

## Contract of Sale II

Caveat Emptor

Latent Defect

Material Defect

Rescission

Broker

Prosser

Tort Law evolved - failing to disclose can be misrep

Reasonable buyer would think to ask?

Physical conditions/

Reputation info

Caveat emptor- applies to physical conditions

Clayburne Park

Johnson v. Davis

Roof Leaked

Material Misrepresentation

Rescission & return

Malfeasance  
Nonfeasance

Hazardous Waste  
CERCLA  
Liable - person who dumped OR  
person who lives on it now

Merger  
Deed/Title