

OKLAHOMA REAL ESTATE COMMISSION

Flow Chart for Inspections, Investigations and Reviews and Buyer's Request to Seller to Make Treatments, Repairs or Replacements

Buyer **From Time Reference Date In Contract (TRD)** **Seller**
 Follows Formula below of 10-1-5-2-3 Days

Buyer has 10 days, or # of days in blank in the Contract, to perform all Inspections, Investigations & Reviews (IIR) which is known as "Time Period".

Within **24-hours after end of time period**, all written reports obtained by **Buyer** shall be delivered to Seller in care of Listing Broker. (Does not include lender repairs or requirements-see financing supplemental agreement.)

Buyer Chooses One

1) **Buyer** may cancel contract based on **IIR** by written notice with reports, if any, to Seller & Earnest Money returned. (See Seller #1 at right if Buyer elects this choice.)

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2) **Buyer** delivers written list to **Seller** on Notice of Treatments, Repairs & Replacements (TRR form) & reports for Seller to obtain cost estimates. (See Seller #2 at right if Buyer elects this choice.)

*If Seller fails to obtain cost estimates, **Buyer has 5 days** to get estimates & require Seller to pay up to Repair Cap from TRR form. If amount exceeds Repair Cap, go to box below.

Seller shall have water, gas, and electricity turned on until possession & **if required**, within **5 days** from TRD in certain areas, delivers any written notices required by ordinance affecting Property to Buyer. Seller may be present during inspections.

#1 Seller signs Release of Earnest Money if Buyer requests by Buyer Choice of #1.

OR

#2 Seller has **5 days** (or # in blank) after receipt of list on TRR form & reports to obtain cost estimates. (*If Seller fails to get estimates within time period from below, Buyer has 5 days to get estimates after Seller time period has expired.)

Within **2 days of receipt of cost estimates**, **Seller** notifies **Buyer**, in writing with estimates, if cost estimates exceed Repair Cap. If within Repair Cap, **Seller** sends signed TRR back to Buyer & completes repairs.

Seller fails to get estimates or If estimates exceed cap

If cost estimates exceed Repair Cap, then within 3 days (or # in Blank) **Buyer & Seller** negotiate payment of costs in excess of Repair Cap. If written agreement is reached, **Seller** shall complete repairs. **Buyer & Seller** shall sign TRR form with delivery to both parties. If no agreement is reached, Contract is void & Earnest Money returned to **Buyer**.

Formula of days for full time periods (if Seller gets estimates) is 10-1-5-2-3

Expiration of Buyer's Right to Cancel Contract

Note: If financing required
 1) Buyer has 5 days from **TRD** to obtain acceptable loan **OR** give notice to Seller to cancel Contract.
 2) If Buyer does not cancel in #1, then after 10 days (or # in blank), Buyer must have loan approval.

After expiration of Time Periods (10 days + 24-Hours from TRD),
 1) Fails to perform IIR or deliver written list on TRR or fails to cancel Contract; then Buyer accepts Property regardless of its condition.
 2) Inability to obtain loan based on unavailability of hazard insurance shall not relieve Buyer's obligation to close transaction.
 3) Any square footage calculation of dwelling indicating more or less than quoted shall not relieve Buyer's obligation to close transaction.

This form was created by the Oklahoma Real Estate Contract Form Committee and approved by the Oklahoma Real Estate Commission.
 OREC FLOW CHART FOR INSPECTIONS (3-2006)