



Coastal Pacific REAL ESTATE

Buyer and Seller Advisory

This Advisory is made part of the Real Estate Purchase Contract and Receipt for Deposit Dated _____ between _____ (Buyer) and _____ (Seller) regarding the real property described as _____.

Buyers acknowledge they are purchasing the property in its present "as is" condition solely in reliance on buyer's own investigation and that no representation or warranties of any kind whatsoever, express or implied, have been made by Coastal Pacific Real Estate, their Agents or the Seller.

Buyers and Sellers acknowledge Coastal Pacific Real Estate and their agents have strongly advised them to obtain any and all inspections, reports and data deemed necessary and prudent from experts of their choice, including, but not limited to physical inspections, environmental inspections (asbestos, moisture, mold, gases, etc.), square footage, data, appropriate insurance, surveys, covenants, conditions, restrictions and inquiries of the appropriate agencies, such as County Planning and Zoning. Buyers further acknowledge they have not relied on any representation by Coastal Pacific Real Estate and their Agents or the Sellers concerning the condition of the property.

Buyers and Sellers acknowledge their agents have advised them when purchasing, selling or exchanging residential or investment property they should seek the counsel of an accountant and attorney to obtain professional tax, vesting/title and legal advice. Licensed real estate agents cannot provide advice regarding specific tax or legal consequences.

The undersigned acknowledges receipt of a copy hereof:

DATE: _____
BUYER: _____
BUYER: _____

DATE: _____
SELLER: _____
SELLER: _____