OWNER/AGENT ADDENDUM TO RESIDENTIAL RESALE PURCHASE CONTRACT

PROPERTY ADDRESS: _____

LISTING AGENT/SELLER: _____

BUYER(S): _____

Buyer acknowledges that the above referenced Listing Agent/Seller is the Owner of, or has an ownership interest in the above referenced Property, and is selling the Property to Buyer on his/her own personal account. Buyer acknowledges that Listing Agent/Seller holds an Arizona real estate license and is licensed with HomeSmart (HomeSmart, LLC). However, HomeSmart has no financial or ownership interest in the Property and has no personal knowledge of the physical condition of the Property.

Buyer understands that any information Buyer has received from the Listing Agent/Seller about the Property came from the Seller personally and that such information was not provided on behalf of HomeSmart. HomeSmart has assisted in marketing the Property and processing this transaction, but any information provided by HomeSmart in the MLS or otherwise was obtained from Seller and is believed to be true, but was not independently verified.

Buyer has been advised to have the Property thoroughly inspected by certified professionals, in order to confirm the condition of the property. Buyer is also advised to seek the guidance of an attorney, accountant, and any other professional they deem necessary to assist them with the purchase of this property.

By initialing below, Buyer(s) acknowledge(s) the following:

_____ _____ Buyer will carefully review the Seller Property Disclosure Statement from Seller;

_____ _____ Buyer agrees a home warranty will be placed on the property at Close of Escrow or hereby acknowledges Buyer is satisfied as to the condition of the Property, or Buyer herby acknowledges that they were afforded this opportunity and have declined;

_____ _____ By closing escrow, Buyer agrees to release and hold HomeSmart harmless from any liability or responsibility for the physical condition of the Property.

_____ _____ _____ _____

BUYER DATE BUYER DATE