

**DISCLOSURE OF PERSONAL INTEREST OF CENTURY 21 HOMESTAR AGENT
ADDENDUM TO THE RESIDENTIAL PURCHASE AGREEMENT**

Property Address: _____

Seller(s): _____

Buyer(s): _____

The above referenced seller is a Century 21 HomeStar Realty agent, and also the owner of or has an ownership interest in the real property situated at the above referenced address.

Buyer acknowledges that:

- (1) Seller is a licensed real estate agent in the state of Ohio;
- (2) is acting as the listing real estate agent in this particular sale to Buyer;
- (3) is affiliated as an independent contractor/real estate agent with Century 21 HomeStar;
- (4) Century 21 HomeStar has no ownership interest in the Property;
- (5) Century 21 HomeStar has no actual or constructive knowledge of the condition, physical or otherwise, of the Property or the surrounding area;
- (6) Century 21 HomeStar is receiving no direct economic benefit from any sale of the Property;
- (7) Buyer understands that while Century 21 HomeStar may have assisted in marketing the Property and processing this transaction, any information regarding the Property, whether stated on the MLS or otherwise, was obtained from the Seller in his/her capacity as the owner and seller of the Property, and not as an independent contractor/real estate agent acting on behalf of Century 21 HomeStar.
- (8) Buyer is strongly urged to take an active role in obtaining information about the Property, to review all important information, inquire about concerns Buyer may have about the Property, review all applicable documentation, investigate the surrounding area, and obtain professional inspections of the Property and carefully review those inspection reports.
- (9) Buyer have been strongly advised to have the Property thoroughly inspected by licensed and certified professionals in order to determine its present condition. Buyer is strongly advised to seek the guidance and expertise of a buyer's agent, attorney, accountant, and any other appropriate professional to assist with Buyers due diligence investigations of the Property and surrounding area.
- (10) Buyer has carefully reviewed all disclosures from Seller, and investigated any and all information.
- (11) Buyer acknowledges that they have been offered to purchase a home warranty and understand the benefits.
- (12) Buyer acknowledges that it is strongly recommended that they have their own professional representation from a Buyer's Agent or an Attorney.
- (13) Buyer irrevocably releases and holds Century 21 HomeStar, all affiliated companies, owners, brokers, employees and agents harmless from any and all liability, claims, demands, damages, or costs concerning the condition of the Property to the maximum extent allowable by law.

Buyer Date

Seller Date

Buyer Date

Seller Date