

Property Address: _____

HOME WARRANTY DISCLOSURE (FOR BUYER AND SELLER)

I understand that I have the right to obtain, at my cost, a home warranty. RE/MAX Premiere Selections and Executive Properties Inc. recommends such warranty coverage to guard against unexpected repair expenses. Such warranties cover typical problems which come up from time to time. Review the actual warranty for further information. RE/MAX Premiere Selections and/or Executive Properties, Inc. is not the provider of the warranty but may receive an administrative fee for services rendered in accordance with its issuance.

☐ I **DO** ELECT TO PURCHASE A HOME WARRANTY.

☐ I **DO NOT** ELECT TO PURCHASE A HOME WARRANTY.

TERMITE INSPECTION DISCLOSURE (FOR BUYER ONLY)

I understand that under the terms of the sales contract, I may be entitled to have a termite inspection performed at my expense. I also understand that my mortgage lender may not require this inspection as a condition of the loan. RE/MAX Premiere Selections and/or Executive Properties, Inc. has advised me that they recommend that I call and order a termite inspection from a licensed pest inspection company.

SETTLEMENT SERVICES DISCLOSURE (FOR BUYER AND SELLER)

In connection with the sale and purchase of this property, you may need to obtain certain settlement services. RE/MAX Premiere Selections recommends the following settlement service providers:

For Mortgage & Financing services: First Heritage Mortgage L.L.C. **For Title services:** Household Title and Escrow, L.L.C.

RE/MAX Premiere Selections and Executive Properties, Inc. have a business relationship with the settlement service providers identified above who lease office space from us. Because of this relationship, this referral may provide RE/MAX Premiere Selections or Executive Properties, Inc. financial or other benefit. You are not required to use the listed provider as a condition for purchase of the subject property. There are frequently other settlement service providers available with similar services. You are free to shop around to determine that you are receiving the best services and the best rate for these services.

TITLE SERVICES

Title/Settlement companies usually break down the cost of various services they provide on the settlement statement. Some fees are for services provided by them; like a settlement fee, title examination, etc. Other fees are for services provided by others; like surveying, title research, title insurance, etc. RE/MAX Premiere Selections and Executive Properties, Inc. recommends you purchase the highest level of title insurance available to protect your interests. On the settlement statement, brokerage agreements, and/or other documents, the fees for the services of RE/MAX Premiere Selections and/or Executive Properties, Inc. are sometimes shown under various names like commission, sales commission, transaction fee, broker fee, consulting fee, etc. Regardless of how the fee(s) for our services are broken down, to comply with RESPA and HUD directives, all fees in total are to be considered commission for services rendered and not as separate fees for separate services.

MORTGAGE & FINANCING SERVICES

Interest rates, down payments, and terms vary by type of loan and market conditions. Some fees such as Discount Points, Yield Spread Premiums, and Origination fees are based on a percentage of the loan. These fees vary depending on many factors such as type of financing, interest rate, and credit worthiness. These typically range from 0% to 4%. Other fees are typically a flat fee for services. These fees include items such as credit reports appraisal fees along with fees for other such items depending on the type of loan and investor.

Electronic Funds Transfer (for Buyer and Seller) Due to the possibility of fraud, **NEVER** wire any funds for a real estate transaction on the basis of an email or text. Always telephone in advance to verify the instructions/account number for any money you will send electronically. You agree that we are not responsible for any funds wired to the wrong account.

LACK OF FEDERAL / STATE / COUNTY / CITY DISCLOSURES (for Buyer)

Please be advised that there may be disclosures or information that a seller is supposed to provide to purchasers under Federal / State / County / City rules or ordinances as part of a real estate transaction. Such disclosures may include information regarding things like Condominium / Home Owners Associations documents, Tax information, Historic Status, Water / Sewer / Well / Septic information, Subdivision Platt information, Lead Paint information, Land Use information, Airport / Heliport locations, Energy Efficiency information, etc. Some sellers, particularly those involved in a short sale, foreclosure, or other distressed property transaction do not, cannot, or will not provide such information or disclosures. In the normal course of business we may request such information from a seller but can not compel them to provide it to you nor can we provide it on their behalf. You may proceed without such information or may hire attorneys, engineers, surveyors or other experts at your expense to research such disclosure information.

HUD Foreclosure Sales Please be advised that HUD earnest money forfeiture policies are governed by Federal Law not Maryland Law.

Buyer: _____

Seller: _____

Buyer: _____

Seller: _____