FRANCHISE DISCLOSURE

SELLER: ___Shanne M Hackett and Kaitlin C Hackett (AMC)_____

BUYER: _____

PROPERTY: ___19118 East 13th Street North, Independence, MO 64056_____

FRANCHISE DISCLOSURE

Each RE/MAX Company is independently owned and operated and is solely responsible for its own debts and liabilities. RE/MAX Heritage is only responsible for the debt or liabilities of RE/MAX Heritage not any other RE/MAX affiliates. Each Realtor® of RE/MAX Heritage is a self-employed contractor.

THE IMPORTANCE OF BUYER'S INVESTIGATION

Buyer shall have the sole responsibility to employ professional inspectors to thoroughly evaluate the condition of the property including the roof, the foundation, the structure, the soils and the subterranean conditions, the plumbing, safety or environmental concerns, survey issues, and to investigate issues related to crimes in the neighborhood, developments or planned developments in the area, or any other undesirable risk of any kind, and thoroughly check out all other features of the home that may be a problem, or present a risk during ownership. Real estate licensees have no special training to discover defects in properties and do not investigate the skills, insurance, or any limitations of liability of any inspector, surveyor, engineer or other professional. Buyer shall have the sole responsibility to select any inspectors or other professionals. It is very important to seek out professional or tax advice since real estate licensees are not attorneys, accountants, or inspectors.

Buyer is specifically advised by the real estate licensees and brokers to engage inspectors and other professionals concerning the property and the real estate transaction.

The real estate licensees and brokers do not recommend waiving inspections for any property. If Buyer chooses to waive inspections and accepts a property in its present condition, Buyer understands and acknowledges that they may be purchasing property with a defect that they were unaware of at the time of purchase. Buyer may be responsible for any current and future repairs that may be needed and for any maintenance of the property. Buyer understands an inspection is not a guarantee about the condition of the property and the Buyer must satisfy himself/herself concerning the purchase of the property.

Buyer is not relying on the real estate licensees concerning the condition of the property or for any other condition related to the property. Buyer waives all claims against RE/MAX Heritage and its agents concerning the condition of the property and the value of the property.

SMH
10/14/23
SELLER
dotloop verified

KCH
10/15/23
SELLER
dotloop verified

BUYER

BUYER

CYBER PROTECTION NOTICE

Because you are going to be involved in a real estate transaction where money is changing hands, you are a potential target for cyber-criminals. These sophisticated criminals could:

    a.   Try to hack into your email account or the email of other persons involved in your transaction and direct you to send a wire to the hacker's account.

    b.   They can even send you emails that appear to be from your agent, your closer or another trusted source.

If you receive wiring instructions, even if it appears legitimate, do not send any money to that account. Always call to verify such instructions.

Always contact the closer directly before any money is wired. To ensure it's the closing company:

    a.   Do not use a phone number or other contact information from an email.

    b.   Use a business number from another source (such as the closing company's website) to make sure you are actually talking to your closer and not someone intent on stealing your money.

AFFILIATED BUSINESS DISCLOSURE

This is to give you notice that David Wiesemann Real Estate LLC, D/B/A RE/MAX Heritage ("RE/MAX Heritage") and David Wiesemann, have a financial and business relationship with Ever Title Agency, LLC ("Ever Title Agency"), Metropolitan Title & Escrow and Associated Services in Insurance Inc. ("ASI"), through business and ownership connections with each of these businesses. Because of this financial or business relationship with these entities, any referrals by RE/MAX Heritage or David Wiesemann Ever Title Agency, Metropolitan Title & Escrow, or ASI may provide RE/MAX Heritage and David Wiesemann with a financial or other benefit.

CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, CONTACT AN ATTORNEY BEFORE SIGNING.

Shanne M Hackett	dotloop verified 10/14/23 5:42 PM CDT UIFE-4DC8-94A8-XCZM		
SELLER	**DATE**	**BUYER**	**DATE**
Kaitlin C Hackett	dotloop verified 10/15/23 6:20 PM CDT J1IC-LYVO-ETMX-EHSP		
SELLER	**DATE**	**BUYER**	**DATE**