer acknowledges that the Broker(s):**
34. (1) make no representations concerning the competency of any inspectors, contractors and/or repair persons and assume no
35. responsibility for any deficiencies or errors made; and
36. (2) neither the Seller nor Broker(s) are experts at detecting or repairing physical defects in the Property.
37. The undersigned agrees to the modified or additional terms and conditions, if any, and acknowledges receipt of a copy hereof.

38. _____ MO/DA/YR ^ BUYER'S SIGNATURE ^ BUYER'S SIGNATURE MO/DA/YR

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