

SELLER'S DISCLOSURE CONFIRMATION

We (your broker and sales agent at EQUITY REAL ESTATE®) have provided to you the Seller's Property Condition Disclosure form which you, as the Seller(s), are required to fill out. We want to take this opportunity to impress upon you the necessity and wisdom of providing complete, comprehensive, and truthful disclosures. As the Seller(s), it is imperative that you take the necessary time to: (i) consider each question carefully and provide full and correct responses, and (ii) disclose in writing any other information regarding the subject Property that affects its use or value and is not covered by the questions in the disclosure form. It is not an option to withhold or conceal information that should be provided. When in doubt, we encourage you to err on the side of over-disclosure rather than limiting your responses. If you do not disclose information or property conditions/defects that should be disclosed, you could be sued by the Buyer(s) for breach of contract and be required to pay to remedy any defects in the Property that were not adequately disclosed (and pay for the Buyer's attorney fees, among other things). The Buyer(s) deserve to know all relevant information regarding the condition of the Property and the history of any problems or defects with the Property so that the Buyer(s) can make informed decisions about whether to proceed with the transaction. It is your duty to provide all such information. We encourage you to fulfill this duty to the fullest extent possible despite any concerns you may have that the disclosed information may cause the Buyer(s) to back out of the transaction or request a price adjustment. Not only is such full disclosure required by law, but providing full disclosure is the best way to protect yourself against future claims and liabilities.

By completing, signing, and returning the Property Condition Disclosure form to us, you hereby verify and confirm the following:

- a) You have not informed us or made us aware of any conditions, defects, or other information about the Property that are not described in your signed Property Condition Disclosure form;
- b) There have been no "side discussions" or communications of any kind between you and your Equity Real Estate broker or sales agent regarding defects or property conditions that are not described in your signed disclosure form;
- c) You have fully and accurately filled out your answers to all questions in the disclosure form;
- d) You are not withholding any relevant information about property conditions or defects that are known to you and may materially affect the value of the Property; and
- e) If, prior to the closing of your sale of the Property, you become aware of any new Property conditions, defects, or problems that are covered by the disclosure form or otherwise required to be disclosed to the Buyer(s), and such information has not already been described in the disclosure form, you will promptly disclose the same in writing to us so that we can forward such written disclosure(s) to the Buyer(s).

We are entitled to, and will, rely on your above-stated representations, promises and statements. You will be solely responsible for any failure to comply with your disclosure obligations as described above.

Seller's Printed Name

Seller's Signature / Date



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Equity
EQUITY REAL ESTATE®

The logo features the word 'Equity' in a large, blue, serif font with a stylized 'e'. Below it, 'EQUITY REAL ESTATE' is written in a smaller, blue, sans-serif font, followed by a registered trademark symbol.