

### BROKER DISCLOSURE

#### IMPORTANT NOTICE TO SELLERS AND PURCHASERS REGARDING THE PROPERTY

481 Tori Ann Dr, Clay City, KY 40312

Property Address: \_\_\_\_\_

The undersigned sellers and purchasers hereby acknowledge that:

1. Darrell Lewis, DIYFlatFee.com **does not** warrant or guarantee the condition or value of the home you are selling or purchasing.
2. Darrell Lewis, DIYFlatFee.com **does not** warrant or guarantee the structural integrity or soundness of the home that you are selling or purchasing, nor do we guarantee that the plumbing system, air conditioning system, roof, basement, or **any** other system or part of any structure is in proper working condition. Darrell Lewis, DIYFlatFee.com **does not** warrant or guarantee the condition of any underground water lines or sewer lines providing services to the home.
3. **We, the purchasers, are responsible** for making sure that the property that we are purchasing is free from defects and that Darrell Lewis, DIYFlatFee.com **will not and has not** provided such assurances.
4. **We, the purchaser,** understand that if the subject property **is not** connected to a public sewer system, Darrell Lewis, DIYFlatFee.com **will not and has not** provided any assurances as to the handling of any of the wastewater, (sewer) for the subject property. Darrell Lewis, DIYFlatFee.com **does not** warrant purchasers, the location, type, size, adequacy, or existence of any wastewater, (septic system or part thereof), for the subject property.  
**We, the purchasers, are responsible** for determining the adequacy, type, location, size, and makeup of any type of septic/or wastewater treatment system for the subject property, whether it be a septic system or connected to public sewer system, and understand that Darrell Lewis, DIYFlatFee.com **will not and has not** provided any assurances.
5. As the purchaser, **YOU** should carefully examine the property, or have it inspected by a qualified home inspection company to make sure that the condition of the property is acceptable to you. There are no requirements that you hire an inspector, **but BUYER AND SELLER ARE ON NOTICE** that an inspection is recommended on every purchase and that inspections and appraisals required by FHA, VA, or Buyer's lender do not necessarily eliminate the need for other inspections.
6. Both the Seller and Purchaser acknowledge that Darrell Lewis, DIYFlatFee.com or any representative of DIYFlatFee.com **will not** be responsible for any repairs that may be deemed necessary on the property being sold and purchased which may result from any home inspection, appraisal or any other inspection which may be conducted on the property. **The cost of all repairs on the property being sold and purchased will be the responsibility of either the Seller or Purchaser.**
7. **Sellers and purchasers are hereby notified and understand that radon gas and some molds have the potential to cause serious health problems.** Darrell Lewis, DIYFlatFee.com, or any representative of DIYFlatFee.com **does not** warrant to the seller or purchaser the existence of or non-existence of radon gas or mold on the property being purchased. It is the purchaser's responsibility to examine the property for the existence of mold or radon gas and purchasers are encouraged to obtain the services of a qualified and experienced professional to conduct inspections and test regarding radon and mold. **The cost of all inspections and all repairs that may be necessary on the property being sold and purchased regarding mold or radon gas will be the responsibility of either the Seller or Purchaser.**

ACKNOWLEDGED BY:

*James Hampton by Prudent Management Group, LLC*

Seller

Seller

Purchaser

Purchaser

Buyer Agent

6/10/2024