



Lynchburg Association of REALTORS®



PURCHASER'S LIMITED ACCESS TO
PROPERTY AGREEMENT

(This is a legally binding Agreement; if not understood, seek competent advice before signing.)

THIS AGREEMENT is made as of _____, 20____, by and between _____
_____ (collectively "Purchaser") and _____
_____ (collectively "Seller") in reference to a Purchase Agreement between the parties
dated _____, 20____ (the "Purchase Agreement") for the purchase and sale of real property
located at: _____(the "Property").

1. Seller grants to Purchaser and Purchaser's representatives access to the Property on **[insert date(s)]**
_____ under the terms set forth herein and for the following limited
purpose(s) **[check all boxes that apply]**:

- ☐ To deliver and store the following furniture, appliances and/or other personal property in the
rooms/areas of the Property so indicated (describe personal property and location stored):

- ☐ To measure rooms or window openings, and/or to show the Property to Purchaser's contractors,
decorators and/or suppliers. **No work is to be performed to the Property by Purchaser or
any of Purchaser's representatives except as follows:** _____

- ☐ Other (describe): _____

2. This Agreement does not give Purchaser the right to occupy or take possession of the Property, but
only the right to access the Property for the limited purpose(s) set forth above. Further entry to the Property
is not permitted without the written consent of Seller, which consent shall be at Seller's sole discretion.

3. Purchaser hereby deposits the sum of \$_____ with **[select on box]**: ☐ the escrow agent identified
in the Purchase Agreement **OR** ☐ Seller, which deposit shall be credited to Purchaser at settlement, or paid
as set forth herein if settlement does not occur.

4. All personal property is stored in the Property at the sole risk of Purchaser. Seller is not responsible
for any loss or damage to Purchaser's personal property, except for Seller's gross negligence. Personal
property insurance for Purchaser's personal property is the sole responsibility of Purchaser. Seller is not the
bailee of Purchaser (i.e. Seller is not accepting responsibility for Purchaser's personal property) or any of

Purchaser's representatives. Purchaser agrees to release, indemnify, and hold Seller harmless from any claim, loss, fees (including all attorney's fees incurred by Seller or claimed against Seller) or damages for bodily injury or personal property damage occurring to Purchaser or any other persons having access to Property as a result of this Agreement.

5. Purchaser warrants that they are responsible for any damage to the Property caused by Purchaser or Purchaser's representatives, and shall indemnify and hold Seller harmless from any and all such damage. If settlement does not occur and damage to the Property has occurred, Seller agrees the amount of money required to restore the Property to its original condition will be deducted from the Deposit set forth in the Purchase Agreement and the deposit in Paragraph 3. Any balance due to Seller for damages is the responsibility of Purchaser.

6. If settlement does not occur by the settlement date set forth in the Purchase Agreement (or as may be extended by mutual agreement of the parties), Purchaser shall remove all personal property stored at the Property within ten (10) days of the settlement date and the remaining balance (after payment for damages pursuant to Paragraph 5 above) of the deposit under the Purchase Agreement and set forth in Paragraph 3 above shall be paid to Seller. Any of Purchaser's personal property remaining in Property after the ten (10) day period shall be deemed abandoned by Purchaser. Seller may dispose of said personal property in Seller's sole discretion, and Purchaser shall hold Seller harmless for any said disposition.

7. Additional Terms _____

WITNESS the following duly authorized signatures:

_____ Date / Purchaser	_____ Date / Seller
_____ Date / Purchaser	_____ Date / Seller
_____ Date / Purchaser	_____ Date / Seller