



Affiliated Business/Listing Disclosure Special Clauses & Beyond The Scope of Services

- INSPECTIONS:** As a condition of the purchase of your property, certain inspections may be required by the lender and/or contract. These inspections may include, but not be limited to: (1) Appraisal (2) Building (3) Termite (4) Septic (5) Survey (6) Mold.
- REPAIRS:** Repairs may be required as a condition of the purchase of your property. The purchaser may hire qualified professionals to determine the condition of your home, and to indicate repairs that may be required per paragraphs "D" and "N" of the contract for sale and purchase.
- SELLER DISCLOSURE:** In your best interest a "Property Disclosure Statement" is included as a part of your listing agreement. Please take the time to complete this form in detail, disclosing any material facts which might affect the sale of your property. Prospective purchasers have the right to request this information in advance of making an offer on your property.
- TITLE INSURANCE:** Homevest Realty discloses that it has an ownership interest in **Clear Title of Florida, LLC**. While we highly recommend **Clear Title of Florida, LLC** to provide your title insurance needs, as the seller you are free to select the provider of your choice.
- WARRANTY:** Seller(s) acknowledge they have been advised of the advantages of purchasing or providing a home warranty.
- TRANSACTION FEE:** Homevest Realty charges a transaction & compliance fee of **\$195** on each closed file. Government regulations require that your closed file be stored and maintained for seven years. This fee covers the cost of maintaining and warehousing your file along with other regulatory and compliance issues.
- BEYOND THE SCOPE OF SERVICES:** If the **Buyer(s)** and/or **Seller(s)** request Broker to perform any task which is beyond the scope of services regulated by Chapter 475, F, S, as amended, including referring, recommending or retaining a vendor to perform any service on the behalf of either party, then, as consideration for Broker performing such task, the Buyer and Seller shall hold harmless and release **Homevest Realty** and it's licensees from any and all liability for loss and damages, in connection with:
 - The Broker's performance of the task.
 - The Broker's referral, recommendation or retention of any vendor.
 - Services or products provided by any vendor.
 - Expenses incurred by any vendor, unless Broker agrees in writing and for valuable consideration, to accept liability for the task.

Buyer(s) and **Seller(s)** assume full responsibility for selecting and compensating vendor.

Seller

Date

Seller

Date

1300 E. Michigan Street
Orlando, FL 32806
(407) 897-5400