



Dalton Wade Real Estate Group

Dalton Wade Real Estate Group Wednesday June 27th Training

Major Differences Between The As Is Contract &
The Regular FAR/BAR Contract

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Heading

- There are different headings on each of the contracts

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Inspection Period

- As Is Contract – Free Look For Buyer
- Regular FAR/BAR Contract Seller Agrees To Fix Certain Items In Advance – General Repairs, WDO & Close Out Permits
- Issue potential around repairs list – Buyer gets inspection, if seller does not agree then they get inspection and if still no agreement then 3rd inspection which is binding

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“As Is Contract” Maintenance Requirement

- Seller must fix anything that breaks between end of inspection period and closing

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Permits

- Regular FAR/BAR seller agrees to close out any open permits or expired permits and obtain permits for any unpermitted work
- “As Is Contract” – Seller will assist but is under no obligation to spend any money

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When you might require buyer to use Regular Contract

- Home is pristine – if buyer conducted inspections – Nothing or very minimal issues will be found
- Prevents Buyers from walking away



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