

Client Name _____ Date _____

Buyer Home Warranty & Inspection Disclosure

Property address _____

I have been informed that either the SELLER or the BUYER may purchase a home warranty through escrow. I further understand that a home warranty covers items as listed in the contract and that they must be in working order before the warranty contract is in effect.

I am aware by this notice that any home warranty I may obtain will have certain conditions and limitations for “pre-existing” items or defects, and some components may not be covered.

I have also been informed that a **home inspection** can and should be obtained by the BUYER of this property before the close of escrow. I also understand that **Bridget Reynolds Realty™** does not make any representations or warranties as to the condition of the subject property or does not guarantee or assume responsibility for the condition of the property and **highly recommends an “independent property inspection.”**

As “due diligence” has been exercised by Bridget Reynolds Realty™, **I hereby expressly release, hold harmless and indemnify Bridget Reynolds Realty™** from any and all liability and responsibility regarding the condition, square footage, lot lines or boundaries, value, rent rolls, environmental problems, sanitation systems, roof, wood infestation and wood infestation report, compliance with the building codes or other governmental regulations, or any other **material matters** relating to the premises in this transaction.

BUYER _____ Date ___/___/___

BUYER _____ Date ___/___/___