



**OCCUPANCY UNTIL CLOSING HOLD HARMLESS AGREEMENT**

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

Seller(s): \_\_\_\_\_

Buyer(s): \_\_\_\_\_

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

The Seller(s) hereby grant the Buyer(s) permission to occupy the above referenced property effective \_\_\_\_\_ . Rent will be due in advance for the amount of \_\_\_\_\_ per day from date of occupancy until date of closing.

The Buyer(s) does hereby indemnify the Seller(s) and their agents against any claim or lien caused by the Buyer's actions and any loss, damage, or injuries to the Buyer(s) or persons hired by the Buyer(s) or persons visiting the subject property by permission of the Buyer(s).

Buyer(s) understands that the Seller(s) insurance will not cover their belongings. The Buyer(s) agrees to purchase rental insurance to cover their possessions until the time of closing.

The Buyer(s) hereby acknowledges they have completed a home inspection of those items covered by the STANDARDS FOR REAL ESTATE TRANSACTIONS, Clause J and Clause D as well as a walk through before occupancy and does hereby accept the property in its current "As-Is" condition with the exception of any discrepancies listed below:

Upon the date of occupancy by the Buyer(s), other than any discrepancies as listed above; the Buyer(s) does hereby accept the property and all responsibilities and expenses for the maintenance and repair of the property.

In the event this transaction does not close, through no fault of the Seller(s), the Buyer(s) will move out immediately and return the property to the Seller(s) in the same condition as it was on the day of occupancy. The Buyer(s) will be responsible to repair at Buyer(s) expense any damage to the subject property caused by Buyer(s).

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Buyer**

\_\_\_\_\_  
**Seller**

\_\_\_\_\_  
**Buyer**

\_\_\_\_\_  
**Seller**