LEARN 1 THING

Keep the Standard Contract. Keep an Exit During Inspections.

NABOR | Right to Inspect / Right to Terminate

The NABOR standard contract offers an inspection and buyer election process. The Right to Inspect / Right to Terminate addendum can add flexibility when a buyer wants the option to walk away during the inspection period.

01

Understand the added right

Under the addendum discussed in this video, the buyer may terminate in the buyer's sole discretion if the property is unsuitable for any reason or no reason. Timely written notice to the seller is required.

02

Keep the inspection process

The standard contract's inspection and buyer election provisions can still apply. A concern may be important to the buyer even when it does not qualify as a contractual defect.

03

Watch the deadline

Written termination notice must be given no later than the last day of the inspection period, as provided in the addendum. The underlying contract time periods run concurrently and are not extended.

04

Explain a seller's counteroffer

If the seller asks to remove the addendum, explain what changes before the buyer agrees. Review the remaining inspection rights, election requirements, and potential deposit consequences.

IF THE BUYER DOES NOTHING

The additional termination right expires. The parties' remaining rights and duties under the standard contract continue as provided in the signed agreement.

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Based on the accompanying Form & Function video. General educational information, not legal advice. The signed contract, addenda, notice requirements, and applicable deadlines control.