

Real Estate Request for Repairs Resolution Template

Section	Details	Initials
PAYMENT FOR CORRECTIVE MEASURES	If payment for corrective measures related to the home inspection report is not made directly out of escrow, the SELLER agrees to provide proof of payment prior to Closing. The BUYER may inspect any repairs or corrective actions taken by the SELLER before closing. Neither the real estate agent nor brokers are responsible for completing or paying for any repairs.	_____

REMAINING UNCORRECTED CONDITIONS	The BUYER agrees to accept any property defects or house conditions the SELLER has not agreed to repair. These conditions remain as they are, without further payment or corrections by the SELLER. The SELLER and their agents are released from liability related to these items. This section protects both parties and clarifies contract expectations during the home inspection process.	_____
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RESOLUTION AGREEMENT OPTIONS	Check one of the following options to determine how the inspection report findings are resolved (<i>choose one</i>):	
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1. <input type="checkbox"/> The SELLER agrees to complete certain repairs as requested in the sample repair request letter or outlined in the original repair request form.	_____
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2. <input type="checkbox"/> The BUYER and SELLER sign a Resolution Amendment to the purchase agreement, resolving the identified home repairs reasonably.	_____
3. <input type="checkbox"/> The BUYER agrees to accept the property in its current condition, with no further home repairs or corrections required from the SELLER.	_____

REPAIR CREDIT OPTION	If a repair is not completed, the SELLER may offer a monetary credit to the BUYER. The amount of the repair credit will be applied toward closing costs to facilitate the resolution. Parties agree that this alternative supports both negotiation power and achieving the best deal.	_____
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MARKET CONDITIONS AND RISK	Depending on market conditions (*e.g., a seller's market or buyer's market**), the **parties agree that certain repair requests may be deemed reasonable requests or unreasonable requests. The BUYER acknowledges the risk of losing the opportunity to purchase their dream home if unreasonable demands are made. The SELLER, on the other hand, agrees to avoid dismissing reasonable buyer requests outright.	_____
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ADDITIONAL TERMS	(State additional concerns, such as safety concerns, seller refuses, or terms related to closing below.)	
	_____ _____	
	_____ _____	

BINDING AGREEMENT	This document becomes legally binding once signed by the BUYER, SELLER, or their respective agents. For unresolved disputes, legal counsel regarding legally required obligations is recommended. It is in the best interest of all parties to proceed in good faith to limit risk and ensure positive outcomes for the purchase of the new home.	_____
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SELLER SIGNATURES			
Name (Printed): _____			
Signature: _____	Date: _____ —		
Name (Printed): _____			
Signature: _____	Date: _____ —		

BUYER SIGNATURES		
Name (Printed): _____		

Signature: _____	Date: _____ —	
Name (Printed): _____		
Signature: _____	Date: _____ —	

BUYER'S ACCEPTANCE	If no agreement is reached, the BUYER agrees to accept the house in its current state with no further repairs required. This ensures the continuation of the purchase process and confirms the intention to move forward with the best interest of both parties in mind. Initial to confirm acceptance.	
	BUYER Initials: _____	

Notes

1. Use this as an example or reference for addressing issues identified during the home inspection process.
2. The keywords in this repairs form highlight factors that may arise during negotiations, particularly tied to home price adjustments, repair credit offers, and negotiation power.
3. Always respond promptly to maintain momentum in the contract process.
4. This document reflects flexibility depending on the market, reinforcing how risk and requests may vary depending on conditions.

Disclaimer - *The information provided here is for informational purposes only and should not be considered professional legal advice. We highly recommend you work with a local legal expert when developing a contract for real estate repair requests.*