

DISCLOSURE AND RELEASE

WHEREAS, _____ ("Releasor") has indicated his desire to enter the real estate located at 3243 IREDELL LN, STUDIO CITY, CA 91604 (the "Property") which is owned by JPMorgan Chase;

WHEREAS, JPMorgan Chase has been informed that property has deficiencies in the structure and or/lot that could cause injury. The disclosure is to inform any prospective buyers of any issues known or unknown, and to caution prospective buyers of any dangers caused by entering the property at their own risk: and

WHEREAS, JPMorgan Chase desires, and it is JPMorgan Chase intention, to disclose these matters Releasor via this Disclosure and Release; and

WHEREAS, notwithstanding these matters, Releasor desires to enter the Property; and

WHEREAS, Releasor voluntarily, willingly and knowingly executes this disclosure and release with the express intention of effecting the extinguishment of obligations designated in this release below:

1. Releasor hereby acknowledges that he has read this Disclosure and Release and are aware of the conditions set forth therein. Notwithstanding this disclosure, Releasor still desires to enter the Property.
2. Releasor hereby acknowledges and agrees that JPMorgan Chase, its officers, employees, agents, successors and assigns shall not bear any responsibility (financial or otherwise) for any loss or damages or injury or inconvenience sustained by Releasor caused by, related to or in conjunction with the inspection of the Property or arising out of the conditions of the Property.
3. Releasor, with the intention of binding Releasor, Releasor's heirs, executors, administrators and assigns, release, forever discharges and holds harmless JPMorgan Chase, its officers, employees, agents, successors, and assigns of and from any and all manner of actions, causes of action, suits, debts, dues, sums of money, accounts, bonds, bills, specialties, covenants, contracts, controversies, agreements, promises, variances, trespasses, damages, judgments, executions, claims and demands whatsoever in law Releasor or in equity, against JPMorgan Chase, its officers, employees, agents, successors and assigns which ever had, now has, or may have, or which Releasor's successors, heirs, executors or administrators, hereafter can, shall, or may have, for, on, or by reason of any matter, cause, or thing whatsoever arising from the subject of this release.

Releasor elects to, and does, voluntarily and willingly assume all risks for claims arising after the date of this release, known or unknown, arising from the subject of this release, in favor of Releasor, and the Releasor's heirs, executors, administrators, successors, or assigns, and knowingly, voluntarily and expressly releases JPMorgan Chase, its officers, employees, agents, successors and assigns from any and all liability for claims arising out of such matters.

I/We, the undersigned, have read this release and understand all of its terms. I/We execute it voluntarily and with full knowledge of its significance.

Dated _____

Printed name: _____

Printed name: _____

DISCLOSURE AND RELEASE

WHEREAS, _____ ("Releasor") has indicated his desire to enter the real estate located at 3243 IREDELL LN, STUDIO CITY, CA 91604 (the "Property") which is serviced by 24 Asset Management, Inc. ("24AM") as agent for the Seller.

WHEREAS, 24AM as agent for Seller, has been informed that as result of a water leak, mold and/or other microscopic organisms may exist at the Property and such microscopic organisms and/or mold may cause physical injuries, including but not limited to allergic and/or respiratory reactions or other problems, particularly in persons with immune system problems, young children and/or elderly persons; and

WHEREAS, 24AM as agent for Seller and Seller's desire and intention is to disclose these matters Releasor via this Disclosure and Release; and

WHEREAS, notwithstanding these matters, Releasor desires to enter the Property; and

WHEREAS, Releasor voluntarily, willingly and knowingly executes this disclosure and release with the express intention of effecting the extinguishment of obligations designated in this release below:

1. Releasor hereby acknowledges that he has read this Disclosure and Release and are aware of the conditions set forth therein. Notwithstanding this disclosure, Releasor still desires to enter the Property.
2. Releasor hereby acknowledges and agrees that 24AM as agent for Seller, Seller, its officers, employees, agents, successors and assigns shall not bear any responsibility (financial or otherwise) for any loss or damages or injury or inconvenience sustained by Releasor caused by, related to or in conjunction with the inspection of the Property or arising out of the conditions of the Property.
3. Releasor, with the intention of binding Releasor, Releasor's heirs, executors, administrators and assigns, release, forever discharges and holds harmless 24AM as agent for Seller, Seller, its officers, employees, agents, successors, and assigns of and from any and all manner of actions, causes of action, suits, debts, dues, sums of money, accounts, bonds, bills, specialties, covenants, contracts, controversies, agreements, promises, variances, trespasses, damages, judgments, executions, claims and demands whatsoever in law or in equity, against 24AM as agent for Seller, Seller, its officers employees, agents, successors and assigns which Releasor ever had, now has, or may have, or which Releasor's successor, heirs, executors or administrators, hereafter can, shall, or may have, for, on or by reason of any matter, cause, or thing whatsoever arising from the subject of this release.

Releasor elects to, and does, voluntarily and willingly assume all risks for claims arising after the date of this release, known or unknown, arising from the subject of this release, in favor of Releasor, and the Releasor's heirs, executors, administrators, successors, or assigns, and knowingly, voluntarily and expressly releases 24AM as agent for Seller, Seller, its officers, employees, agents, successors and assigns from any and all liability for claims arising out of such matters.

I/We, the undersigned, have read this release and understand all of its terms.
I/We execute it voluntarily and with full knowledge of its significance.

Dated _____

Printed Name: _____
Releasor

Printed Name: _____
Releasor