



******* This Disclosure must be signed prior to showings *******

LEGAL ADVISEMENT

Greater Midwest Realty (also referred to as GMR) and/or its Agents and Subagents are not attorneys and do not offer legal advice. If Buyers require legal advice regarding any real estate transactions it is GMR's recommendation that Buyers contact a real estate attorney.

PROPERTY SHOWINGS

The condition of certain properties may not be safe to show. Buyers will enter at their own risk accompanied by a GMR agent.

CLIENT CREDIT AND FINANCIAL RESPONSIBILITY

Please be aware that ANY changes in a Buyer's credit: i.e. charging on current credit cards, opening new charge accounts, financing a new car loan or taking out any line of credit may cause a delay or denial of financing a home purchase. Before Buyers make any financial changes, the loan officer should be contacted to make sure that those things will not affect the loan or the timing of loan.

ADMIN RETAINER COMMISSION

MN Department of Commerce requires real estate Brokers to store all regulatory documents for 6 years for all transactions. GMR will store all regulatory documents for the required period along with an additional 4 years. This will include any and all related documents pertaining to the purchase of the buyer's property. The Admin Retainer Commission is a one-time charge, payable by Buyers at the time of closing for the costs of printing, processing, and storage of these regulatory documents. The intent of government storage regulations and Greater Midwest Realty Corporation is to protect and benefit the consumer public. The Admin Retainer Commission is \$499 for single family/vacant land transactions, \$599 for duplexes/multi-family/apartments and/or any type of commercial properties.

HOA DISCLOSURES/ PROPERTY SEARCH

Buyer is to be responsible to review title search info, HOA documents and all pertinent property information (including researching online crime reports and/or local police departments) prior to closing.

SIGNATURES

If any documentation or any signatures/initials on documentation is missed during the home buying process, the Buyers will comply with the request for completion by the GMR representative.

PROPERTY DISCLOSURES/HOME INSPECTION/RADON & LEAD TESTING

With the purchase of an existing home, the condition of the property is not guaranteed. Disclosure statements will normally be provided by the Sellers as to the condition of the property. Buyers may choose to have a home inspection, including a radon and/or lead testing conducted, to determine the current condition of the; property. Buyer agrees to hold harmless GMR, whether a home inspection is performed or not, as to the physical condition of the property after the closing.

UNLICENSED ASSISTANTS

Some GMR agents may have unlicensed assistants that help in the real estate transaction process.

EARNEST MONEY

It is the responsibility of the buyer/buyer's agent to provide the listing broker with earnest money within 2 business days of the final acceptance date on a purchase agreement. Earnest money must be brought directly to the listing broker or overnighted to ensure this deadline is met. Some real estate brokers have *Trust Funds* available to deposit the earnest money directly into the brokers earnest money trust account from the Buyer's checking or savings account.

ACKNOWLEDGEMENT AND UNDERSTANDING

Buyers acknowledge that they have reviewed and understand all aspects of this disclosure and of any potential conflict between Greater Midwest Realty, the agent, or the Buyer or Seller. Buyer has determined that Greater Midwest Realty and agent's affiliation with other entities will not create a conflict in this transaction. Buyer acknowledges that emailed documents are an acceptable form of receipt.

Buyer signature Date

Buyer signature Date

Printed name

Printed name