

707 N. Lucia, Redondo Beach, CA

Buyer Indemnity and Seller Protection for Entry Upon Property

(From CAR Residential Purchase Agreement and Join Escrow Instructions – CAR Form RPA-CA, Revised 1/06)

Buyer shall keep the Property free and clear of liens, repair all damage arising from Buyer investigations and indemnify and hold Seller harmless from all resulting liability, claims, demands, damages and costs. Buyer shall carry, or Buyer shall require anyone acting on Buyer’s behalf to carry policies of liability, workers’ compensation and other applicable insurance, defending and protecting Seller from liability for any injuries to persons or property occurring during any Buyer investigations or work done on the property at Buyer’s direction prior to Close of Escrow. Seller is advised that certain protections may be afforded Seller by recording a “Notice of Non-responsibility” (CAR Form NNR) for Buyer investigations and work done on the Property at Buyer’s direction. Buyer’s obligations under this paragraph shall survive the termination of this Agreement.

NAME

DATE