

# Buyer Advisory Regarding Property Condition, Seller Disclosures, and Home Warranty

This advisory is intended to clarify the parties' understanding about the condition of the property and the scope of the seller's obligations.

## 1. Property Sold in Its Present Condition

The buyer acknowledges that the property is being sold in its present physical condition, subject to the buyer's inspection rights under the purchase contract. The contract does not create or imply any warranty by the seller regarding the condition, performance, or remaining life of any system, appliance, structural component, or feature of the property.

## 2. Seller Disclosures

The seller has completed the required disclosure documents (including but not limited to the Transfer Disclosure Statement and Seller Property Questionnaire) in good faith and to the best of their actual knowledge. These disclosures are not warranties. They are simply the seller's honest representations of what they know about the property at the time of sale.

## 3. No Guarantee Against Future Issues

The buyer understands that all homes, regardless of age, may experience unexpected failures or malfunctions of systems, components, and appliances. Even with thorough inspections, previously unknown defects or future breakdowns may occur. The seller makes no promise or guarantee that such issues will not arise after close of escrow.

## 4. Seller's Offer to Provide a Home Warranty

As a gesture of goodwill and for the buyer's peace of mind, the seller agrees to pay for a one-year home warranty plan from a home warranty provider selected in accordance with the purchase contract. Coverage, exclusions, limits, service fees, and claims procedures are determined solely by the home warranty company. The seller makes no additional warranties beyond what is provided by the selected warranty policy itself.

## 5. Buyer Acknowledgment

By signing below, the buyer confirms that they have read and understood this advisory, that they are not relying on any promise or guarantee regarding the condition of the property other than those expressly stated in the purchase contract and written reports and disclosures, and that they understand the provided home warranty is the **only** warranty seller will provide.

Buyer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Buyer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Seller Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Seller Signature: \_\_\_\_\_ Date: \_\_\_\_\_