

ACKNOWLEDGMENT AND RELEASE

Buyer(s): _____

Broker: _____

Agent: _____

Property Address: _____

In an attempt to submit an offer that is more attractive to the seller(s), we have instructed our Realtor® to do one or more of the following:

- Not to include an inspection contingency in our purchase agreement. We understand that an inspection is customary and that by waiving an inspection we may be purchasing a home that requires costly repairs.
- To include an “informational only” inspection period. I understand that this means that I am contractually obligated to buy the home regardless of what the inspection uncovers.
- To provide that our earnest money deposit will be nonrefundable. We understand that this means that we will forfeit these funds if we are unable to close by the agreed-upon date or otherwise satisfy the terms of the purchase agreement.
- To include a provision whereby we agree to cover any shortfall between the sale price and the appraised value of the home up to a stated amount. We understand that this means that we may be paying more for our home than it is currently worth.

In any of these events, we knowingly accept the risk(s) involved and hereby release Broker and Agent from any and all liability or responsibility for any adverse consequences that may result from our decisions.

This acknowledgment and release will also apply to any offers on other properties that we may submit through the Broker/Agent.

Buyer's Signature

Buyer's Signature

Date