

MS. Auctioneer License # 337

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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:

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.

- 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. <u>Survey, boundary lines, encroachments and acreage</u> 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. <u>The structural, environmental, or other condition of the property</u> 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. <u>The condition of roofing</u> 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"

- Utility connections and / or septic capability Stevens Realty And Auction, Co., LLC. and its Realtor Associates have not made any independent investigation or determination as to the location, existence or identifications of the property's connection to a public sewer line or private septic system. Stevens Realty And Auction, Co., LLC. and its Realtor Associates strongly recommends that the buyer obtain a current Certification Letter(s) for water supply and/or septic system, whether required to by the Lender or not. We recommend that questions concerning utility connections be verified with the utility company involved. We further recommend that issues involving septic capability be addressed by a soil scientist or the county department that governs the approval of septic systems to insure that the septic system can accommodate the size of the home and is in good working order.
- Flooding, drainage, and requirements as to flood insurance As neighborhoods are developed, the risk of flooding may increase and drainage or storm runoff pathways may change. Stevens Realty And Auction, Co., LLC. and its Realtor Associates recommend that you have a civil engineer and/or landscape architect determine the risks for you. Be sure to check with the requisite governmental authorities regarding flood insurance requirements if you are not obtaining a flood certification in conjunction with a loan.
- Covenants, restrictions, or zoning ordinances These items need to be verified by the appropriate source in writing. The real estate associate may give directions with respect to where this can be found out, but cannot know about the latest changes that may affect the uses to which you can put your property. If your projected use requires a zoning or other changes, Stevens Realty And Auction, Co., LLC. and its Realtor Associates recommend that you wait until the change is in effect before committing to a property. Certain cities require 'the current' owner to replace damaged sidewalks and inlets. Be sure to have them inspected and deal with this in your offer, if necessary.
- The value, investment potential or resale value of the property Unexpected and unforeseen things happen. An estimate of value (good for one day) can be obtained through the services of a licensed appraiser. Not even a professional appraiser claims to know the future value of a property. Note: a Comparative Market Analysis (CMA), often used to set an asking price, is not an appraisal.

If any of the above matters are of concern to you, Stevens Realty And Auction, Co., LLC. and its Realtor Associates strongly advise that you seek the counsel and advice of independent professionals in their fields. Stevens Realty And Auction, Co., LLC. and its Realtor Associates are not "independent professionals" in any of these areas.

Real Estate Broker (or Bro Broker's and licensees inv	gnatures below, that we have n ker's associated licensees) rela	ot relied upon the advice, casual commetive to any of these items. We understanespect to any and all of these is that we send advice about our concerns.	nd that the only recommendation of th	
By signing below, the und	dersigned acknowledges receip	t of a copy of this document.		
Buyer	Date	Buyer	Date	
Listing Company	Date	Listing Licensee	Date	
Selling Company	Date	Selling Licensee	Date	