

BUYERS AND SELLERS HOLD HARMLESS DISCLOSURE

Mountain View Real Estate, LLC, as Broker and **Katheryn Pascal, Jason Lee Boothe and/or David Bell**, as agent, recommend getting a Home/Radon/Mold Inspection on this property if you are the purchaser.

Below is a list of suggested home inspectors, but we only have a list of suggested inspectors. It is the purchaser's choice and the purchaser's sole discretion in choosing a licensed home inspector. The buyer may choose any licensed home inspector he/she chooses to inspect this home being purchased.

The Purchaser(s) agree to hold Mountain View Real Estate, LLC and **Katheryn Pascal, Jason Lee Boothe and/or David Bell**, agent harmless for any errors that may arise from the home/radon/mold inspections. It is further agreed any litigation, which should arise from home inspection, will be the sole responsibility of the purchaser(s).

Here are a few Home inspectors available...

Sticks & Bricks 540-915-7787.

National Property Inspection 540-314-4571

Expect More Home Inspections 540-312-3759

Cornerstone Home Inspection 540-797-5996

Valley Home Inspection 540-387-5011

Varney-Thompson Home Insps 540-344-1845

Mountain View Real Estate, LLC and **Katheryn Pascal, Jason Lee Boothe and/or David Bell**, agent recommend that the Purchaser have a survey done on the property you are purchasing. We are not able to tell you where the property lines are and if the house, shed, fence, well, septic, driveway, etc. are contained within the property lines. The Purchaser understands they will be responsible for payment of the survey regardless of whether the contract goes to settlement or not.

Mountain View Real Estate, LLC and **Katheryn Pascal, Jason Lee Boothe and/or David Bell**, agent, recommend that the Purchaser(s) obtain a termite and well/septic Inspection. The Purchaser(s) agree to hold Mountain View Real Estate, LLC and **Katheryn Pascal, Jason Lee Boothe and/or David Bell**, agent harmless for any litigation that may arise from the termite/well/septic Inspection.

Mountain View Real Estate, LLC and **Katheryn Pascal, Jason Lee Boothe and/or David Bell**, as agent recommend getting a quote for flood Insurance any time a property is suspected to require flood insurance prior to submitting an offer. The flood insurance the seller(s) currently pays may not be the same rate as quoted when contract is signed to purchase property.

The Purchaser(s) understand, while most contracts close on time, there are many that will not close on time. There are many reasons a contract may not close on time, including title issues, inspection issues, appraisal issues, etc. Please do not plan to move into the property until the property is closed and recorded at the courthouse.

EMD, by signing this disclosure, is expected to be received and deposited with purchasing Broker no later than 5 business days from fully ratified contract!!

Purchaser _____ Purchaser _____