

# On-Site Wastewater Treatment Facility Addendum

The printed portion of this contract has been approved by the Arizona Association of Realtors® ("AAR").



Seller: \_\_\_\_\_

Buyer: \_\_\_\_\_

Premises Address: \_\_\_\_\_

Date: \_\_\_\_\_

An On-Site Wastewater Treatment Facility (conventional septic or alternative system) ("Facility") has been installed on the Premises/Property. The Arizona Department of Environmental Quality ("ADEQ") rules require a pre-transfer inspection and transfer of ownership of the Facility whenever a Premise/Property is sold or otherwise transferred.

**A. Facility Documents:** Seller shall deliver to Buyer copies of all documents pertaining to the Facility in Seller's possession within five (5) days after Contract acceptance. Buyer shall provide notice of any items disapproved within the Inspection Period or five (5) days after receipt of the documents, whichever is later.

**B. Facility Inspection:** Seller shall have the Facility inspected at Seller's expense within six (6) months prior to Close of Escrow, but in no event later than **three (3) days prior to Close of Escrow**, by an inspector recognized by the applicable governmental authority as qualified to inspect the type of Facility installed on the Premises. Seller shall deliver the completed report of inspection to the Buyer upon receipt.

**C. Repair Costs:** Seller shall pay for repairs to correct physical or operational deficiencies in the Facility identified by the Facility inspector, provided that such repairs do not exceed one percent (1%) of the purchase price or  \$ \_\_\_\_\_. If repair costs exceed the amount that the Seller agrees to pay: (i) Buyer may immediately cancel this Contract or (ii) Seller may cancel this Contract unless Buyer agrees in writing to pay such costs in excess of the amount that the Seller is obligated to pay.

**D. Notice of Transfer:** Buyer shall deliver to Escrow Company a completed Arizona Department of Environmental Quality Notice of Transfer of Ownership of an On-Site Wastewater Treatment Facility form ("Notice of Transfer") prior to Close of Escrow. Escrow Company is instructed to file the Notice of Transfer and the filing fee(s) with the applicable governmental authority **at Close of Escrow**.

**E. Notice of Transfer Filing Fee:** The Notice of Transfer Filing Fee and any other Facility transfer of ownership fees shall be paid by:  Buyer  Seller

**F. Additional Terms:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Buyer's signature \_\_\_\_\_ MO/DA/YR \_\_\_\_\_ Buyer's signature \_\_\_\_\_ MO/DA/YR \_\_\_\_\_

Seller's signature \_\_\_\_\_ MO/DA/YR \_\_\_\_\_ Seller's signature \_\_\_\_\_ MO/DA/YR \_\_\_\_\_