



Business Disclosure Statements/Policies

Seller Clients

Associates of **Homestarr Realty** are Licensed Real Estate Professionals who are trained to represent both Buyers and Sellers. (For the purpose of this Disclosure, "Clients" are those Persons having an agency relationship with our Associates or Office. "Customers" are those Persons who are presently not in an Agency relationship with this Office/Associates.) Our Clients and Customers are advised at first contact with our Associates as to whom we represent and our fiduciary responsibilities to them. In instances where our Office/Associate represents both parties, such as a limited Dual Agency, this will be fully disclosed. In all matters our Office and its Associates are required to act ethically and to treat all parties fairly.

Legal Advice is not provided by our Office and we request that any party with questions related to legal matters take the time to consult with a licensed legal professional. Our Clients/Customer may feel free to have any and all documents reviewed by the attorney(s) of their choice.

There are fees associated with the Professional services that are provided from this office. Those fees are outlined herein.

Seller Conveyancing / As a service to our Clients, **Homestarr Realty** will assist them in obtaining any necessary certifications or inspections required to complete the transaction. This would relate to City/Township certifications, Wood Infestations, Roofing, Water/Sewer, Heating, Plumbing, Electrical, Environmental, Occupancy certifications, real estate taxes, homeowners/condo association packages, mortgage payoff information and more. For this service, there is a charge of \$399 which will be paid at settlement. **Any fees associated with each specific certification department will be charged to the Seller and will be paid at time of certification request. These charges will be in addition to the Seller Service Fee.**

Client authorizes or declines as follows:

Homestarr Realty is hereby contracted for such services required by Agreement of Sale to prepare for settlement. Seller agrees to pay sellers service fee.

(SELLERS INITIALS) _____

OR

Sellers will use another source to provide all necessary certifications as required for settlement. Sellers will relinquish **Homestarr Realty** of the responsibility of obtaining these certifications and therefore will NOT be charged the sellers service fee.

(SELLERS INITIALS) _____

Seller(s) hereby acknowledge their receipt and understanding of foregoing disclosure.

Seller _____

Seller _____