

ONLY REAL ESTATE GROUP

Deal Done Goal Achieved.

PROPERTY TOUR WAIVER, RELEASE & HOLD HARMLESS AGREEMENT

Property: 1721 Geneva St, Racine, WI 53402

This Property Tour Waiver, Release and Hold Harmless Agreement ("Agreement") is executed for the benefit of **Only Real Estate Group, William Reyes Gonzalez as the real estate agent, the Seller/property owner**, and each of their respective agents, brokers, representatives, employees, contractors, members, affiliates, successors, and assigns (collectively, the "Released Parties").

PURPOSE OF ENTRY

The undersigned prospective buyer ("Buyer") and accompanying real estate agent ("Agent") have requested permission to enter and tour the above property for the purpose of evaluating the property and its potential purchase. Buyer and Agent acknowledge that entry onto the property is voluntary.

ACKNOWLEDGMENT OF PROPERTY CONDITION & RISKS

Buyer and Agent understand that the property may contain known or unknown hazards or unsafe conditions, including uneven floors, stairs, debris, construction materials, exposed surfaces, electrical or plumbing hazards, structural defects, damaged or missing fixtures, slippery surfaces, sharp objects, dust, mold or other environmental conditions, insects or pests, and other conditions associated with vacant, distressed, under-construction, or unrepaired real estate.

FLEAS, INSECTS & PESTS

Buyer and Agent specifically acknowledge that **fleas may be present in or around the property**, along with other insects or pests. Entry may result in bites, irritation, allergic reactions, infestation of clothing or personal belongings, or the transfer of fleas or other pests to a vehicle, residence, person, or animal. Buyer and Agent knowingly accept these risks and are responsible for taking any precautions they consider appropriate before, during, and after the property tour.

ASSUMPTION OF RISK

Buyer and Agent knowingly and voluntarily assume the risks associated with entering, walking through, inspecting, or otherwise being present on the property, including risks related to fleas, insects, pests, and other known or unknown property conditions. Each undersigned individual accepts responsibility for their own safety, clothing, belongings, and conduct while on the premises.

RELEASE, WAIVER & HOLD HARMLESS

To the fullest extent permitted by Wisconsin law, Buyer and Agent agree to release, waive, discharge, indemnify, defend, and hold harmless **Only Real Estate Group, William Reyes Gonzalez as the real estate agent, the Seller/property owner, and all other Released Parties** from claims, demands, damages, losses, liabilities, costs, or expenses arising out of or relating to their voluntary entry onto or tour of the property, including bodily injury, bites, allergic reactions, damage to or infestation of clothing, vehicles, personal property, residences, or other losses associated with fleas, insects, pests, or other property conditions voluntarily encountered or assumed by the undersigned. Nothing in this Agreement is intended to waive liability that cannot legally be waived under Wisconsin law.

NO REPRESENTATION OF PROPERTY CONDITION

Permission to enter or tour the property does not constitute a representation or warranty by Only Real Estate Group, William Reyes Gonzalez, the Seller, or any other Released Party concerning the property's condition, safety, structural integrity, environmental condition, pest condition, code compliance, or suitability for any purpose. Buyer is responsible for appropriate inspections and due diligence before purchasing the property.

AGREEMENT & ACKNOWLEDGMENT

By signing below, Buyer and Agent acknowledge that they have read and understand this Agreement; have been specifically advised of the possible presence of fleas; understand that entering the property may involve risks; voluntarily choose to enter; accept responsibility for reasonable precautions; and agree to the release and hold harmless provisions above.

PROSPECTIVE BUYER

Printed Name: _____

Phone/Email: _____

Signature: _____

Date: _____ Time: _____

ACCOMPANYING REAL ESTATE AGENT

Agent Printed Name: _____

Brokerage: _____

Phone/Email: _____

License No. (optional): _____

Agent Signature: _____

Date: _____ Time: _____

AUTHORIZED BY

William Reyes Gonzalez - Only Real Estate Group

Signature: _____

Date: _____