

# WHAT YOU NEED TO KNOW ABOUT TERMITES

News You Can Use

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## Do I need to get a Termite Clearance to sell my home?

You own a home in San Diego County. If you haven't had it spot treated or tented for termites in the past five years, odds are the little pests have done some damage to your home. Did you know that many homeowners believe they have to get a Termite Clearance to sell their home? It's a common misconception. Previous versions of the Residential Purchase Agreement, or RPA as it is called in the industry, had a provision whereby the buyer could ask the seller to obtain a wood pest inspection, pay for and provide a clearance. This was referred to as the Wood Pest Addendum, or WPA. The cost to provide a clearance many times would be thousands of dollars.

The allocation of costs provisions of the new RPA, which went into effect in November 2014, no longer includes preprinted reference to the WPA and the addendum was retired. The primary intent of this change was to eliminate the practice of pre-allocating costs for corrective work. Previously, many sellers were committing to an unknown cost. The RPA now intends that these items are to be negotiated after all inspections are ordered by the Buyer or Seller and received by all parties. The buyer may still request that the corrective works be done on a form known as a Request for Repairs. The now informed seller may agree to do it all, part of it, or none of it. In the event that the seller and buyer come to a meeting of the minds, the transaction can proceed. If they fail to reach an agreement, the buyer may cancel the transaction.

If you have any questions regarding this issue or any others, please feel free to give us a call.

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