

Cash Offer Legal Disclosures

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. Zachary Burnside, a licensed real estate agent in the State of Minnesota, may have direct or indirect ownership, financial interest, or contractual relationships with the buyer offering to purchase your property for cash.

By signing below, you acknowledge and agree to the following:

1. Disclosure of Licensee Involvement

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

2. No Dual Representation

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

3. No Obligation

You are under no obligation to accept the offer or to use OmniReal Solutions or any of its affiliated businesses. You may seek independent legal, financial, or real estate advice.

4. Condition of the Offer

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 Offers may be revised or withdrawn at any time prior to contract execution.

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5. Affiliated Business Disclosure

OmniReal Solutions may have ownership or financial relationships with renovation, contracting, or property management companies that may be involved after the sale.

Acknowledgment & Consent:

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

Signature: _____ Date: _____

Printed Name: _____

Affiliated Business Arrangement (ABA) Summary

Notice of Affiliated Business Relationship:

OmniReal Solutions may refer you to service providers in which we have an ownership or financial interest, including renovation companies, property buyers, or cash offer investors. We may receive a financial benefit from these relationships.

You are not required to use these affiliated services. You are encouraged to seek other service providers if you prefer.

By submitting a request for a cash offer, you acknowledge this disclosure.

Website Footer Legal Disclaimer

Disclaimer:

OmniReal Solutions is a licensed real estate entity operating in Minnesota. Zachary Burnside is a licensed real estate agent. Some cash offers are made by third-party investors or affiliates of OmniReal Solutions. Not all properties will qualify. Cash offers may be contingent on property condition, inspection, title clearance, or investor approval. We are not acting as your real estate agent unless we have a signed representation agreement. You are encouraged to seek legal or financial advice before accepting any offer.