

OmniReal Cash Offer Disclosure & Waiver of Representation

Provided by: OmniReal Solutions

Effective Date: [Insert Date]

Client Name: [Seller Name]

Property Address: [Insert Address]

Notice to Seller

You are receiving a cash offer from an entity, investor, or individual affiliated with **OmniReal Solutions**, a Minnesota-based real-estate investment company.

Zachary Burnside is a **Minnesota-licensed Real Estate Salesperson with LPT Realty, Inc.** He may have a direct or indirect ownership, financial interest, or contractual relationship with the buyer offering to purchase your property for cash.

1. Disclosure of Licensee Involvement

Zachary Burnside is a licensed real-estate professional who may benefit financially from this transaction even if he is **not acting as your agent** in this specific sale.

2. Role of OmniReal Solutions

OmniReal Solutions acts solely as a **principal buyer or investor** in cash-offer transactions.

All traditional brokerage services, including property listings or representation of sellers and buyers, are conducted **exclusively through LPT Realty under Zachary Burnside's license.**

3. No Dual Representation

Unless otherwise stated in writing and signed by all parties, **OmniReal Solutions and Zachary Burnside are not acting as your real-estate agent** and do not represent you as a client in this transaction.

4. No Obligation

You are under **no obligation** to accept any cash offer or to use OmniReal Solutions or its affiliated businesses.

You are encouraged to seek **independent legal, financial, or real-estate advice** before accepting or declining any offer.

5. Offer Conditions

Cash offers may be contingent upon property inspection, title review, or investor approval. Offers may be revised or withdrawn at any time before contract execution.

6. Affiliated Business Disclosure

OmniReal Solutions may have ownership or financial relationships with renovation, contracting, or property-management companies that may provide services after closing.

You are not required to use any affiliated businesses or service providers, and you are free to select others.

Acknowledgment & Consent

I have read and understand this disclosure. I acknowledge that I have had the opportunity to seek independent legal or professional advice before signing or accepting any cash offer from OmniReal Solutions or its affiliates.

Seller Signature: _____ **Date:** _____
Printed Name: _____

Website / Marketing Disclaimer

OmniReal Solutions is a privately-owned real-estate investment company, **not a licensed brokerage**.

Zachary Burnside, MN Licensed Real Estate Salesperson – LPT Realty, Inc., may have a financial interest in any purchase or referral.

OmniReal Solutions acts as a **principal buyer** and **not as your listing agent** unless a separate written representation agreement is signed with LPT Realty.

Cash offers are subject to inspection, title review, and investor approval. There is **no obligation** to accept. Independent legal and financial advice is strongly encouraged.

