



Golden Real Estate & Investments, LLC
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BANK OWNED PROPERTY BUYER DISCLOSURE

In reference to the purchase of _____ (property address) by the buyer(s) _____ (name) dated on _____ (contractual date). Disclosure is hereby given to the buyers from the real estate agent _____ (Golden Real Estate Agent Name):

- 1) Buyer understands that the seller is a financial institute and had acquired the property through foreclosures. Seller makes neither warrant nor disclosure to the condition of the structure, soil, electrical systems, plumbing, heating, appliances, pool and pool equipments, sprinkler systems, roof and mechanical systems, nor any other fixtures, equipment or furnishing, nor as to the existence or absence of any pest infestation. Seller typically is unaware of any environmental hazards and makes no representations or warranties as to the existences of any hazardous waste.
- 2) Buyer is purchasing the property in its AS-IS condition, buyer is strongly advised by Golden Real Estate & Investments, LLC to hire Nevada licensed real property inspectors to evaluate all aspects of the property in order to continue to transaction.
- 3) Buyer is also strongly advised by Golden Real Estate & Investments, LLC to conduct a walk-through prior to the close of escrow.
- 4) The Seller in this transaction **will** _____ (Buyer Initial _____) or **will not** _____ (Buyer Initial _____) pay for the cost of ordering the HOA resale package. In the event the seller is not paying for the cost of HOA resale package, buyer agrees to pay for and to review the documents within the time frame set forth under Nevada Law and the contract. In the resale package, there are: **declarations, bylaws, rules and regulations, monthly assessments, unpaid assessments of any kind, current operating budget, financial statement, reserve summary, unsatisfied judgments and status of any pending legal actions.** These are material and crucial information, Golden Real Estate & Investments, LLC strongly advise the buyer for and review all the materials contained and to seek professional and legal advice whenever it is deemed necessarily.
- 5) Buyer hereby relieves Golden Real Estate & Investments, LLC of any responsibility and or liability from any consequences resulting from any potential problems as outlined above, and do indemnify and hold Golden Real Estate & Investments, LLC harmless from any and all claims, including but not limited to damage, liabilities, costs, and attorney fees.

We have read, understand, and agree to the above and acknowledge a receipt of this disclosure statement.

Buyer(s) Signature & Date: _____, _____