



## Seller/Owner Disclosure, Waiver & Acceptance

### 1. OPEN HOUSE VISITATION AUTHORIZATION – FOR SALE & LEASE HOMES (initial one option only)

\_\_\_\_\_ The undersigned owners of real property listed for sale and/or lease at above address hereby authorize the listing real estate firm to conduct one or more open houses for the purpose of showing the property at such dates and times as shall be mutually agreed upon. In providing this authorization, the undersigned owners have been advised and acknowledge that persons unknown to the agent will have access to inspect the property, and that the agent cannot be liable to owners for any loss or damage resulting from theft or other causes during an open house. The undersigned owners further acknowledge that they will be fully responsible for the safekeeping, securing and/or concealing any valuable property which may be kept or maintained on the property during an open house.

\_\_\_\_\_ The undersigned owners of real property listed for sale at above address hereby decline to authorize the listing real estate firm to conduct one or more open houses.

### 2. MULTIPLE OFFERS DISCLOSURE APPROVAL – FOR SALE & LEASE HOMES (initial one option only)

It is the policy of Keller Williams Select Realty to disclose to other agents, brokers or prospective purchasers/tenants the existence of multiple offers on a particular property. In some cases this may assist the seller/owner in obtaining a higher sale/rental price. However, it may also discourage some buyers/tenants from making an offer on the property. The Code of Ethics for the National Association of Realtors requires the sellers/owners to make the determination whether or not to disclose the existence of multiple offers.

\_\_\_\_\_ I/We want Keller Williams Select Realty to disclose the existence of multiple offers to other brokers, agents or prospective buyers/tenants.

\_\_\_\_\_ I/We do not want Keller Williams Select Realty to disclose the existence if multiple offers to other brokers, agents or prospective buyers/tenants.

### 3. HOME WARRANTY PROTECTION PLAN NOTICE – FOR SALE HOMES ONLY

Sellers acknowledges that Agent has informed Seller of the availability and cost of a Home Warranty Plan for the real property listed for sale at above address and that the plan is intended to cover major systems, including but not limited to heating, plumbing, air conditioning, electrical. Offering a Home Warranty with the sale of the property may increase the marketability of the property. Seller acknowledges that the Home Warranty Plan will be subject to a deductible.

### 4. BROKER ADMIN COMMISSION

Sellers acknowledge that an additional Broker Adm. Commission of \$\_\_\_\_\_ will be charged at the successful close of their transaction. The Broker Commission is in addition to any negotiated percentage compensation that is on the Exclusive Right to List Contract.

### SIGNATURES

Seller/Owner \_\_\_\_\_ Date \_\_\_\_\_ Sales Associate \_\_\_\_\_ Date \_\_\_\_\_

Seller/Owner \_\_\_\_\_ Date \_\_\_\_\_