



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

SRG BUYER FORMS

BUYER TRANSACTION DISCLOSURES, RELEASES, AND AUTHORIZATIONS

BUYER 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

TITLE / SETTLEMENT SERVICES

Title insurance premiums are mandated and regulated by the State based on the sale price of the home. The fee remains consistent regardless of the provider. Additional closing fees and other settlement charges may vary and are determined by your title company. Buyer(s) understand that they had the right to choose any title company to provide settlement services and order a Title Report.

Buyer(s) have been offered the right to authorize **Springer Realty Group** to coordinate with **Foxtrot Abstract** to order the Title Report & provide settlement services. The Buyer(s) have decided the following:

If the property is located in Pennsylvania or New Jersey, please select your option:

☐ **ACCEPT** the services of Foxtrot Abstract

☐ **DECLINE** the services of Foxtrot Abstract

If the property is in Delaware or Maryland, please select this option.

☐ **NOT APPLICABLE**

HOME WARRANTY OFFER

Buyer(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

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BUYER'S MOLD DISCLOSURE AND RELEASE

Buyer is hereby advised and understands that mold and/or other microscopic organisms (collectively referred to herein as "Mold") may exist in, on or around the property and such mold may have the potential to cause health effects including, but not limited to, physical injuries, allergic reactions, or other problems, particularly in persons with immune system problems, young children and/or elderly persons. Buyer acknowledges and accepts the possibility of, and risk associated with, the presence of mold. Buyer agrees to conduct all inspections, prior to closing, that Buyer deems necessary or desirable to determine the extent, if any, of the presence of mold. Buyer understands that it shall be Buyer's responsibility to determine the actual presence of the mold. Buyer hereby represents and warrants that Buyer has not relied on any representation from Springer Realty Group and/or the Seller regarding the presence of mold in or around the property.

Buyer understands and acknowledges that, if mold is present in, or around the property, it may be necessary to hire third-party contractors to investigate, evaluate and/or remediate the affected areas. Buyer acknowledges and agrees to accept full responsibility for, and assume all risk, of any matters that may result from mold in, or around the property.

Buyer hereby agrees to hold Springer Realty Group, as well as the respective officers, employees, and agents, harmless from any liability/recourse/damages (financial or otherwise) that Buyer may incur as a result of the presence of mold in, on or around the property.

Buyer hereby acknowledges reading this disclosure and release and is aware of the conditions set forth therein. Buyer has been given the opportunity to discuss this document with attorneys or other representatives of Buyer's choosing prior to the execution of this document. This disclosure and release is executed voluntarily and with full knowledge of its significance.

Real estate brokers and agents are not qualified to inspect property for mold or make recommendations or determinations concerning possible treatment of mold or its health or safety issues. The purpose of this disclosure is to put Buyers on notice to conduct their own due diligence regarding this matter prior to closing, using appropriate, qualified experts and to take all actions necessary to treat or remove mold (as defined herein above) in the property (as defined herein above).

BUYER'S PROPERTY CONDITION DISCLOSURE AND RELEASE

For your protection, Springer Realty Group and The U.S. Department of Housing and Urban Development Federal Housing Administration (FHA) recommend that buyers do a home inspection. This is an optional inspection paid for by the buyer. As a buyer, it is your responsibility to be an informed buyer. A home inspection gives buyers information about the overall condition of the home prior to purchasing the property.

You acknowledge that your agent(s) have given you the option to request home inspections. You can choose whether you want to do home inspections. If you opt to waive home inspections, you are waiving your right to carefully examine your potential new home with a qualified home inspector.

Regardless of your decision to do home inspections or not, Springer Realty Group and the agent(s) does not guarantee the value or condition of your potential new home. Should there be any defects or repairs needed in the home post settlement, the remedy will be at your expense as the buyer, and you will not hold Springer Realty Group and/or the agent(s) liable for any expenses incurred.

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U.S. Department of Housing and Urban Development
Federal Housing Administration (FHA)



OMB Approval No: 2502-0538
(Expires 07/31/2025)

For Your Protection: Get a Home Inspection

Why You Need a Home Inspection

Buying a home is probably the biggest investment you will ever make. The purpose of a home inspection is to inform and educate *you* about the property *before* you make a financial commitment. A home inspection will give you more detailed information about the overall condition of the house you want to buy.

Be an Informed Buyer

A home inspection will only occur if you arrange for one; FHA does not perform home inspections. For a fee, a qualified inspector will take an unbiased look at your potential new home to evaluate its physical condition; estimate the remaining useful life of the major systems, equipment, structure, and finishes; and identify any items that need to be repaired or replaced. If you request an inspection early in the process, you may be able to make your purchase contract contingent on its results.

What is Included in the Inspection?

To better understand what to expect in the home inspection, ask the prospective inspector for their Standards of Practice (SOP) or for a sample home inspection report.

How to Find an Inspector

To find a qualified home inspector ask for references from friends, real estate professionals, local licensing authorities and organizations that qualify and test home inspectors.

Appraisals are NOT Home Inspections!

An appraisal is required to estimate the home's value for your lender and does not replace a home inspection. **FHA does not guarantee the value or condition of your new home.** If you find problems with your home after closing, FHA cannot give or lend you money for repairs, and FHA cannot buy the home back from you.

Radon Gas Testing and Other Health or Safety Issues

The Environmental Protection Agency and the Surgeon General recommend that all houses be tested for radon. For more information, call the toll-free National Radon Information Line at 1-800-SOS-Radon (1-800-767-7236). Ask your inspector if additional health and safety tests are relevant for your home, such as mold; air or water quality; presence of asbestos, lead paint, or urea formaldehyde insulation; or pest infestations.



HUD-92564-CN (02/09/2023)



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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 BUYERS

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 Buyer Forms document.

BUYER SIGNATURE: _____

DATE: _____

BUYER SIGNATURE: _____

DATE: _____