PROPERTY ENTRY DISCLOSURE & WAIVER for anyone entering Property:

1719 Center St, Racine, WI 53403

I acknowledge and understand that the property I am entering is in distressed condition and may require major repairs or renovations. By entering the premises, I agree to the following:

1. Potential Hazards: The property may contain unsafe conditions including, but not limited to: unstable flooring, damaged walls or ceilings, debris, mold, pests, hazardous materials, exposed electrical components, or other safety risks.
2. Entry at Own Risk: I am entering the property at my own risk. I understand that the seller, listing agent, brokerage, or any affiliated parties are not responsible for any injuries, accidents, or damages that may occur while on the premises.
3. No Warranties or Guarantees: The seller and listing agent make no warranties or guarantees regarding the condition of the property, visible or hidden.
4. Personal Responsibility: I agree to exercise caution during entry and assume full responsibility for my own safety. I release the seller, listing agent, and brokerage from any liability related to my entry into the property.
5. Supervision Requirement: Children, pets, or unauthorized individuals are not permitted to enter due to safety concerns.
6. Per the seller, "Although the property has been cleared for entry by the City of Racine, it has sustained extensive fire, smoke, water, and structural damage. Visitors acknowledge that certain areas may still present hazards and agree to follow all posted warnings, safety instructions, and directions provided during the showing."
7. The entire property, including the upstairs, has been deemed safe for entry. Seller is comfortable allowing prospective buyers to view the entire house, provided appropriate safety precautions are followed.

By signing below, I acknowledge that I have read, understand, and agree to the terms of this disclosure.

Name: _____

Signature: _____

Name: _____

Signature: _____

Date: _____

NextHome Signature Group