



HIGHLIGHT REALTY BUYER'S DISCLOSURE

- 1. HIGHLIGHT REALTY RECOMMENDS A HOME INSPECTION FOR ALL PROPERTIES. THIS IS REGARDLESS OF AGE OR CONDITION. BUYER AGREES TO HOLD HARMLESS HIGHLIGHT REALTY IN THE EVENT INSPECTIONS ARE NOT DONE OR DONE AFTER INSPECTION DEADLINE IN ACCORDANCE WITH THE CONTRACT.**
- 2. A CHINESE DRYWALL INSPECTION IS RECOMMENDED ON ANY HOME BUILT AFTER 2000. BUYER AGREES TO HOLD HARMLESS HIGHLIGHT REALTY IN THE EVENT INSPECTIONS ARE NOT DONE OR DONE AFTER INSPECTION DEADLINE IN ACCORDANCE WITH THE CONTRACT.**
- 3. A LEAD BASED PAINT INSPECTION IS RECOMMENDED ON ANY HOME BUILT BEFORE 1978. BUYER AGREES TO HOLD HARMLESS HIGHLIGHT REALTY IN THE EVENT INSPECTIONS ARE NOT DONE OR DONE AFTER INSPECTION DEADLINE IN ACCORDANCE WITH THE CONTRACT.**
- 4. HIGHLIGHT REALTY RECOMMENDS AN INSPECTION OF SEPTIC TANKS AND WELL WATER FOR PROPERTIES USING THESE SYSTEMS. BUYER AGREES TO HOLD HARMLESS HIGHLIGHT REALTY IN THE EVENT INSPECTIONS ARE NOT DONE OR DONE AFTER INSPECTION DEADLINE IN ACCORDANCE WITH THE CONTRACT.**
- 5. BUYER UNDERSTANDS THAT THERE ARE INSPECTION DEADLINES FOR ANY AND ALL INSPECTIONS WITHIN A CONTACT TIME PERIOD. BUYER UNDERSTANDS THAT THIS IS**
- 6. THEIR RESPONSIBILITY AND THEY MUST BE AWARE OF THE TIME CONSTRAINTS.**
- 7. BUYER UNDERSTANDS THAT THEY MAY NEVER ENTER A PROPERTY WITHOUT THEIR SALES AGENT BEING PRESENT, DOING SO IS CONSIDERED BREAKING AND ENTERING.**
- 8. A \$349 TRANSACTION FEE IS DUE AT CLOSING ON ALL TRANSACTIONS. THIS FEE IS FOR ADDITIONAL SERVICES PROVIDED BY HIGHLIGHT REALTY SUCH AS, MAINTENANCE OF NON-INTEREST BEARING ESCROW ACCOUNTS, PAPER AND DIGITAL STORAGE OF FILES AND FILE RECOVERY FOR UP TO SEVEN YEARS.**
- 9. HIGHLIGHT REALTY REQUIRES A FINAL WALK THROUGH BEFORE CLOSING. IN THE EVENT WALK THROUGH IS NOT PERFORMED, BUYER AGREES TO HOLD HARMLESS HIGHLIGHT REALTY, REGARDLESS OF REASON.**
- 10. BUYER AGREES TO NOT REMOVE ANY SIGNS OR LOCKBOXES AFTER CLOSING. THESE ITEMS WILL BE REMOVED BY THE AGENT WITHIN A 72 HOUR TIME PERIOD. IN THE EVENT SAID ITEMS ARE NOT REMOVED, PLEASE CALL YOUR AGENT**
- 11. IN THE EVENT ARBITRATION IS NECESSARY FOR ANY AND ALL DISPUTES AGAINST HIGHLIGHT REALTY OR ITS AGENTS, BUYER AGREES TO COOPERATE AND PARTICIPATE.**
- 12. HIGHLIGHT REALTY OR ITS AGENTS DO NOT RECOMMEND ANY INSPECTION COMPANIES, TITLE COMPANIES OR APPRAISERS.**
- 13. BUYER UNDERSTANDS THAT WHEN ADDITIONAL DEPOSITS ARE DUE IN ACCORDANCE TO THE CONTRACT, IT'S THE BUYER'S RESPONSIBILITY TO MAKE THESE DEPOSITS WITHIN CONTRACT TIME PERIODS. IN THE EVENT, DEPOSITS ARE NOT MADE WITHIN SAID TIME PERIOD, LATE DEPOSITS ARE CONSIDERED BREACH OF CONTRACT.**
- 14. BUYER AGREES AND ACKNOWLEDGES THAT PARTICIPATING IN A SHORT SALE IS SUBJECT TO THIRD PARTY AUTHORIZATION. BUYER AGREES TO HOLD HARMLESS HIGHLIGHT REALTY AND ITS AGENTS TO ANY AND ALL LIABILITY ASSOCIATED WITH THIS TYPE OF TRANSACTION.**

BUYERS SIGNATURE

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