



SELLER PROPERTY DISCLOSURE SHEET (SPDS) DISCLOSURE

I/We are purchasing the property at: _____

The Sellers of the above referenced property will *NOT* be providing us with the Seller Property Disclosure Sheet (SPDS) or the Insurance Claim History Report (CLUE Report) as required by lines 131-139 of the Residential Purchase Contract. (2005 Edition)

I/We have been advised by RE/MAX Power Realty to contact my/our insurance representative during the first ten (10) days of the accepted contract to confirm the insurability of myself and the property referenced above. _____ (initial)

I/We have read, received and signed a *BLANK* copy of the Seller Property Disclosure Sheet (SPDS). I understand that the Seller will *NOT* be providing me with a completed SPDS that are of a material fact to me. I/We hereby waive my/our right to receive a completed Seller Property Disclosure Sheet (SPSD). _____ (initial)

I/We hereby expressly release, hold harmless and indemnify the Brokers, RE/MAX Power Realty, and agents in this transaction from any and all liability and responsibility regarding financing, the condition, square footage, lot lines, boundaries, value, rent rolls, environmental issues, sanitation systems, roof, wood infestation, building codes, governmental regulations, insurance, matters traditionally disclosed on the Seller Property Disclosure Sheet (SPDS), and any other matter relating to, but not limited to, the value and condition of the premises listed above.

Name: _____

Date: _____

Name: _____

Date: _____

Agent Name: _____

Date: _____