

Blank Seller Disclosure ESTATE SALE

BUYERS ARE AWARE THAT THIS IS AN ESTATE SALE. THE SELLER'S PROPERTY DISCLOSURE IS INTENTIONALLY LEFT BLANK.

Buyer waives inspections

Buyer has chosen to waive inspections

Commencing State Date of Inspections

Buyers and Sellers agree that all contingency start dates will commence upon USE ONE OF THE FOLLOWING NOTES IN THE CORRECT CORRESPONDING PARENTHESES (Buyer's written acceptance of an Agreement of Sale on their property at (Buyers current home address)) OR (written Bank Approval to the terms and conditions of this agreement of sale.)

Dual Agent Representation

BUYERS AND SELLER AGREE THAT (AGENT NAME) - HOMESTARR REALTY WILL BE A REPRESENTING BOTH BUYERS AND SELLER FOR THIS AGREEMENT OF SALE THEREFORE ACTING AS A DUAL AGENT. THE DEFINITION OF A DUAL AGENT IS NOTED IN THE CONSUMER NOTICE.

Earned commission from FSBO

HAVE THIS SIGNED PRIOR TO PRESENTATION OF AOS:SELLER AGREES TO PAY HOMESTARR REALTY - (your name here) 3% (or insert your agreed upon amount) OF THE PURCHASE PRICE, PROVIDED (your buyers names here), PURCHASES THE ABOVE MENTIONED PROPERTY. 3% COMPENSATION TO BE PAID AT TIME OF SETTLEMENT AND TRANSFER OF DEED. THE 3% COMPENSATION IS WAIVED IF SETTLEMENT AND DEED TRANSFER DOES NOT OCCUR.

Incomplete Disclosure

Buyer and Seller agree that the Buyer's obligations under this agreement are contingent on the Buyer's review and acceptance of the Seller's Property Disclosure. At the Buyer's

signing of this contract the disclosure was incomplete. The un-answered questions are circled on the disclosure. The Buyer shall have 5 days after receipt of Seller's Disclosure to terminate the agreement because of a condition mentioned therein or a material omission.

No Disclosure

Buyer and Seller agree that the Buyer's obligations under this agreement are contingent on the Buyer's review and acceptance of the Seller's Property Disclosure. At the Buyer's signing of this agreement the property disclosure was unavailable. The Buyer shall have 5 days after receipt of Seller's Disclosure to terminate the agreement because of a condition mentioned therein or a material omission.

Radon system installation by Seller

Install Radon mitigation system to reduce radon level below 4 pCi/L. Installation to be conducted by a DEP Certified Radon Mitigation Specialist. After system installation, Seller to provide new test results indicating radon levels below State requirements. Seller to be financially responsible to address any measure necessary to lower radon levels to below State requirements.

Repairs to be completed by licensed professional

When completing an RR form, write on the RR form on the lines for repairs SEE ADDENDUM "A". Then use an ASA form to list your repairs for more room. After listing your requested repairs, ADD THESE CLAUSES: ALL REPAIRS ARE TO BE COMPLETED BY LICENSED AND INSURED REPAIRMEN SPECIFIC TO EACH REPAIR. ALL RECEIPTS AND/OR WARRANTIES ARE TO BE GIVEN TO THE BUYER AT OR BEFORE SETTLEMENT.

Seller to include Home Warranty with Purchase

Seller to be financially responsible for providing a HWA One Year Home Warranty at settlement. Coverage to be Buyer side coverage valid for one year commencing the day of settlement.