

SELLERS DISCLOSURE STATEMENT

Property Address: _____

REO ID #: _____

Purpose of Statement: This statement is being made in compliance with the Sellers Disclosure Act in states where necessary. This statement is to disclose that the Veterans Benefits Administration Department of Veterans Affairs, Bank of America Corporation, 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 aforementioned make no representation as to the condition of the property or land and make no warranties, expressed or implied, with respect thereto.

BUYER SHOULD OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY (AT THEIR OWN EXPENSE) PRIOR TO THEIR 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 herewith notified 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 buyers obtain title insurance (or a title guaranty).

Purchaser(s) have been made aware that VA VENDEE FINANCING is offered by the Department of Veteran Affairs on certain assets, as disclosed on va.reotrans.com. Purchasers hereby acknowledge receipt of the VA VENDEE FINANCING BROCHURE that describes the following benefits of VA VENDEE FINANCING, if offered on this asset.

Purchasers further acknowledge that all of their questions have been answered about VA VENDEE FINANCING.

Report Date	Report Description

Above are listed inspections done on the property and received by the seller other than those covered by separate disclosure statement. The purchaser(s) in signing this document has been given the opportunity to review the results of any reports listed above pertaining to and received by the seller on the aforementioned property. On properties built before 1978 the purchaser has received the pamphlet "Protect Your Family From Lead In Your Home".

Purchaser represents and warrants in signing this document that he/she has not relied on the accuracy or completeness of any representations that have been made by the Seller and/or Agent's as to the condition of this property and that the Purchaser has not relied on the Seller's failure to provide information regarding the condition of the property and has obtained their own professional advise and inspections.

Bank of America Corporation Brokerage: _____

Representative: _____ Listing Agent: _____

Date: _____ Date: _____

Selling Brokerage: _____ Purchaser 1: _____

Selling Agent: _____ Purchaser 2: _____

Date: _____ Date: _____