



DISCLOSURE FOR BUYER'S AGENTS/COOPERATING BROKERS:

This disclosure document is intended to outline the expectations and obligations of Buyer's Agents and Cooperating Brokers when presenting this listing to any and all potential buyers and other parties involved in a potential transaction. This agreement should be read, understood, and by presenting this listing to any and all potential buyers and other parties the buyer's agent and Cooperating Broker acknowledged that they have read and understand the nature of the listing before engaging in any transactions related to the listing.

- Buyer's Agent and/or Cooperating Broker acknowledges and agrees that the Listing Broker Home Sold Realty LLC is a limited-service agency licensed in Florida, acting in a non-representative capacity or non-brokerage relationship, with the Listing Agreement being signed by the Listing Broker and the Property Owner and/or Owner's Representative being a Limited Service Listing Agreement.
- Buyer's Agent and/or Cooperating Broker understands that the Property Owner and/or Owner's Representative will be representing themselves or have an attorney representing them; and the owner or owner's representative are responsible for setting up showings, giving access to the property, providing any additional details not stated in the listing report, including but not limited to HOA and management information, restrictions, membership, management fees, and property condition, the owner or owner's representative will handle all negotiations without the assistance of the listing broker, unless otherwise stated.
- Buyer's Agent and/or Cooperating Broker understand that this limited service does not include services such as advising on price and terms of sale, market analysis or appraisals; performing inspections or arranging financing; resolving disputes between buyer and seller; marketing or advertising properties; researching title issues; guaranteeing compliance with governmental regulations; facilitating disclosures or paperwork related to a transaction; preparing closing documents for buyer or seller, responding to legal inquiries from either party regarding the transaction nor does it include any additional services not expressly stated herein.
- Buyer's Agent and/or Cooperating Broker understand and agree that listing broker shall not be mentioned on offers, or contracts for sale and purchase, lease agreement, contract to lease, addenda, or any other contract that is between the seller and the buyer or tenant and landlord.
- Listing Broker will NOT SIGN ANY CONTRACT OR ADDENDA, NEITHER LETTERS TO LENDERS, TITLE COMPANY OR ANY OTHER PARTIES INVOLVED IN A TRANSACTION.
- Buyer's Agent and/or Cooperating Broker understand that The information in the listing is provided by the Seller and Public Records. All data should be verified by the Buyer's Agent and/or Cooperating Broker, the buyer, buyer's attorney or representative. Home Sold Realty LLC disclaims any and all representations or warranties as to the accuracy of this information.
- Home Sold Realty LLC performs property ownership verification but we do not guarantee the validity or legitimacy of the property ownership, clear of title, liens, assignment of contract or anything that might be a cloud on title. Buyer's Agent And/Or Cooperating Broker, And Buyer, Or Buyer's Attorney And/Or Representative are fully responsible for verifying ownership, clear of title, liens, assignment of contracts or anything that might affect the property transfer of title . Listing broker is not liable for any inaccuracy or problem arising from the non verification from Buyer's Side And Buyer's Agent And/Or Cooperating Broker,

Buyer, Or Buyer's Attorney And/Or Representative will not hold Home Sold Realty LLC it's affiliates, employees or agents liable.

- Buyer's Agent and/or Cooperating Broker agree not to use the Owner and/or Owner's representative contact information to solicit the listing or any other type of solicitation.
- Buyer's Agent and/or Cooperating Broker understand that they must accompany the buyer to showings, also that Sellers host their own Open Houses/Broker Tours. If you do not accompany your Buyers to the Open House, please make sure to contact the Seller beforehand and let them know the name of the Buyer you are representing. Some listings may require accompanied showings.
- Buyer's Agent and/or Cooperating Broker understand and agree to provide listing broker with all executed documents including but not limited to: contract for sale and purchase, addenda, escrow letter, closing documents, and any other document influencing the transaction. Listing broker will not change listing status to Under Contract, Pending, or Closed until documentation is provided. At closing provide closing documents and listing office will name Buyer's Agent and/or Cooperating Broker on the MLS closed listing if the Buyer's Agent and/or Cooperating Broker are members of the specific board and MLS where the property was listed. We only name the agent that is in the contract for sale and purchase, not team leaders, or other that are not named in the contract.