

**BUYER'S INDEMNITY AND RELEASE OF**

**BROKER AND BROKER'S AGENTS**

**The Broker or Agents of JoEd Anderson Realtors, Inc. have** provided the undersigned Buyer with the Seller's Disclosure Statement as prepared by and signed by the Seller(s). Each Buyer acknowledged receipt of that Disclosure and further that Buyer has read it completely.

BUYER IS AWARE THAT THE SELLER'S DISCLOSURE NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS.

Buyer realizes the Broker and/or Agents of JoEd Anderson Realtors, Inc. have advised and recommended that Buyer have the property inspected by an independent real estate inspector licensed by the State. Buyer acknowledges that no home, even if brand new, is flawless, and certain physical problems can be very expensive.

Buyer understands that neither the Broker nor the Agents of JoEd Anderson Realtors, Inc. have any knowledge about the subject property other than as stated in the Disclosure by Seller(s). Buyer acknowledges that the Broker and Agents of JoEd Anderson Realtors, Inc. are not licensed home inspectors.

**Buyer hereby releases and shall indemnify and hold harmless the Broker and the Broker's agents for and from any and all liability for any reason including, without limitation, claims or allegations of any variance from what is contained in the Seller's Disclosure Statement and the actual property conditions.**

Buyer acknowledges that Agent and JoEd Anderson Realtors, Inc. have advised Buyer to get an inspection of the property by a licensed inspector of Buyer's choice.

Date: \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Buyer's Printed Name

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Buyer's Printed Name