



760 Constitution Drive, Suite 106, Exton, PA 19341
Office: 484-498-4000 | www.SpringerRealtyGroup.com

SRG SELLER FORMS

SELLER TRANSACTION DISCLOSURES, RELEASES, AND AUTHORIZATIONS

SELLER NAME(S): _____

CONTROLLED BUSINESS DISCLOSURE

By law Springer Realty Group is required to inform our customers of any business relationships and/or ownership interest we may have with other companies. Because of these relationships, a referral to any of these companies may provide Springer Realty Group a financial or other benefit. You are not required to use any of these companies as a condition for settlement of your loan on, or the purchase of the subject property. There are other providers available with similar services. You are free to shop around to determine that you are receiving the best services and the best rates for these services.

The name of the provider(s) is as follows:

Title/Settlement Company (Ownership Interest)

Foxtrot Abstract

Mortgage Company (Ownership Interest)

Foxtrot Mortgage

Home Warranty Companies

American Home Shield

America's Preferred Home Warranty

HOME WARRANTY OFFER

Seller(s) have been offered the right to purchase a Home Warranty and have decided to:

☐ **ACCEPT** to purchase a Home Warranty

☐ **DECLINE** to purchase a Home Warranty

LOCK BOX DISCLOSURE

Lock Box Code: _____ Showing Instructions: _____

Seller acknowledges that they have endorsed the use of a lock box to house a key to the subject property. Seller further acknowledges that they have been advised, by Springer Realty Group, that there may be a security risk with the use of such lock box. Seller agrees to accept all responsibility and liability for the use of a lock box on subject property.

Seller hereby releases, quitclaims, and forever discharges Springer Realty Group, their agents, subagents, employees and any officer or partner or any person, firm or corporation who may be liable by or through them, from any and all claims, losses or demands, including personal injuries, and all of the consequences thereof, where now known or not, which may arise from the above use of a lock box.

SELLER(s) _____



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SELLER TRANSACTION DISCLOSURES, RELEASES, AND AUTHORIZATIONS (cont.)

VENDOR REFERRAL DISCLOSURE

As real estate professionals, we are in contact with many other local professionals, some of whom operate in our same industry. As a courtesy we may refer lenders, inspectors, title services, and other move and/or home-improvement related services/vendors. Although these referrals are made in good faith, they are not a guarantee of service. We do not, and cannot, control how other companies and professionals operate their businesses. As a real estate consumer, it is your responsibility to do your due diligence and research any professional you chose, prior to obtaining his/her/their services.

WIRE FRAUD ADVISORY FOR SELLERS

Buyers and Sellers need to exercise extreme caution when wiring funds in real estate transactions.

Criminals/hackers target email accounts of real estate brokers and salespersons as well as other parties involved in real estate transactions, including mortgage brokers, title agents, buyers and sellers. In many cases, they have been able to intercept emailed wire transfer instructions, obtain account information and, by altering some of the data, use emails to redirect the funds to a different account. These emails are convincing and sophisticated and may look like legitimate emails from parties in the transaction.

Springer Realty Group agents have been instructed to not receive or send wire instructions, therefore, if you ever receive wire instructions from your real estate agent, do not follow those instructions.

In every real estate transaction, Buyer and Seller are advised to:

- Never wire funds without personally speaking with the intended recipient of the wire to confirm the routing number and account number.
- Verify that the contact information for the wire transfer recipient is legitimate. Buyer and seller should each call using a phone number that has been independently obtained, not the phone number contained in the email containing the wiring instructions.
- Never send personal information such as social security numbers, bank account numbers, and credit card numbers, unless it is through secured/encrypted email or personal delivery to the intended recipient.
- Take steps to secure the system you are using with your email account such as using strong passwords and secure WiFi.
- If you suspect that you have been victimized by wire fraud, immediately file a complaint online at www.ic3.gov. If you believe you have received questionable or suspicious wire transfer instructions, immediately notify your bank, the escrow agent, and your real estate professional.

The undersigned hereby acknowledge(s) receipt of this notice, and the risks associated with, and the vulnerabilities of electronic transfer of funds. The undersigned further agree that if electronic transfer of funds is utilized in this transaction, they hereby hold Springer Realty Group and their agents harmless from all claims arising out of inaccurate transfer instructions, fraudulent taking of said funds and/or any other damage relating to the conduct of third parties influencing the implementation of transfer instructions.

Signature(s)

By signing and dating below, you are acknowledging that you have received, read, understand, and agree to the disclosures, releases, and authorizations outlined in the SRG Seller Forms document.

SELLER SIGNATURE: _____

DATE: _____

SELLER SIGNATURE: _____

DATE: _____