

BUYER’S LIMITED ACCESS TO PREMISES AGREEMENT

This Agreement is made on _____, as part of a sales contract (“Contract”) offered on _____, between _____ (“Buyer”) and _____ (“Seller”), for the purchase and sale of Property: _____

Buyer requests, and Seller grants, limited access to Property prior to Settlement on _____ (“Access Date”) on the following terms and for the following indicated purposes (“Purpose”) (Check all that apply):

- To allow the Buyer to measure rooms or window openings, and/or to show Property to Buyer’s contractors, decorators and/or suppliers (“Buyer’s Representatives”).
- No work is to be performed on or to Property by any of Buyer’s Representatives unless authorized by the Seller in writing.** To allow the Buyer to deliver furniture and/or other personal property to Property. Buyer is limited to delivery of the personal property listed below.

Buyer is permitted to store the personal property in the following rooms/areas: _____

No hazardous, illegal or flammable materials or firearms shall be delivered or left at Property by the Buyer.

Additional Terms and Conditions:

1. All furniture and/or other personal property is placed in Property at the sole risk of Buyer. Seller holds no duty to investigate or to inspect any personal property placed by Buyer. Seller is not responsible for any loss or damage to Buyer’s personal property except for Seller’s gross negligence. Seller is not the bailee of Buyer or any of Buyer’s Representatives. Buyer agrees to release, indemnify, and hold Seller harmless from any claim, loss, fees (including all attorney’s fees incurred by Seller or claimed against Seller), damages for bodily injury or personal property damage occurring to Buyer or any other persons having access to Property as a result of this Agreement.
2. Buyer further warrants that Buyer or Buyer’s Representatives will commit no act of damage,

knowingly or unknowingly to Property. Should damage be determined, the costs and amount of money required to restore or return Property to its original order and condition will be deducted first from any funds held in escrow.

3. This Agreement does not give Buyer the right to occupy or take possession of Property, only the right to access Property for the agreed upon Purpose.
4. Should Settlement not occur by the Settlement Date for any reason, except for default by Seller, Buyer shall retrieve any personal property listed above within fifteen (15) days of Settlement Date. Any Buyer personal property remaining in Property after this deadline shall be deemed abandoned by Buyer and Seller may dispose of said personal property in Seller's sole and unreviewable discretion, and Buyer shall hold Seller harmless for any said disposition.
5. Additional Terms _____

6. All other terms and conditions of this Contract remain in full force and effect.

SELLER:

BUYER:

_____ Date / Signature	_____ Date / Signature
_____ Date / Signature	_____ Date / Signature
_____ Date / Signature	_____ Date / Signature
_____ Date / Signature	_____ Date / Signature

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