

**Prospective Buyer Indemnity and Seller Protection for
Entry Upon Property for Pre-contract Inspections
(Pre-inspection Agreement)**

Prospective Buyer _____ has requested permission to inspect the property at _____, CA. The Owner of the property, _____, grants the Prospective Buyer permission to inspect, provided that Prospective Buyer shall:

1. Keep the Property free and clear of liens; and
2. Repair all damage arising from Prospective Buyer inspections; and
3. Indemnify and hold Owner harmless from all resulting liability, claims, demands, damages and costs of Prospective Buyer's investigations. and
4. Carry, or shall require anyone acting on Prospective Buyer's behalf to carry, policies of liability, workers' compensation and other applicable insurance, defending and protecting Owner from liability for any injuries to persons or property occurring during any Prospective Buyer investigations or work done on the property at Prospective Buyer's direction prior to the creation of a ratified Contract between Prospective Buyer and Owner.
5. Prospective Buyer shall neither make nor cause to be made: (a) invasive or destructive inspection; or (b) inspections by any governmental building or zoning inspector, or government employee.

Prospective Buyer	Date	Prospective Buyer	Date
Owner	Date	Owner	Date

Note to agents:

This agreement is based on language found in RPA-CA, paragraph 10. It is intended to provide a property owner with protections similar to what a Seller would have during Buyers' inspections if the parties had already entered in to a ratified contract using RPA-CA.

