LONG & FOSTER
REAL ESTATE
CHRISTIE'S
INTERNATIONAL REAL ESTATE

Fax:

CONTINGENCY DISCLOSURE ACKNOWLEDGEMENT

Property Address:

_____ _____ _____ , _____ _____
(Street) (City/State/ Zip) (County)

We, the undersigned, have decided to submit an offer on the Property referenced above. Our Broker is: Long & Foster Real Estate, Inc., its agents, employees, successors and assigns ("Broker").

In order to submit a more attractive offer to the Seller(s), we have made certain decisions, identified below with Purchaser's initials, with respect to the terms of our offer. Broker has fully informed us of the potential adverse consequences that may result from these decisions. Notwithstanding the cautionary advice from Broker, we accept the risks and hereby release, indemnify, and hold harmless Broker from any liability, loss, damage, or adverse consequences that may result from our decisions regarding the issues herein.

(Check and Initial the applicable contingencies)

_____	☐ Offer price higher than the listed price	_____	☐ Include price escalation clause in offer
_____	☐ Waive financing contingency	_____	☐ Waive appraisal contingency
_____	☐ Waive home inspection contingency	_____	☐ Waive radon contingency
_____	☐ Waive wood-destroying insects contingency	_____	☐ Accept property in "AS IS" condition
_____	☐ Waive contingency for coinciding settlements	_____	☐ Waive contingency for the sale and settlement (or lease) of Purchaser's existing property
_____	☐ Waive contingency for lead-based paint testing	_____	☐ Waive contingency for lender-required repair
_____	☐ Waive contingency for mold inspection	_____	☐ Waive contingency for pre-settlement inspection
_____	☐ Waive Contingency for Sewer/Septic	_____	☐ Waive contingency for conducting Feasibility Study
_____	☐ Waive Contingency for well/water quality	_____	☐ Waive Contingency for Location Drawing
_____	☐ Waive Contingency for well/water yield	_____	☐ Waive Contingency for Survey
_____	☐ Waive Contingency for Chimney	_____	☐ Waive contingency for review of Master Plan
_____	☐ Waive Swimming Pool Inspection		
_____	☐ Buyer pays difference between appraisal & sale price (if allowed by lender)		
_____	☐ Buyer to pay Listing Agents Commission (if allowed by lender)		
_____	☐ Buyer to Pay Seller Transfer Tax (if allowed by law)		
_____	☐ Buyer to Pay all/or part of Buyers Broker Fee (if allowed by lender)		
_____	☐ Other: _____		

ACKNOWLEDGED AND AGREED TO:

PURCHASER: DATE:

_____ _____

_____ _____

_____ _____

REALTOR®
EQUAL HOUSING OPPORTUNITY