

EXHIBIT " _____ "
(Exhibit to Buyer Brokerage Engagement Agreement)

Disclosure to Buyers Purchasing Property in a Seller's Market

Buyer acknowledges that making an aggressive offer to purchase a Property involves taking greater risks. These include, without limitation, the following:

1. If Buyer purchases a Property in "as-is" condition without having an inspection performed, there is a greater risk of buying a property with defects.
2. If Buyer is depositing large amounts of earnest money, this money is at risk if Buyer breaches the contract or a dispute arises with the contract.
3. If Buyer contracts to purchase a property without a financing contingency, there is a greater risk of buyer being in breach of contract if Buyer cannot obtain financing.
4. If Buyer buys a property sight unseen, Buyer may not have a good understanding of the size, nature and condition of the Property or the area around the Property.
5. If Buyer offers to buy the Property for an amount over the list price, the Property may not appraise.
6. If Buyer deletes an appraisal contingency from the Agreement, Buyer may pay in excess of the appraised price for the Property and have to pay cash for the difference between the appraised price of the Property and the sales price.

These are just some of the risks Buyer may encounter in making an aggressive offer.

Date

Buyer's Signature

Date

Buyer's Signature