



FHR BUYERS AGREEMENT for PURCHASE OF REAL PROPERTY

Date: _____

Buyers: _____

Property: _____

1. PROCESSING FEE – Notice to Prospective Purchaser/Tenant

Buyer(s) shall pay a _____ processing fee to Future Home Realty at the time of closing.

2. SETTLING – Notice to Prospective Purchaser/Tenant

Settling is an occasional occurrence in Florida properties. It is usually evidenced by cracks and separations in the structure. Cosmetic cracks may occur due to expansion and contraction caused by temperatures and moisture changes. These are generally of little concern as they have no effect upon the integrity of the structure. Various soil conditions, erosion, muck, peat, other organic materials and voids can also occur in Florida soils. If you have a concern about any of these conditions in regard to the subject property, you are advised to have the subject property inspected by a competent licensed inspector knowledgeable in these matters.

3. FLOOD INSURANCE - Notice to Prospective Purchaser/Tenant

Your mortgage lender may require you to purchase flood insurance in connection with your purchase of this property. The National Flood Insurance Program provides for the availability of flood insurance but also establishes flood insurance policy premiums based on the risk of flooding in the area where properties are located. Due to recent amendments to federal law governing the NFIP, those premiums are increasing, and in some cases will rise by a substantial amount over the premiums previously charged for flood insurance for the property. As a result, you should not rely on the premiums paid for flood insurance on this property previously as an indication of the premiums that will apply after you complete your purchase. In considering your purchase of this property you should consult with one or more carriers of flood insurance for a better understanding of flood insurance coverage, the premiums that are likely to be required to purchase such insurance and any available information about how those premiums may increase in the future.

4. HOME WARRANTY - Buyers have been given the opportunity to review a Home Warranty Plan. To decline the benefits of coverage I (we) agree not to hold Real Estate Brokerages and/or their agents liable for the repair or replacement of a system or appliance that would otherwise have been covered by a Home Warranty Plan.

5. HOLD HARMLESS - Buyer agrees to hold Future Home Realty and its associates/ staff harmless from any responsibility regarding recommendations of any specific licensed people/companies whether referred to by Future Home Realty or not, including, but not limited to contractors, decorators, handymen, repair services, carpet companies, cleaning services, home inspection companies, home warranty companies, pest control companies, insurance companies, mortgage companies, title service companies, closing companies, and any other trade or service companies.

BUYER SIGNATURE: _____ DATE: _____

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