



BUYER'S AGREEMENT TO OCCUPY PRIOR TO CLOSING

In reference to the Agreement to Buy and Sell Real Estate between:

_____, the Buyer(s) (hereinafter called called "BUYER"), and _____, the Seller(s) (hereinafter called "SELLER"), dated _____, covering the real property known as:

Lot _____ Block _____ Section _____ Subdivision _____

Address _____

Tax Map # _____ City _____ Zip _____

County of _____, State of South Carolina.

WITNESSETH:

1. The agreement shall be a supplement to and a part of the above mentioned Agreement to Buy and Sell Real Estate, which said agreement will otherwise remain in full force and effect.

2. The Buyer hereby deposits with the Seller's agent the sum of \$ _____ which is in addition to the earnest money previously deposited by the former on the signing of said Agreement to Buy and Sell Real Estate. Should the Buyer default under said Agreement to Buy and Sell Real Estate, then all said monies deposited may be retained by the Seller for damages including but not limited to damages caused by pets, etc.

3. The date of occupancy by the Buyer shall be _____.

4. The Buyer agrees that the per diem occupancy fee of \$ _____ shall be paid in advance, due by the first of each month and paid to the date of closing. Said occupancy fee shall be made payable to _____. Unused prepaid rent is to be credited to Buyer at closing. If Buyer fails to pay the occupancy fee by the fifth of the month, the Buyer shall vacate the premises immediately, no other notice shall be given. **Time is of the essence.**

5. If, at fault of Buyer, the sale is not closed by agreed upon closing date as stated in the Agreement to Buy and Sell Real Estate or by _____, the rent will be \$ _____ per diem, commencing on _____. The acceptance of this rent shall not be deemed a waiver of any other rights accruing to the Seller under this or any other agreement, contract, or law.

6. Buyer agrees to have all utilities and services in their name except _____. Those services and utilities not in Buyer's name are to be prorated from date of occupancy.

7. Should the sale not be consummated on or by the closing date set forth in Section #5 of this Agreement, the Buyer agrees to vacate the property within _____ days from receipt of the notification by the Seller. In this event, the Buyer agrees to promptly pay all third parties for work, labor, and materials incurred or supplied for improvements to the property made or contracted for by the Buyer or during their occupancy and all such improvements shall become the property of the Seller. Buyer shall be responsible for any damage, other than ordinary wear and depreciation, done on or to the premises.

8. Buyer agrees to refrain from undertaking any alterations to improvements and/or land without prior written consent of Seller, until closing the transaction.

9. It shall be Buyer's responsibility to inspect property as per contract **BEFORE** possession. Buyer agrees by accepting possession that Buyer is accepting property in its present condition as being satisfactory per terms of this agreement and of the Agreement to Buy and Sell Real Estate. Any exceptions revealed by inspections and not completed by possession date will be noted in writing and agreed to by Buyer and Seller **BEFORE** possession.

BUYER BUYER AND SELLER SELLER HAVE READ THIS PAGE

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Robert Morris



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The Construction Project Marilyn Klinger, Marianne Susong, 2006 **The Architect's Guide to Design-Build Services** The American Institute of Architects, 2003-05-13 The definitive resource for designer led projects The Architect's Guide to Design Build Services offers authoritative knowledge and industry insight to architects considering entry into the burgeoning practice of design build project delivery Written by architects and other professionals with expertise in risk management law ethics finance and contracts this instructive guide addresses the roles architects can assume during a design build project including leading the project acting as subcontractor and forming a joint venture with a contractor Developed by the AIA Design Build Professional Interest Area this book offers the real world expertise of thirty industry leaders from the United States Canada and Mexico who share their experience and know how on such topics as Starting out in design build Risks and rewards of design build delivery Succeeding in a design build practice Design build education Essential practice information Ethics and licensing laws State laws regulating both architects and contractors are summarized to help busy firms bring design build projects through to successful completion in a variety of jurisdictions The Architect's Guide to Design Build Services is the most complete definitive resource for architects contractors and attorneys involved in designer led projects

Forms & Documents for the Builder Paul Bianchina, 1996-01-01 **Design-build Contracting Handbook** Robert Frank Cushman, Michael C. Loulakis, 2001-01-01 Covering all aspects of the design build delivery system this valuable guide presents the pros and cons and compares them with the traditional project delivery method You'll learn how to easily navigate the thicket of licensing considerations evaluate bonding and insurance implications and analyze the performance guarantees of the design build concept You also get practical suggestions for effective drafting of design build contracts

The Builder, 1910 International Construction Contract Law Lukas Klee, 2018-07-05 The updated second edition of the practical guide to international construction contract law The revised second edition of International Construction Contract Law is a comprehensive book that offers an understanding of the legal and managerial aspects of large international construction projects This practical resource presents an introduction to the global construction industry reviews the basics of construction projects and examines the common risks inherent in construction projects The author an expert in international construction contracts puts the focus on FIDIC standard forms and describes their use within various legal systems This important text contains also a comparison of other common standard forms such as NEC AIA and VOB and explains how they are used in a global context The revised edition of International Construction Contract Law offers additional vignettes on current subjects written by international panel of numerous contributors Designed to be an accessible resource the book includes a basic dictionary of construction contract terminology many sample letters for Claim Management and a wealth of examples and case studies that offer helpful aids for construction practitioners The second edition of the text includes Updated material in terms of new FIDIC and NEC Forms published in 2017 Many additional

vignettes that clearly exemplify the concepts presented within the text Information that is appropriate for a global market rather than oriented to any particular legal system The essential tools that were highlighted the first edition such as sample letters dictionary and more A practical approach to the principles of International Construction Contract Law and construction contract management Does not get bogged down with detailed legal jargon Written for consulting engineers lawyers clients developers contractors and construction managers worldwide the second edition of International Construction Contract Law offers an essential guide to the legal and managerial aspects of large international construction projects

California Legal Forms ,2005 *Michigan Contractor & Builder* ,1915 *Bruner and O'Connor on Construction Law* Philip L. Bruner,2002 **American Builder** ,1915 *Design-build Subsurface Projects* Gary S. Brierley,David H. Corkum,David J. Hatem,2010 Design Build construction has become so widely accepted that owners and their advisors must seriously consider this approach when making decisions about project delivery With its opportunities for cost containment and substantial risk transfer Design Build is increasingly becoming the delivery method of choice for owners with challenging funding limitations But deciding to use the Design Build system for underground projects is one thing successfully implementing it is quite another Design Build Subsurface Projects Second Edition can help bridge that gap First published in 2002 this cutting edge book provides a straightforward comprehensive look at how to make Design Build work on complicated projects involving tunnels highways dams and deep foundations The authors are a who s who of subsurface construction experts many of whom are key players in the most high profile and challenging projects in the world Drawing upon their wealth of practical experience they spell out a list of common sense best practices that can be used by today s project owners and designers Be advised these authors don t shy away from the many thorny issues of Design Build Nor are they unabashed cheerleaders They dispassionately explore both the advantages and disadvantages of this system which must be carefully weighed and evaluated so planners can decide what is best for their projects based on all the important variables including third party impacts and environmental community concerns You ll find extensive information about procurement as well as risk allocation issues which are significantly different from the Design Bid Build approach Team structure agreements design development subsurface exploration geotechnical reports construction phase issues and insurance are also examined in great detail Design Build Subsurface Projects is an indispensable resource for owners engineers construction managers contractors and others involved in the design and construction of subsurface projects You ll gain a thorough understanding of how and why the system works and where the pitfalls can arise The authors years of experience will benefit even the most seasoned of practitioners

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