

SEWAGE DISPOSAL SYSTEM CONTINGENCY ADDENDUM

The Buyer, if checked, hereby incorporates the following contingencies to this agreement.

SEWAGE DISPOSAL SYSTEM CONTINGENCY ADDENDUM

The property is serviced by an on-site subsurface sewage disposal system (the "System") regulated by Title 5 of the Massachusetts State Environmental Code ("Title 5"). As required by Title 5, the SELLER will make arrangements to have the System inspected at the SELLER's expense by a person authorized to perform such inspections (the "System Inspector"). The condition of the property shall not be deemed to violate the terms of this agreement because the SELLER is not reasonably able, before the time of the delivery of the deed, to restore any landscaped areas affected by such inspection. Unless, on or before _____.

1. The SELLER furnishes to the BUYER a certification from the System Inspector, in the form prescribed by the Massachusetts Department of Environmental Protection, stating that the System Inspector has not found any information which indicates that the System fails to adequately protect public health or the environment as defined in Title 5; and
2. In those instances where Title 5 instructs local officials to review the condition, design and operation of the System, such officials determine that the System is functioning properly;

the BUYER shall have the option of revoking this agreement by written notice to the SELLER and/or the Broker(s), on or before _____. If the BUYER so elects to revoke this agreement, all deposits made by the BUYER shall be forthwith refunded and this agreement shall become null and void without further recourse to either party.

Initials:

Seller (or Spouse) _____ Seller _____

Buyer _____ Buyer _____

Broker(s) _____

