

Differences between the As Is Residential Contract for Sale and Purchase (FloridaRealtors/FloridaBar-ASIS-1) and the Residential Contract For Sale and Purchase (FloridaRealtors/FloridaBar-1)

The As Is Residential Contract for Sale and Purchase (FloridaRealtors/FloridaBar-ASIS-1) contains the following differences from the Residential Contract For Sale and Purchase (FloridaRealtors/Florida Bar-1)

- **Title** is different
- **Form number** is different
- **Paragraph 6** – If Buyer occupies Property prior to Closing, Buyer accepts the condition of Property at time of occupancy. The Residential Contract for Sale and Purchase provides the condition of the Property is accepted as is at the time of occupancy unless Paragraph 12 items had already been identified.
- **Paragraph 9(A)** – On the As Is contract, Seller's closing costs do not include sums for General Repair Items, WDO treatment and repairs, costs associated with closing out open or expired building permits and obtaining needed permits. Seller is responsible for the AS IS Maintenance Requirement under the AS IS Contract, while this is named the Maintenance Requirement under the Residential Contract for Sale and Purchase.
- **Paragraph 10(j)** – References more than the Johnson v. Davis language. Paragraph 10 (j) of the As Is also covers that Seller has received no notice of an uncorrected code violation and that Seller gives no warranty as to the conditional of the Property.
- **Paragraph 11** – As Is Contract identifies Seller's responsibility to maintain the Property as the As Is Maintenance Requirement while in the Residential Contract for Sale and Purchase it is referred to as the Maintenance Requirement.
- **Paragraph 12(a), (b), (c) and (d)** – Inspection of the Property is a free look while paragraph 12 in the Residential Contract for Sale and Purchase obligates the Seller to make repairs of certain items if contract provisions are followed.
- **Paragraph 18 Standard A (i)** – Clause that that formerly contained a strike out in Paragraph VII of the AS Is contract was purposefully deleted. That language still appears in Standard A or the Residential Contract, without a strike out.
- **Paragraph 18 (X)** – waiver of claims. This doesn't have a counterpart in the Residential Contract for Sale and Purchase.
- **Paragraph 19** – Riders K (As Is) and L (As Is With Right to Cancel) do not appear in the list of addenda but instead are marked reserved because they aren't necessary for this As Is Contract.