

No. 1 Quality Realty

DISCLAIMER NOTICE

1 The Brokers and their affiliated licensees (hereinafter collectively "Licensees") are not attorneys and are not
 2 structural or environmental engineers. They are engaged in bringing together buyers and sellers in real estate
 3 transactions. Licensees expressly deny any expertise with respect to advice or informed opinions regarding any of
 4 the following matters. This Disclaimer Notice is an express warning to all sellers and buyers that they should not
 5 rely on any statement, comment or opinion expressed by any Licensee when making decisions about any of the
 6 following matters, including the selection of any professional to provide services on behalf of buyers or sellers.
 7 Any professional selected by buyers or sellers should be an "independent, qualified professional", who complies
 8 with all applicable state/local requirements, which may include licensing, insurance, and bonding requirements. It
 9 is strongly recommended that buyers include contingency clauses in their offers to purchase with respect to these
 10 or any other matters of concern and that buyers, in writing the offer, allow enough time to get an evaluation of the
 11 following matters from an independent, qualified professional. The matters listed below are not an exclusive list of
 12 actions or circumstances which are not the responsibility of the Licensees with whom you work. These items are
 13 examples and are provided only for your guidance and information.

- 14 **1. THE STRUCTURAL OR OTHER CONDITIONS OF THE PROPERTY.** Consult with professional
 15 engineers or other independent, qualified professionals to ascertain the existence of structural issues, the
 16 condition of synthetic stucco (E.I.F.S.) and/or the overall condition of the property.
- 17 **2. THE CONDITION OF ROOFING.** Consult with a bonded roofing company for any concerns about the
 18 condition of the roof.
- 19 **3. HOME INSPECTION.** We strongly recommend that you have a home inspection, which is a useful tool for
 20 determining the overall condition of a home including, but not limited to, electrical, heating, air conditioning,
 21 plumbing, water-heating systems, fireplaces, windows, doors and appliances. Contact several sources (like the
 22 Tennessee Department of Commerce & Insurance (<http://tn.gov/commerce/>), the American Society of Home
 23 Inspectors (www.ashi.com), the National Association of Certified Home Inspectors (www.nahi.org), and Home
 24 Inspectors of Tennessee Association (www.hita.us) and independently investigate the competency of an
 25 inspector, including whether he has complied with State and/or local licensing and registration requirements in
 26 your area. The home inspector may, in turn, recommend further examination by a specialist (heating-air-
 27 plumbing, etc.). **Failure to inspect typically means that you are accepting the property "as is".**
- 28 **4. WOOD DESTROYING ORGANISMS, PESTS AND INFESTATIONS.** It is strongly recommended that
 29 you use the services of a licensed, professional pest control company to determine the presence of wood
 30 destroying organisms (termites, fungus, etc.) or other pests or infestations and to examine the property for any
 31 potential damage from such.
- 32 **5. ENVIRONMENTAL HAZARDS.** Environmental hazards, such as, but not limited to: radon gas, mold,
 33 asbestos, lead-based paint, hazardous wastes, landfills, byproducts of methamphetamine production, high-
 34 voltage electricity, noise levels, etc., require advanced techniques by environmental specialists to evaluate,
 35 remediate and/or repair. It is strongly recommended that you secure the services of knowledgeable
 36 professionals and inspectors in all areas of environmental concern.
- 37 **6. SQUARE FOOTAGE.** There are many ways of measuring square footage. Information is sometimes gathered
 38 from tax or real estate records on the property. Square footage provided by builders, real estate licensees, or
 39 tax records is only an **estimate** with which to make comparisons, but **it is not guaranteed**. It is advised that
 40 you have a licensed appraiser determine actual square footage.
- 41 **7. CURRENT VALUE, INVESTMENT POTENTIAL, OR RESALE VALUE OF THE PROPERTY.** A
 42 true estimate of the value can only be obtained through the services of a licensed appraiser. No one, not even

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91 **16. RECOMMENDED INSPECTORS, SERVICE PROVIDERS, OR VENDORS.** The furnishing of any
92 inspector, service provider or vendor named by the real estate licensee is done only as a convenience and a
93 courtesy, and does not in any way constitute any warranty, representation, or endorsement. Buyers and sellers
94 have the option to select any inspectors, service providers or vendors of the buyer's or seller's choice. You are
95 advised to contact several sources and independently investigate the competency of any inspector, contractor,
96 or other professional expert, service provider or vendor and to determine compliance with any licensing,
97 registration, insurance and bonding requirements in your area.

98 **The Buyer/Seller acknowledges that they have not relied upon the advice, casual comments, or verbal**
99 **representations of any real estate licensee relative to any of the matters itemized above or similar matters.**
100 **The Buyer/Seller understands that it has been strongly recommended that they secure the services of**
101 **appropriately credentialed experts and professionals of the buyer's or seller's choice for the advice and**
102 **counsel about these and similar concerns.**

103 The party(ies) below have signed and acknowledge receipt of a copy.

<p>104 <u>Nicholas LaRose</u> Authentisign</p> <p>105 CLIENT/CUSTOMER Nicholas LaRose</p> <p>106 _____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm</p> <p>107 Date</p>	<p>104 <u>Shirley LaRose</u> Authentisign</p> <p>105 CLIENT/CUSTOMER Shirley LaRose</p> <p>106 _____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm</p> <p>107 Date</p>
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