**Subject to Due Diligence**

This Contract is subject to and conditional upon the Buyer completing a due diligence investigation of the by (Insert Date) or (Within X days from Contract Date). In the event the results of the due diligence investigation are not satisfactory to the Buyer in the Buyer's absolute discretion, the Buyer may terminate this Contract by notice, given in accordance with the terms of Contract by 5:00pm on the due date, to the Seller and this Contract shall be at an end and the Deposit must be promptly refunded to the Buyer in full.

The Seller acknowledges this Special Condition is for the benefit of the Buyer and may only be waived or exercised by the Buyer.