

OWNER'S FINANCIAL DISCLOSURE STATEMENT AND INDEMNITY AGREEMENT

Owner(s) Name(s): _____

Property Address: _____

Landlord - Listing Agent / Brokerage Firm: _____

Tenant - Selling Agent / Brokerage Firm: _____

Each Owner is obligated to disclose all known facts that materially and adversely affect the value of the property being sold and that they are not readily observable. This disclosure statement is designed to assist the Buyer or Renter in evaluating the property being considered. The listing real estate broker, the selling real estate broker and their respective agents will also rely upon this information when they evaluate market and present Owner's property to prospective Buyers or Tenants.

Each Owner, to the best of their knowledge and belief, make the following statements:

Owner's estimated total mortgage obligation (payoff amount)? _____

(a) Are there any existing or threatened legal action, including but by no means limitation, notice of lis pendens, foreclosure or bankruptcy, affecting the property? () YES () NO

(b) Have any delinquent mortgage payments been made during the past twelve (12) months?
() YES () NO

(c) Have any mortgage payments been missed during the last twelve (12) months?
() YES () NO

(d) Are there any known violations of local, state, or federal laws or regulations, including but by no means limitation, unpaid HOA dues or delinquent real property taxes, relating to this property?
() YES () NO

(e) Is there any other real estate that Owner(s) own that the above mentioned inquires (a-d) may be answered in the affirmative? () YES () NO

If any of your answers above are "YES," please explain in detail: _____

The undersigned Owner(s) represent that the information set forth in the foregoing disclosure statement is accurate and complete. Owner(s) understands and agrees that Owner(s) will notify Listing Agent in writing immediately if any information set forth in this disclosure statement becomes inaccurate or incorrect in any way through the passage of time.

The undersigned Owner(s) is given for the purpose of inducing the listing agent, the selling real estate broker and their respective agents the marketing services and efforts to attempt to accomplish the sale and/ or rental of the subject property. Owner(s) agree to indemnify the listing agent, the selling real estate broker, their respective agents and companies from any loss, including costs and attorney's fees which may be incurred as a result of reliance on the representations contained in this Disclosure.

LANDLORD: _____ Date: _____

LANDLORD: _____ Date: _____

RECEIPT AND ACKNOWLEDGEMENT OF TENANT

TENANT: _____ Date: _____

TENANT: _____ Date: _____