



PROPERTY INFORMATION DISCLOSURE & BUYER DUE DILIGENCE ACKNOWLEDGMENT

1. AS-IS SALE / NO REPRESENTATION

The Property is sold AS-IS with right to inspect. Seller and Seller's Listing Broker make no warranties or representations regarding the condition, use, zoning, legality, or legal or permitted status of bedrooms, bathrooms, additions, conversions, room usage, or square footage. Any reference to room count or layout is based on functional use only.

2. INFORMATION DISCLAIMER / BUYER DUE DILIGENCE

All information provided is deemed reliable but not guaranteed. Buyer and Buyer's Agent agree not to rely on MLS data, marketing materials, photographs, or verbal statements and acknowledge that it is their sole responsibility to independently verify all material facts affecting the Property, including but not limited to room count, measurements (approximate), permits, zoning, utilities, property taxes, leases and rental restrictions, HOA rules and regulations and any other relevant factors.

3. HOLD HARMLESS & INSPECTION ACKNOWLEDGMENT

To the fullest extent permitted by law, Buyer agrees to hold harmless Seller and Seller's Listing Broker from claims arising from Buyer's failure to verify property information, excluding fraud or intentional misrepresentation. Buyer confirms full opportunity to inspect the Property, conduct all desired due diligence prior to Closing, and voluntarily elects to proceed with the purchase.

Seller Signature: James Date: 8-21-2026

Seller Signature: _____ Date: _____

Buyer Signature: _____ Date: _____

Buyer Signature: _____ Date: _____

Buyer's Agent Signature: _____ Date: _____