



MS. Auctioneer  
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## Stevens Realty And Auction Company, LLC. DISCLAIMER NOTICE

(A copy of this notice, with receipt acknowledged by buyers, must be attached to any contract involving Stevens Realty And Auction Company, LLC., its affiliated licensees, and any other cooperating Real Estate Broker.)

Stevens Realty And Auction Company, LLC. and its Realtor Associates involved in the Contract for Sale of real estate located at:

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Are not attorneys and are not structural or environmental engineers. They are engaged in bringing together buyers and sellers in real estate transactions. They specifically deny any expertise with respect to advice of informed opinions on any of the items enumerated below. This document is a specific warning to any potential buyer that the buyer should not rely on any statement, comment, or opinion expressed by a real estate sales person when making decisions about any of the following matters. Stevens Realty And Auction Co. LLC. and its Realtor Associates strongly recommend that a buyer include contingency clauses in their offer to purchase with respect to these terms of concern and that the buyer, in writing the offer, allow enough time to get a professional evaluation of these items. The items listed below are not an exclusive list of actions or circumstances which are not the responsibility of the licensees you work with. These items are examples provided for your guidance and information.

1. **Square Footage** – There are many ways of measuring square footage. Much information is gathered from tax records on the property. Any estimated square footage gives you a ball park figure with which to make comparisons, but it is not guaranteed. Stevens Realty And Auction Co. LLC. and its Realtor Associates advise that you have your home inspector or an appraiser check on the accuracy of any estimates with respect to square footage if this is important to you.
2. **Survey, boundary lines, encroachments and acreage** – We strongly advise that you secure the services of a licensed surveyor for a full stake boundary line survey with all easements, flood plain areas, etc. clearly identified. Stevens Realty And Auction, Co., LLC. and its Realtor Associates do not encourage reliance on previous surveys, MLS data, mortgage loan inspection surveys or plat data that may be acceptable to your mortgage company.
3. **The structural, environmental, or other condition of the property** - Stevens Realty And Auction, Co., LLC. and its Realtor Associates strongly recommend that you consult Professional Engineers, Industrial Hygienists, or other licensed or qualified professionals in the event you or your inspections reveal areas of concern related but not limited to structural issues, synthetic stucco (E.I.F.S.), wood destroying organisms, radon, mold, asbestos or lead paint.
4. **The condition of roofing** - Stevens Realty And Auction, Co., LLC. and its Realtor Associates recommend that you consult a qualified, experienced Professional roofing company for any concerns about the condition of the roof.
5. **The operating condition of the electrical, heating, air conditioning, plumbing, water heating systems, fireplace, windows, doors and appliances in the property** - Stevens Realty And Auction, Co., LLC. and its Realtor Associates recommend that you secure the services of a home inspector for a basic check. The home inspector may, in turn, recommend that a specialist (heating-air-plumbing, etc) take a look at these appliances and systems. **Failure to inspect typically means you accept the property "AS - IS"**

