

SELLER'S DISCLOSURE STATEMENT

Property Address: _____ (“Property”)

REO # _____

Purpose of Seller Disclosure Statement: This Sellers Disclosure Statement (“Statement”) is being made pursuant to the Sellers Disclosure Act in states where necessary. This Statement is made to disclose that the Veterans Benefits Administration of the U.S. Department of Veterans Affairs, Vendor Resource Management, Inc., their officers, employees, agents, successors and assigns, (“the Sellers”) have not occupied the Property and have acquired ownership through financial process. The Real Estate Broker and Agents of the Broker (“the Agents”), as independent marketing contractors to the Seller, are not generally qualified to advise the purchasers on the Health and Safety, Legal, or Structural conditions of the property or land. This property is marketed in a “WHERE IS/AS IS” condition and the Sellers make no representation as to the condition of the Property or land and make no warranties, expressed or implied, with respect to the Property:

BUYER(S) AGREES NOT TO RELY ON THE OUTWARD APPEARANCE OF THE PROPERTY AND TO OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY (AT BUYER(S) EXPENSE) PRIOR TO MAKING AN OFFER TO PURCHASE TO MORE FULLY DETERMINE THE CONDITION OF THE PROPERTY AND LAND

This Property is being marketed subject to review of the title by Seller. Buyer is notified and agrees that any offer accepted is subject to delay of closing or cancellation should Seller conclude clear title cannot be conveyed.

IMPORTANT NOTICE: SELLER DOES NOT GUARANTEE OR WARRANT THE TITLE TO THE PROPERTY. SELLER RECOMMENDS THAT BUYER(S) OBTAIN TITLE INSURANCE (OR TITLE GUARANTY).

Report Date	Report Description

Listed above are inspections (“Reports”) done on the Property, if any, and received by the Seller other than those covered by separate disclosure statements. By signing this Statement, the Buyer(s) has been given opportunity to review the Property Reports. On properties built before 1978, the Buyer(s) has received the pamphlet “Protect Your Family from Lead in Your Home”, published by the U.S. Environmental Protection Agency.

Buyer(s) represents and warrants by signing this Statement that he/she has not relied on the accuracy or completeness of any representations that have been made by the Seller and/or Agents as to the condition of this Property and that the Buyer(s) has not relied on the Seller’s failure to provide information regarding the condition of the Property and has obtained their own professional advice and/or inspections.

Vendor Resource Management, Inc.

Representative: _____
Date: _____

Brokerage: _____
Listing Agent: _____
Date: _____

Selling Brokerage: _____
Selling Agent: _____
Date: _____

Purchaser 1: _____
Purchaser 2: _____
Date: _____