



PROPERTY CONDITION STATEMENT

(must accompany all offers)

Buyer acknowledges that City Group Properties and/or its real estate agent or sales associates have not inspected this property and make no representations or warranties as to the property condition and/or defects of the structure or land. The information marketed in the MLS Listing was provided to City Group Properties by the seller and/or third party sources and we do not warrant the information or guarantee its accuracy.

Unless not required by law, you should receive a Seller's Disclosure and/or the Supplemental Seller's Disclosure that have been completely filled out and signed by the seller PRIOR to submitting an offer. If you are not provided one, please email: Broker@CityGroupProperties.com prior to submitting your offer.

The Seller's Disclosure and/or the Supplemental Seller's Disclosure were completed by Seller(s) and not by City Group Properties or its real estate agents or sales associates. **Buyer(s) acknowledge and agree that the MLS Listing, Seller's Disclosures and/or Supplemental Seller's Disclosure are not a representation or warranty by City Group Properties and/or its real estate agents or sales associates regarding the condition or description of the property and agree to not hold City Group Properties and/or its real estate agents or sales associates liable for any damages or losses due to MLS inaccuracies and/or seller's failure to disclose any conditions related to the property or land.**

BUYERS ARE INSTRUCTED TO DO THEIR OWN DUE DILIGENCE PRIOR TO MAKING AN OFFER OR WITHIN THEIR OPTION PERIOD. City Group Properties recommends that, as a buyer, you conduct your own due diligence on the property regarding zoning, eminent domain, city ordinances, planned developments, water or mineral rights, deed restrictions, HOA information, room sizes, property square footage, value, as well as hire a licensed Property inspector, including but not limited to, specialist inspectors or contractors for foundation, roofing, stucco, private wells, septic, plumbing, sewage, lead based paint, mold, pests and/or ANY other items you would consider as important items related to Property condition and your overall satisfaction with the Property. City Group Properties also recommends that you purchase a new survey for the purchase of your home.

Buyer

Date

Buyer

Date