

Warranty of Habitability

The Seller abides by the _____ law _____ requiring that all sellers, lessors, and landlords follow the implied warranty of habitability. The Seller therefore guarantees that the property is habitable in the following ways:

- The roof is sound and does not leak
- The foundation is sound and is not cracked, shaky, or in danger of collapsing
- There are functional smoke detectors, outlets, and pipes throughout the property
- The property is capable of heat, water, and electricity
- There is no bad/exposed wiring or leaking gas within the property
- There is no mold
- All windows and doors are equipped with a locking mechanism
- There is no smoke or water damage, cracked or peeling plaster/wallpaper, broken tiles, or holes in the structure
- The property is structurally sound
- All equipment (heater/furnace, faucets, toilets, tub, stove, etc.) are working properly and in accordance with safety regulations
- _____
- _____
- _____

If the property does not meet these standards, the Seller will repair, replace, or reimburse the Buyer for the cost of damages. This liability does not extend to damage caused by the Buyer, nor by normal wear and tear that occurs after the sale/lease.

(Seller's Signature)

(Buyer's Signature)

(Date)

(Date)