

## ACKNOWLEDGMENT AND RELEASE

**Buyer(s):** \_\_\_\_\_

**Broker:** \_\_\_\_\_

**Agent:** \_\_\_\_\_

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

In an attempt to submit an offer that is more attractive to the seller(s), we have instructed our Realtor® to do one or more of the following:

- Not to include a provision allowing us to terminate the purchase agreement in the event of an unsatisfactory inspection. We understand that such an inspection contingency is customary and that by waiving this right we may be purchasing a home that requires costly repairs.
- To provide that our earnest money deposit will be nonrefundable. We understand that this means that we will forfeit these funds if we are unable to close by the agreed-upon date or otherwise satisfy the terms of the purchase agreement.
- To include a provision whereby we agree to cover any shortfall between the sale price and the appraised value of the home up to a stated amount. We understand that an appraisal shortfall means that the sale price exceeds one appraiser's opinion as to the market value of the home.

In any of these events, we knowingly accept the risk(s) involved and hereby release Broker and Agent from any and all liability or responsibility for any adverse consequences that may result from our decisions.

This acknowledgment and release will also apply to any offers on other properties that we may submit through the Broker/Agent.

\_\_\_\_\_  
**Buyer's Signature**

\_\_\_\_\_  
**Buyer's Signature**

\_\_\_\_\_  
**Date**