kw SELECT
KELLERWILLIAMS. REALTY

Buyer Disclosure and Acceptance

Brokerage Acknowledgement

Buyer acknowledges that the Agent is acting under the Broker of Keller Williams Select Realty and that each Keller Williams office is independently owned and operated. Dual Agency will only be created by representation of clients through this office. Buyer further acknowledges that Keller Williams Select Realty is a licensed real estate broker engaged in the practice of real estate and real estate marketing. Keller Williams Select Realty is not an expert in any other field, including without limitation, construction, inspection, accounting, tax, appraisal, property tax evaluation, law, environmental, title examination, zoning, surveying or tax deferred exchanging. If you have a need for these professional services, you should find the appropriate professional. Buyer acknowledges that they have had the right to consult with an attorney.

Multiple Offers

A Multiple Offer occurs when more than one Buyer (or an Agent representing a Buyer) submits an offer to purchase a Seller's property. A Buyer's awareness that there is an existing or pending offer may cause the Buyer to, among other things, submit a higher offer, or to not submit or to withdraw a pending offer. A Seller's Agent is not automatically required to disclose the existence of Multiple Offers to a Buyer (or an Agent representing a Buyer). Rather, a Seller's Agent will disclose the existence of other offers to a Buyer or an Agent representing a Buyer in response to an inquiry only if the Seller approves the disclosure. Buyer understands that in short-sales and bank-owned transactions, Multiple Offers are common place. Buyer hereby acknowledges that Buyer's Agent may ask Seller's Agent if other offers have been submitted on the Seller's property. Buyer understands that Seller's Agent may be directed by Seller to disclose, or to not disclose the existence of other offers on Seller's property. Buyer acknowledges that information on the existence of Multiple Offers may affect the terms of any offer that Buyer may choose to submit.

Property Inspections

Buyer has the right to inspect the property they are purchasing. Inspections may include but not limited to general home inspection, radon, lead based paint, well, septic, liquid fuel tank, sewer system. Buyer must complete any inspections at their own cost and in the time frame negotiated in the purchase agreement Keller Williams Select Realty and its Agents always recommend property inspections with a professional company of the Buyer's choosing.

Home Warranties

Buyer acknowledges that Agent has informed Buyer of the availability and cost of Home Warranty Plans for the property Buyer is purchasing. The plans are intended to cover major systems, including but not limited to heating, plumbing, air conditioning, electrical.

Broker Commission

Buyer acknowledges that an additional Broker Commission of $_____ will be charged at the successful close of their transaction. The Broker Commission is in addition to any negotiated percentage compensation listed on the Exclusive Right to Represent Buyer Contract.

I (we) the Buyer(s) hereby acknowledge to having read and fully understanding the entire document.

_____

Buyer Date Buyer Date

_____

Agent Date

TRANSACTIONS
TransactionDesk Edition