

**Seller Home Warranty & Inspection Disclosure**

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Property Address: \_\_\_\_\_

I have been informed that a home warranty may be purchased at the time that this property is listed for sale. 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 Bridget Reynolds Realty™ has exercised “due diligence”, **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 governmental regulations, or any other **material matters** relating to the premises in this transaction.

SELLER \_\_\_\_\_ Date \_\_\_/\_\_\_/\_\_\_\_\_

SELLER \_\_\_\_\_ Date \_\_\_/\_\_\_/\_\_\_\_\_