

BUYER’S ACKNOWLEDGMENT OF POTENTIAL ADVERSE CONSEQUENCES

This form is not part of the sales contract and is for discussion/disclosure purposes only.

This Acknowledgement of Potential Adverse Consequences is signed concurrent with an offer submitted by

_____ (“Buyer”), dated _____, on the property located at _____ (“Property”). Buyer is represented by _____ (“Brokerage”).

In submitting an offer, certain contract provisions may be waived or not utilized, some of which are referenced below. **Buyer’s decision regarding these and other contract terms may lead to potentially adverse consequences.** Broker can counsel on real estate matters, but Buyer is advised to seek legal counsel and/or other appropriate professional advice regarding such potentially adverse consequences. Broker is not responsible for any loss or claim that may result from the decisions below and Buyer hereby agrees to hold Broker harmless for any liability related to the below provisions.

Despite the risk of potentially adverse consequences, Buyer elects to submit offer(s), and ultimately ratify a purchase agreement for the Property **without** the following (**check all that apply**):

- Appraisal Contingency (does not apply to FHA/VA/USDA Financing)
- Cancellation rights under the Virginia Resale Disclosure Act
- Conventional, FHA, VA, and/or USDA Financing Contingencies
- Home Inspection Contingency
- In-person tour
- Radon Testing Contingency
- Sale and/or Settlement of Buyer’s Property Contingency
- Septic Inspection Contingency
- Well Inspection Contingency
- Well Water Potability Test
- Other: _____

Despite the risk of potentially adverse consequences, Buyer elects to submit offer(s), and ultimately ratify a purchase agreement for the Property **with** the following (**check all that apply**):

- Any checked items in the “As-is” property condition clause of K1344.
- Escalation Addendum
- Post-Settlement Occupancy Agreement
- Pre-Settlement Occupancy Agreement
- Sale of Home Subject to Lease Addendum
- Other: _____

BUYER SIGNATURES:

_____/_____
Date Buyer

_____/_____
Date Buyer

_____/_____
Date Buyer

_____/_____
Date Buyer

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Educational Version